

**TOWN OF NEW CASTLE
RESOLUTION NO. BZ 2022-1**

**A RESOLUTION OF THE BOARD OF ZONING ADJUSTMENT OF THE
TOWN OF NEW CASTLE DENYING A VARIANCE APPLICATION FOR THE
PROPERTY LOCATED AT 503 W. MAIN STREET IN THE C-1 ZONE
DISTRICT.**

WHEREAS, the Board of Zoning Adjustment of the Town of New Castle, Colorado, has received a variance application (the “Application”) from Joseph H. Maison (“Applicant”) requesting a variance from the parking requirements for residential uses in the C-1 zone district related to property located at 503 W. Main Street, New Castle, Colorado, and legally described as Lots 1 and 2, Block 9, Original Townsite, Town of New Castle (the “Property”); and

WHEREAS, the Application requests that Applicant be allowed to reduce the off-street parking requirement from 1.5 space per unit (section 17.76.129 (B)) to 1.0 space per unit to maximum the lower-level commercial square footage, while retaining two off-street parking spaces for two new apartments; and

WHEREAS, pursuant to § 17.12.030 of the Municipal Code the Board of Zoning Adjustment held a public hearing on the 4th day of October, 2022, to consider the Application, at which hearing the public and interested persons were given the opportunity to express their opinions regarding the application; and

WHEREAS, on the basis of substantial competent evidence produced at the aforementioned hearing, the Board of Zoning Adjustment finds (i) that the hearing regarding the Application was extensive and complete, and all pertinent facts, matters and issues were heard at the meeting; and (ii) that the requested variance, if granted, would be the minimum variance that will afford relief and is the least modification possible of the Town’s zoning regulations which are in question; but that (iii) the remaining criteria set forth in Section of 17.12.020 of the Municipal Code have not been met because:

1. That there are no unique physical circumstances or conditions, such as irregularity, narrowness, shallowness or size of the lot, or exceptional topographical or other physical conditions peculiar to the affected property;
2. That the physical circumstances or conditions do not prevent the property from reasonably being developed in conformity with the provisions of the Town’s zoning regulations;
3. That such no unnecessary hardship exists; and
4. That the variance, if granted, may alter the essential character of the neighborhood or district in which the property is located or substantially or permanently impair the appropriate use or development of adjacent property

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Adjustment of the Town of New Castle, Colorado, That:

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the Board of Zoning Adjustment of the Town of New Castle.

2. Denial of Application. The variance requested in the Application and the Application itself are denied.

THIS RESOLUTION BZ 2022-1 was adopted by the New Castle Board of Zoning Adjustment by a vote of ___ to ___ on the 4th day of October, 2022.

TOWN OF NEW CASTLE BOARD
OF ZONING ADJUSTMENT

Art Riddile, Chair

ATTEST:

Melody Harrison, Town Clerk



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Building & Planning Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Board of Adjustment - Hearing
Tuesday, October 4th, 2022
Resolution BZ 2022-01
Staff Report

Name of Applicant	Joseph H. Maison
Mailing Address	15452 Highway 82, Carbondale, CO 81623
Property Address	503 W Main St., New Castle, CO 81647
Name of Property Owner	Joseph H. Maison & Nancy Maison
Existing Zoning	Commercial (C-1), New Castle Original Townsite
Surrounding Zoning	C-1
Surrounding Land Uses	Hogback Pizza, 88 Grill, Ore House Inn, New Castle Dental, Single family home
Existing use of property	Storage
Proposed use of property	Demolition of rear apartment to make room for the addition of two (2) upper-level residential units (~950 square ft. each) and a lower level commercial space (2,400 square ft.); Existing livery structure to remain;
Lot size	0.1 acres or 5,000 sf

1) Background & Reasons for Variance:

The applicant requests a variance of the C-1 parking requirements for residential uses, reducing the requirement from 1.5 spaces per unit (section 17.76.129 (B)) to 1.0 space per unit. The allowance is intended to maximum the lower-level commercial square footage, while retaining two off-street parking spaces for two proposed apartments. A denial of the variance will likely result in considerable changes to the current design and a significant reduction of the proposed commercial space. The applicant's narrative maintains that reduced square footage

may limit the “viability of the commercial space” and “potentially reduce the upper-level apartments to a single unit.” Conversely, if built as proposed, the proceeds on the investment would in turn be used to “refurbish the existing Livery Building”. In essence, more commercial space equates to a better return on investment for the applicant.

The property is bordered by a single-family home to the west, 15 ft alleyway and railroad right-of-way to the south, public parking to the east, and Main Street to the north. There are 3 public parking spaces on Main Street, directly north of the property. There are also 12 public parking spaces on Vandeventer Ave. to the east. Pursuant to municipal code section 17.36.040.D, residential dwelling units are permitted when located on a floor above the ground floor of a commercial use building.

2) Decision Criteria:

17.12.020 (A) & (D) - Board of Adjustment. The Board shall hear and decide all matters referred to it and the following matters as required under this Title:

- A. Hear and decide applications for variances where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Title. The Board has the power to vary or modify the application of the regulations or provisions of this Title relating to the use, construction, or alteration of buildings or structures, or the use of land, so that the spirit of this Title is observed, public safety and welfare secured in substantial justice done, provided the Board finds that the following criteria, in so far as applicable, have been satisfied:
 - 1. That there are unique physical circumstances or conditions, such as a regularity, narrowness, shallowness, size of the lot, exceptional topographical or other physical conditions peculiar to the affected property;
 - 2. That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Title;
 - 3. That such unnecessary hardship has not been created by the applicant;
 - 4. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property;
 - 5. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of this Title's provisions that are in question.
- D. Hear and decide the proper off-street parking requirements as provided in Chapter 17.76.

3) Findings and Staff Comments:

- 1. That there are unique physical circumstances or conditions, such as irregularity, narrowness, shallowness, size of the lot, exceptional topographical or other physical conditions peculiar to the affected property;***

Staff Comment –The livery lot is typical for the New Castle Original Townsite. Based on historical neighboring uses, 50'x100' (5,000 square foot) lots and smaller have routinely yielded successful commercial ventures. Of note, Hogback Pizza and New Castle Dental operate on 2,500 square foot lots. 88 Grill and Eat Bistro operate on 5,000 square foot lots. Drifters Coffee with the 2nd level short-term rental sits on 1,750 square feet with 1.5 off-street parking places. Certainly, the viability of *some* uses may be questionable if part of the proposed commercial area is replaced with parking. However, based on the history of the town's commercial proprietors, various types of commercial uses would still be viable. Upon review, it was found that no other adverse physical conditions exist at the side or rear of the building which would justify the need for parking to be reduced.

- 2. That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Title;***

Staff Comment – As discussed earlier, there are no physical conditions with the property that make parking conformance unfeasible. Most likely, compliance with the off-street parking standards would modestly limit certain commercial uses. Furthermore, the claim that at a reduction of the commercial space would potentially result in only one residential unit is unconvincing. The Weller Building's covered parking (250 W Main St; See pictures), for example, cantilevers its 2nd level residential component to meet the off-street parking requirements. Staff has also recommended to the applicant that, since the attached livery structure is expected to undergo future alteration, perhaps those changes could be contemplated sooner and thereby afford more commercial space for the new structure.

- 3. That such unnecessary hardship has not been created by the applicant;***

Staff Comment – Staff has found it difficult to identify an unnecessary hardship which is the result of unique features of the property. Designing a building that meets the zoning requirements may be hard or difficult, but such difficulties are endured by many property owners. These would not be grounds for a variance. Staff believes these difficulties can be resolved in a manner that would both meet the zoning and provide for a successful mixed-use property, perhaps just not as designed.

- 4. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property;***

Staff Comment – With or without a variance, Livery Building will retain its visual charm. If the variance is granted, the physical difference between three to two parking spaces will only be a 19' x 9' difference, or 171sf of parking space. Negatively, staff anticipates the variance would result in residents and/or guests, regularly parking into the adjacent

public parking spaces. Though the public parking between the Livery Building and Hogback Pizza, is rarely filled during the day, it is usually filled during the evening and weekends with restaurant patrons. The commercial spaces relying on these public parking spaces may suffer if they are unavailable.

5. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of this Title's provisions that are in question.

Staff Comment –Staff agrees the proposed parking reduction would be the minimum variance that would allow the applicant to achieve the proposed design and use.

To conclude, the variance request is modest to be sure. The Town could likely absorb a couple more residents parked in the adjacent public right-of-way. However, staff sees at least two potential issues with an approval: 1.) The code requires that the applicant demonstrate an unnecessary hardship. If any hardship exists, it is on the part of the applicant's ambition to design a building that exceeds the zoning provisions; 2.) Concessions on land use proposals such as this could set a precedent for future Boards of Adjustment which may pressure them to approve variances they otherwise would prefer not to approve. Nevertheless, there have been attempts by staff to induce solutions which better conform to the code. Some are provided above. As things stand, staff does not consider the variance justified nor necessary to attain a successful mixed-use occupancy. **Therefore, staff recommends denial of BZ 2022-01.**

4) Staff Recommendations:

If the Board is inclined to approve the request, staff asks that the following recommendations be considered in their decision:

1. The applicant shall comply with all applicable building, residential, electrical, and municipal code requirements including all sign code regulations.
2. The alleyway may not be used for storage or staging of building related waste or materials. As a public right-of-way, the alleyway must remain unobstructed for egress.
3. Excavations in the right-of-way shall require approval through the Public Works Department.
4. All representations for the Applicant contained in the Application or otherwise stated in writing or presented verbally at the public hearing before the Board of Adjustment shall be considered part of the Application and binding on the Applicant.
5. The Applicant shall reimburse the Town for all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.
6. Violation of any of the above conditions shall be cause for revocation of the variance.

5) Exhibits:

- A. Land Development Application – July 11, 2022
- B. Applicant Narrative, from Owner – July 8, 2022
- C. Applicant Narrative, from Architect – August 8, 2022
- D. Agreement to Pay Consultant Fees – July 7, 2022
- E. Plan Submittal – August 1, 2022
- F. Affidavit of Notice – September 14, 2022
- G. Public Notice
- H. Property Owners within 100' – September 13, 2022
- I. Adjacent Public Parking Spaces – September 22, 2022
- J. Weller Building Covered Parking Spaces – September 23, 2022

Planning Department
 (970) 984-2311
 Fax: (970) 984-2716
 Email: tnc@glenwood.net



Town of New Castle
 PO Box 90
 450 W. Main Street
 New Castle, Co 81647

LAND DEVELOPMENT APPLICATION

Note: You are required to meet with the Town Planner to review a checklist of items applicable to your project before filing this application with the Town. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant:
 Joseph MAISON

Address: 52 Pottery Lane Car. Co. 81623	Phone: 970 948 6793 FAX: 963 8852 E-mail: custom@agreatfind.net
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Property Owner:
 Joseph MAISON

Address: 52 Pottery Lane Car. Co 81623	Phone: FAX: E-mail:
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Contact Person:

Address:	Phone: FAX: E-mail:
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Property Location/Address:
 503 W MAIN New Castle, Co. 81623

Legal Description:	Acres:
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Existing Zone (e.g., Residential R-1, Commercial C-1):	Existing Land Use:
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TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|--|
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Lot Line Adjustment or Dissolution |
| <input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input type="checkbox"/> Site Specific Development Plan/Vested Rights |
| <input type="checkbox"/> Amended Plat | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | <input type="checkbox"/> Zoning |
| | <input type="checkbox"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |
| | <input checked="" type="checkbox"/> Parking Exemption |

 Applicant Signature	7/11/22 Date
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Joseph

From: Lauren Prentice <lprentice@newcastlecolorado.org>
Sent: Friday, July 8, 2022 10:27 AM
To: stucarch@comcast.net; Joseph
Cc: Paul Smith; Dave Reynolds
Subject: Livery Parking Variance
Attachments: Agreement to Pay Consulting Fees.pdf; Land Development Application_Parking Exemption.doc

Hello,

If you could please provide us with a narrative, explaining why you need the parking exemption. Referenced in code 17.76.120; "H. Exemption. A special exemption to the parking requirements set forth in this section may be granted by the board of adjustment where it is demonstrated that the demand for parking for a particular use is less than the minimum parking required for that use."

We also need the drawings included to support your argument that only two parking spaces will fit/be needed. I have attached the Agreement to Pay Consulting Fees and Land Development Application, to be filled out. The application fee is \$250, in addition to a \$250 deposit.

Happy Friday. Thank you,
 Lauren Prentice
 Assistant Planner
 Town of New Castle
 lprentice@newcastlecolorado.org
 Direct Line (970) 984-2311 #102
 Fax (970) 984-2716
 www.newcastlecolorado.org



Our Lot is 50 feet wide and @ 18' per parking space we are 4' short. To comply with the 3 parking spaces (we are adding 2 Apartments) we would have to diminish the foot print of our addition. If the variance is not approved, we will seek to lease a parking space from our neighbors as we understand that is an option
 Thank you
 Joseph MAISON 970 948 6793
 Anytime

Paul Smith has drawings of our Proposed addition

PATRICK W. STUCKEY ARCHITECTS

960 Clubhouse Drive, New Castle, Colorado 81647

Office 970/984-9220

Fax 970/984-9220

August 8, 2022

Town of New Castle
Planning Department
450 Main Street
New Castle, Colorado 81647
Attention: Paul Smith

cc: Owner:
Joseph Maison
Custom Log
52 Pottery Lane
El Jebel, Colorado 81623

Re: Parking Variance Request for the new Multi-use Building located at
503 Main Street, New Castle, Colorado.

Dear Paul,

I. Description of Project:

The multi-use building (residential and commercial building) is intended to be a 2-story building with 2 residential units on the upper story and commercial on the main level. Each residential unit contains a single bedroom with a bathroom. Unit "A" has a floor area of 921 square feet. Unit "B" has a floor area of 993 square feet. The amount of floor area for the main level commercial unit is 2,400 square feet. The new structure will be positioned behind the existing Livery Building on Main Street. A portion of the Livery at the rear will be demolished to allow for the new structure.

The roof of the new construction with a 7/12 slope has a height of 34'-9 1/2", where the height limitation is for commercial zone is 40 feet. The slope of the roof is based on the existing building roof slope. On review by the Planning Department, it was requested to reduce the height of the new construction based on the Planning Departments interpretation of the zoning code. A 6/12 slope having a height of 32'-11 1/4" was investigated.

Off street parking for the residential units only shows 2 parking spaces as the zoning code requirement requires 3 parking spaces.

II. Variance Request:

A variance is requested to allow the roof slope to be 7/12 instead of the 6/12 slope as approved by the Planning Department.

It is also requested that only two parking spaces be required. The residential units have a low floor area and are each one-bedroom units with single bathrooms. This will limit the number of individuals that can comfortably rent the units. Intern this limits the number of vehicles that will need to have parking.

III. Reason of the request:

The 7/12 roof slope, which is preferred, is designed to match the existing Livery Building roof slope which creates a better flow between the buildings. There is a small difference in height between the two slopes. The 7/12 slope is slightly higher but significantly less than the allowable 40 foot limit. There are several buildings in the area that are taller, across street plus further east. As the area grows there will be more buildings built higher and this will be a smaller structure comparatively. The Planning Department is comparing the new construction to the existing Livery as for height. The lower height may be considered a better scale but since the new construction is at the rear of the Livery, it will not be compared as much or closely from the street level as it may be in direct drawn elevation.

If a third parking space was provided it would significantly reduce the new building square footage and limit the possible uses and viability of the commercial portion building. It is intended sometime in the future to have a commercial tenant such as restaurant. Plus, it would potentially reduce the upper-level apartments to a single unit. The reduction in number of residential units and commercial floor area would cause a reduction in the return of the investment dollar and make it difficult to refurbish the existing Livery Building from the investments made.

IV. Lease Restricted Parking:

Lease restrictions would be placed on both residential units to limit them to only one parking space each to accommodate the parking variance once granted.

V. Fees, Deposits and Title Commitment

An Application Fee of \$250.00 with a Deposit Fee of \$250 are provided by the Owner along with proof of Title Commitment.

Attached is a digital copy of the current project design and layout.

Sincerely,

Patrick W. Stuckey

Patrick W. Stuckey
Architect, NCARB, AIA



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 7 day of July, 2022.

Joseph MAISON
Applicant (Print Name)

Signature of Applicant

970 945 6793
Telephone Number

52 Pottery Lane Carbondale Co.
Mailing Address of Applicant 81623

Custom@agreatfind.net
Email

Email Address of Applicant

Joseph - Nancy MAISON
Property Owner

Signature of Property Owner

Relationship of Owner to Applicant

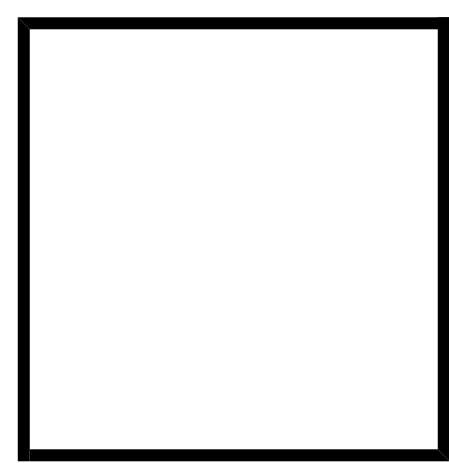
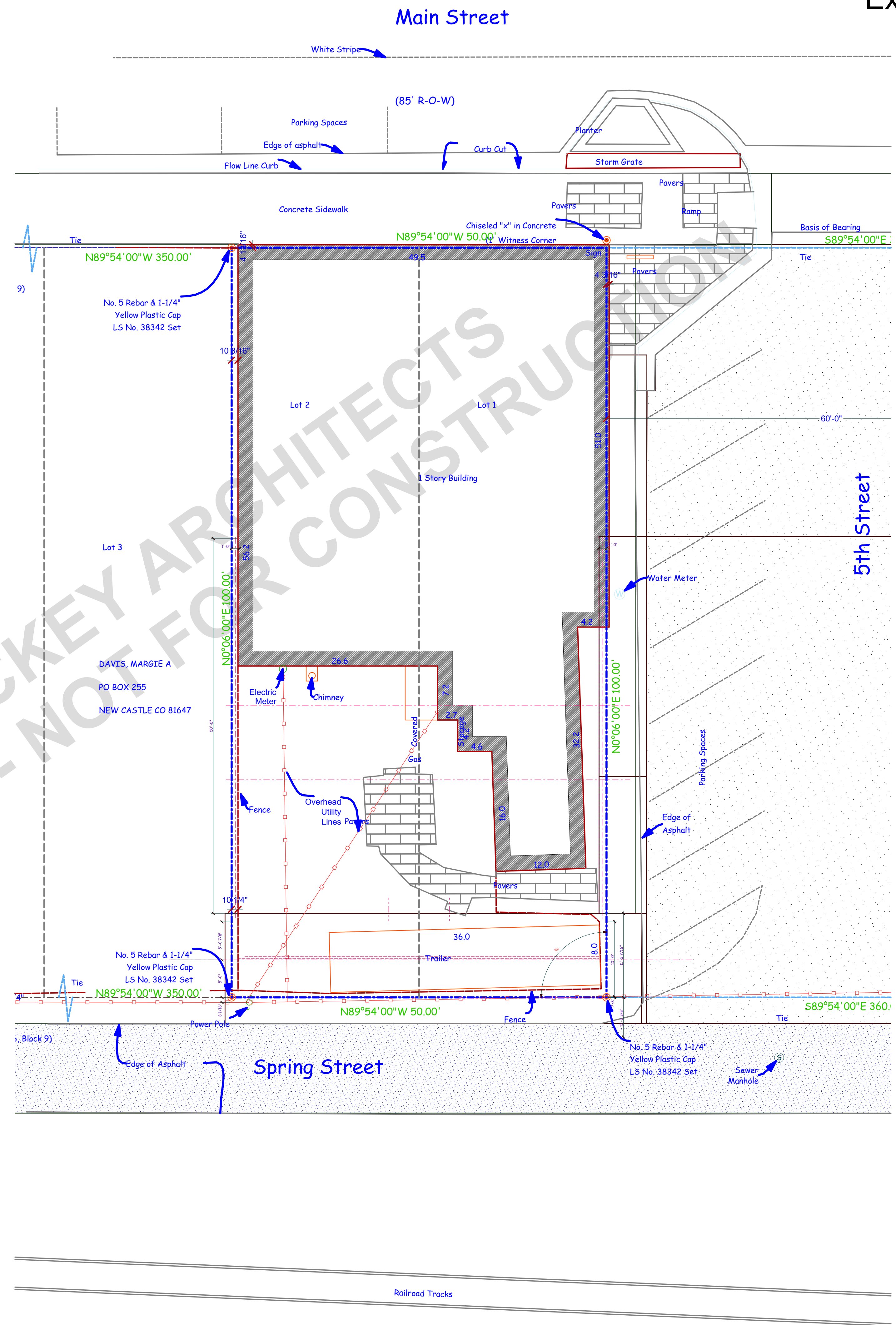
Owner Mailing Address

Type of application: _____

Property description: 503 W Main New Castle Co.

PATRICK W. STUCKEY ARCHITECTS
 RESIDENTIAL · COMMERCIAL ARCHITECTURE

960 CLUBHOUSE DRIVE,
 NEW CASTLE, COLORADO
 81647
 970.984.9220



JOSEPH MAISON

CUSTOM LOG

52 POTTERY LANE
EL JEBEL, COLORADO

MULTI-USE BUILDING

503 MAIN STREET
NEW CASTLE COLORADO

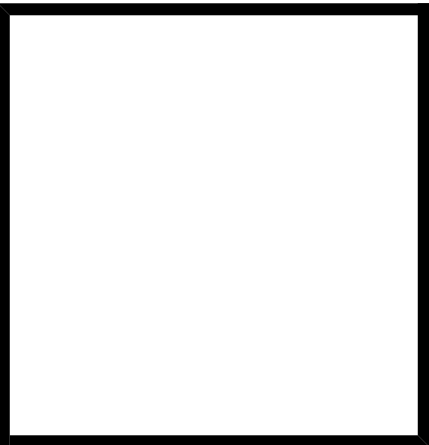
MARK	DATE	ITEM
ISSUED	04.20.2022	PRELIMINARY
ISSUED	05.20.2022	PRELIMINARY
ISSUED	06.17.2022	PRELIMINARY

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREON SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE BE USED WITHOUT WRITTEN CONSENT OF PATRICK W. STUCKEY ARCHITECTS

A1.1

Site Survey

PATRICK W. STUCKEY ARCHITECTS - NOT FOR CONSTRUCTION

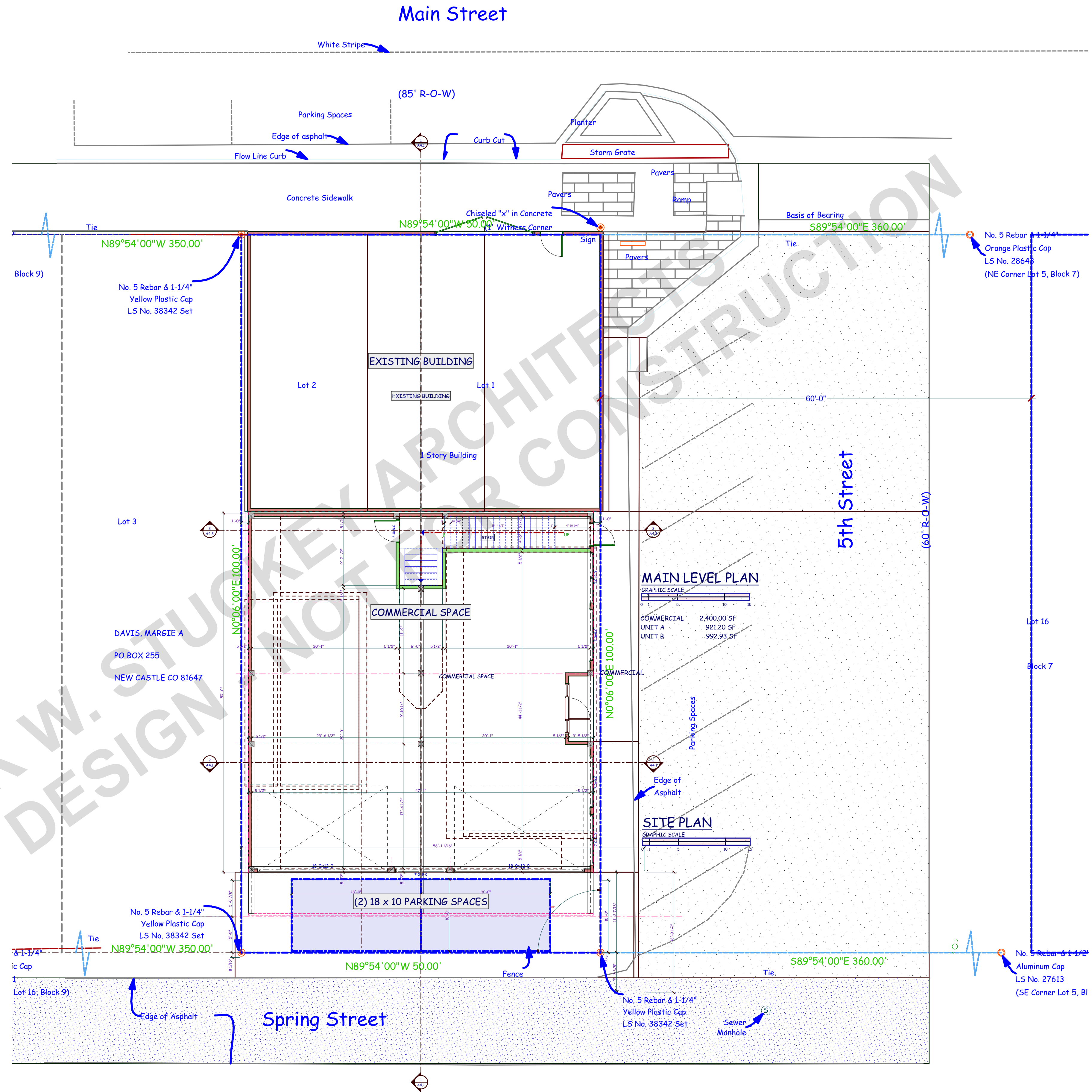


JOSEPH MAISON
 CUSTOM LOG
 52 POTTERY LANE
 EL JEBEL,
 COLORADO
 MULTI-USE BUILDING
 503 MAIN STREET
 NEW CASTLE COLORADO

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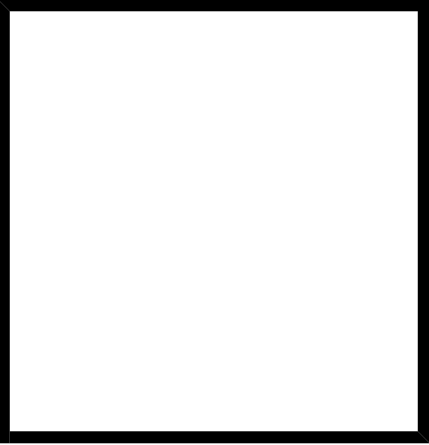
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A1.2
 New Site Plan



1 Site Plan
 SCALE: 1/8" = 1'-0"

PRELIMINARY DESIGN NOT FOR CONSTRUCTION



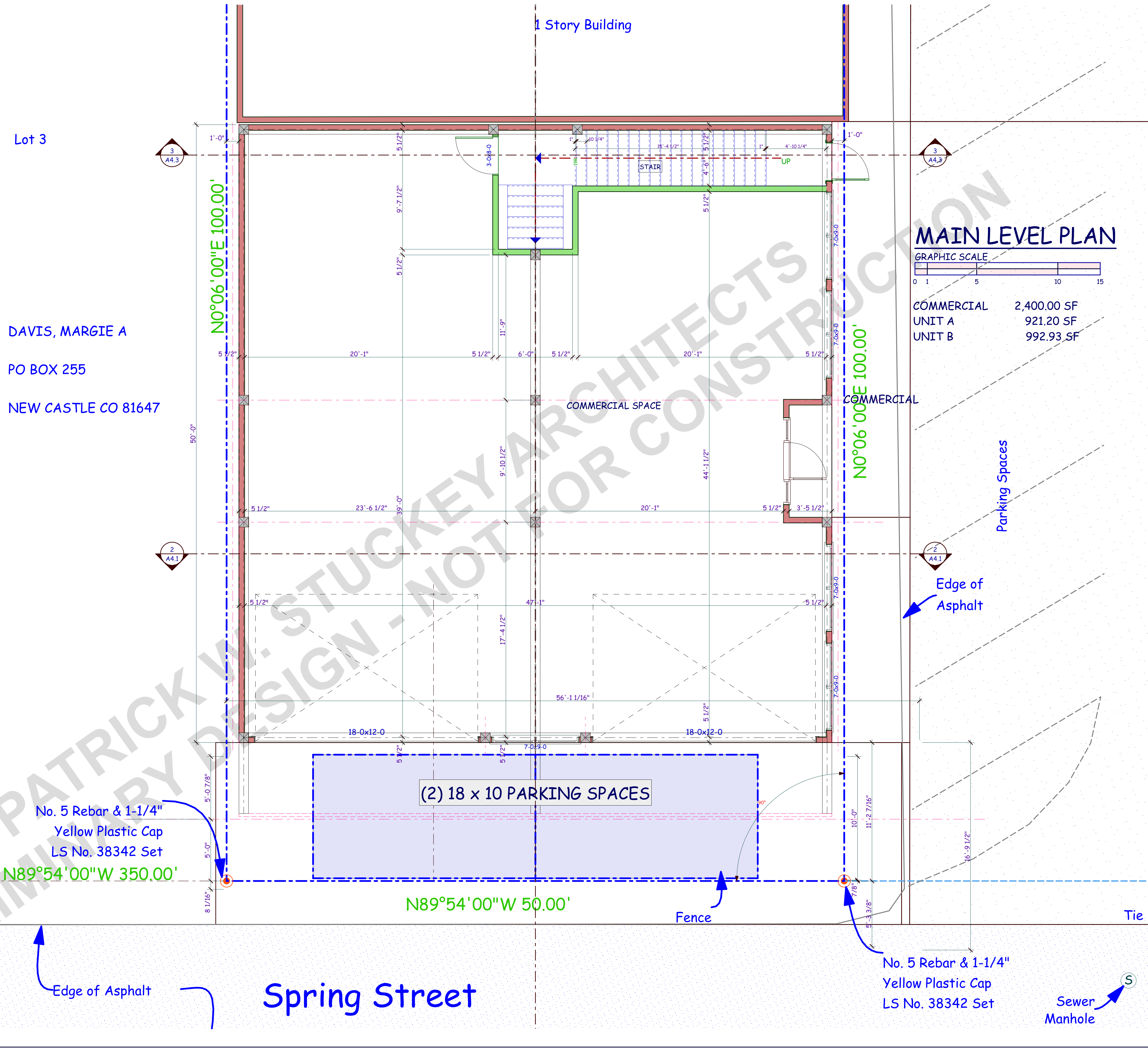
JOSEPH MAISON
CUSTOM LOG
52 POTTERY LANE
EL JEBEL, COLORADO

MULTI-USE BUILDING
503 MAIN STREET
NEW CASTLE COLORADO

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A2.1
Main Level Fin. Fl.



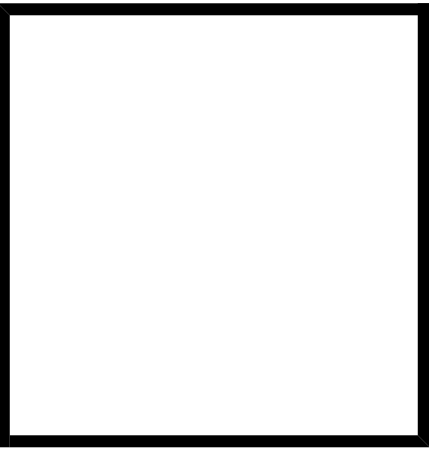
MAIN LEVEL PLAN

GRAPHIC SCALE

0 1 5 10 15

COMMERCIAL 2,400.00 SF
UNIT A 921.20 SF
UNIT B 992.93 SF

1 Main Level Plan
SCALE: 1/4" = 1'-0"



JOSEPH MAISON

CUSTOM LOG

**52 POTTERY LANE
 EL JEBEL,
 COLORADO**

MULTI-USE BUILDING

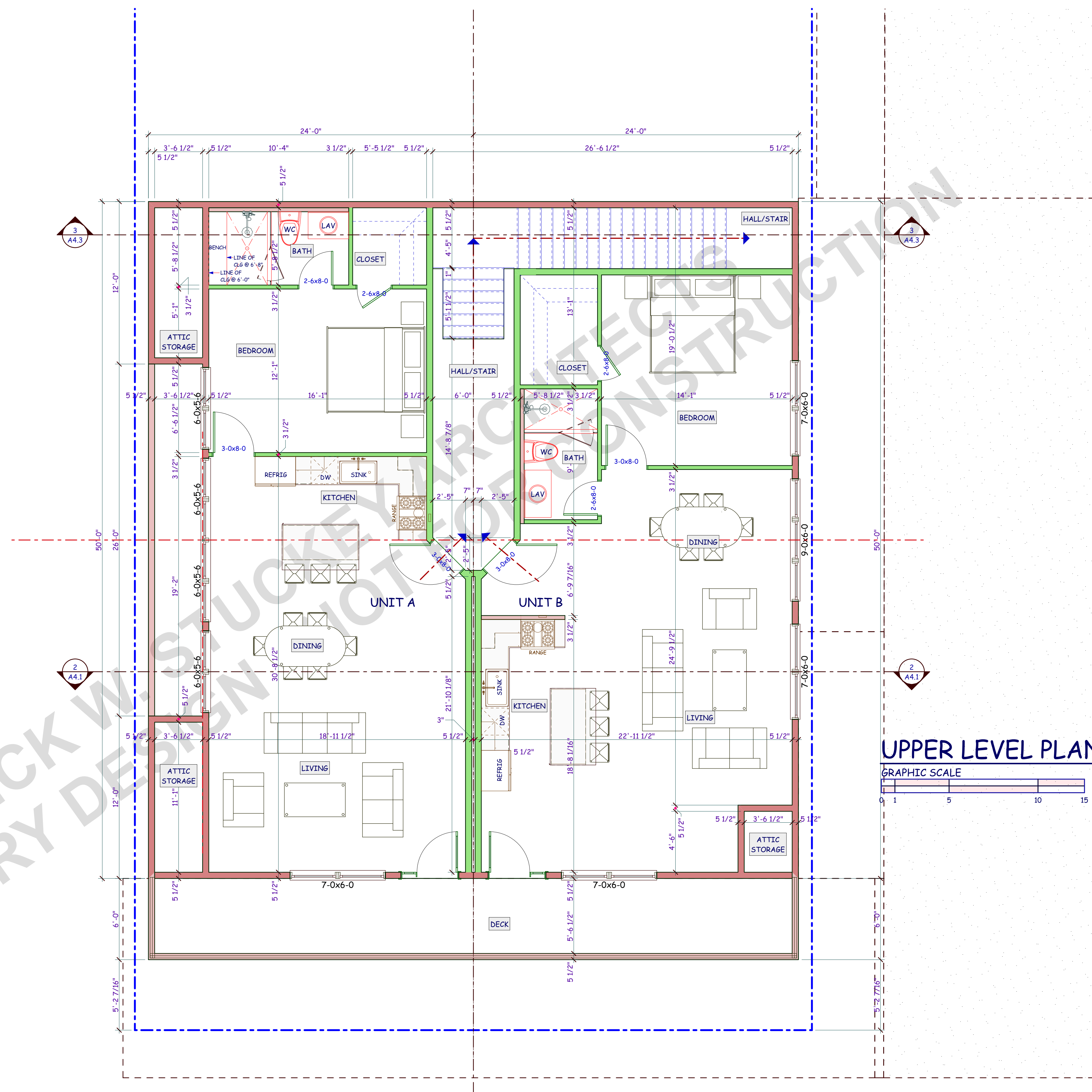
**503 MAIN STREET
 NEW CASTLE
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A2.2

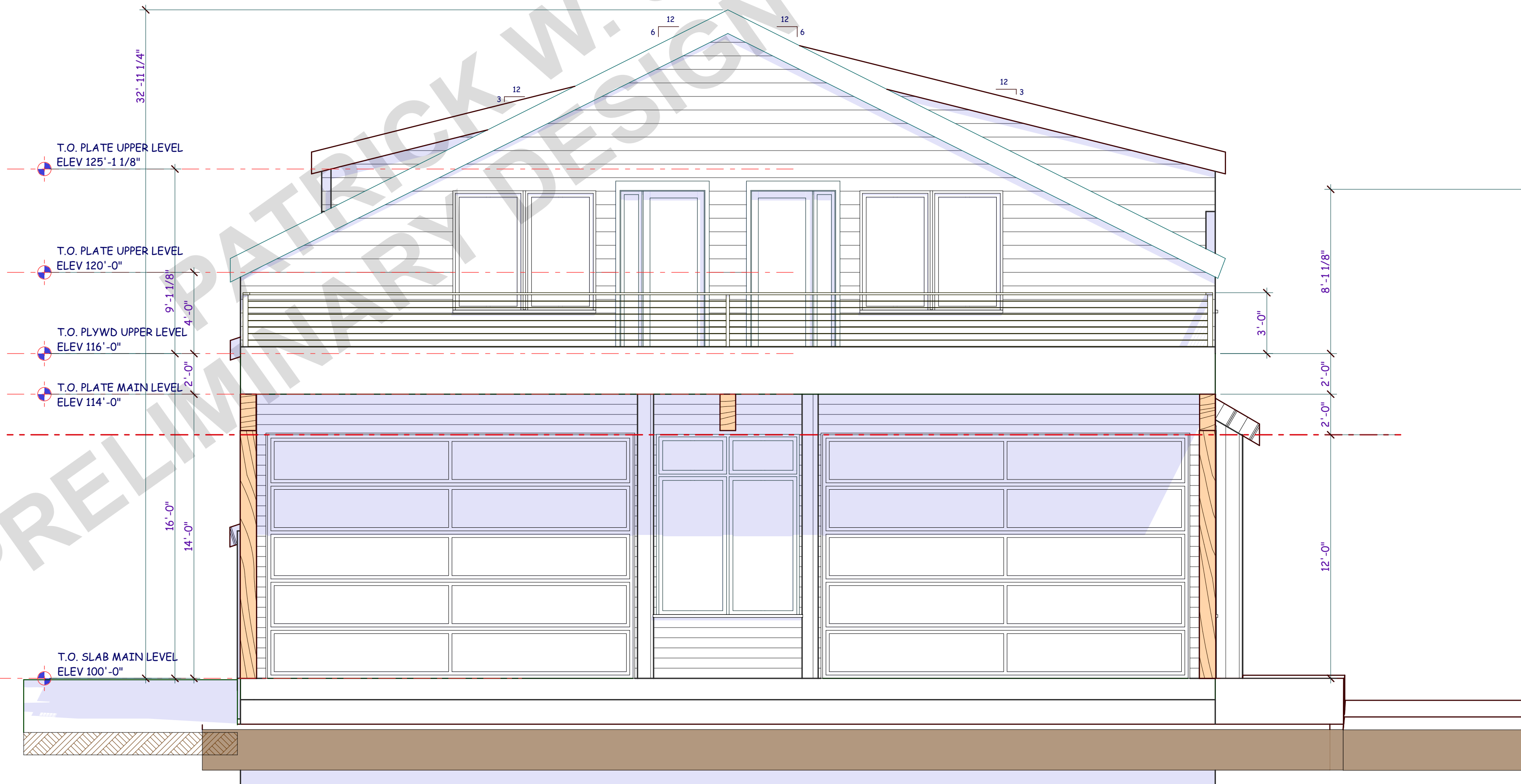
Upper Level Plan



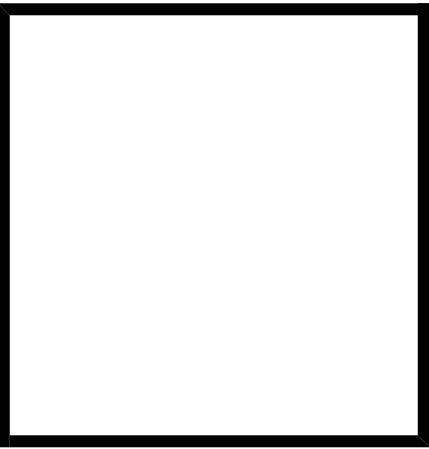
2 Upper Level Plan
 SCALE: 1/4" = 1'-0"



1 East Elevation
 SCALE: 1/4" = 1'-0"



2 South Elevation
 SCALE: 1/4" = 1'-0"



JOSEPH MAISON

CUSTOM LOG

**52 POTTERY LANE
 EL JEBEL,
 COLORADO**

MULTI-USE BUILDING

503 MAIN STREET

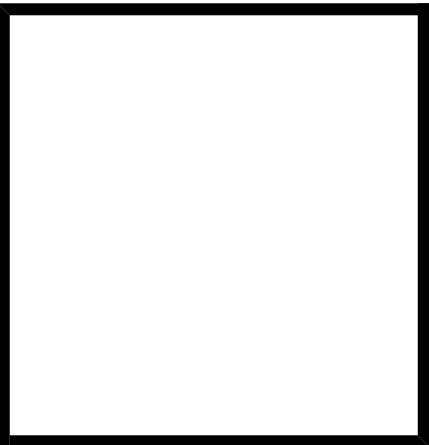
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A3.1

East & South Elevations



JOSEPH MAISON

CUSTOM LOG

52 POTTERY LANE
EL JEBEL, COLORADO

MULTI-USE BUILDING

503 MAIN STREET

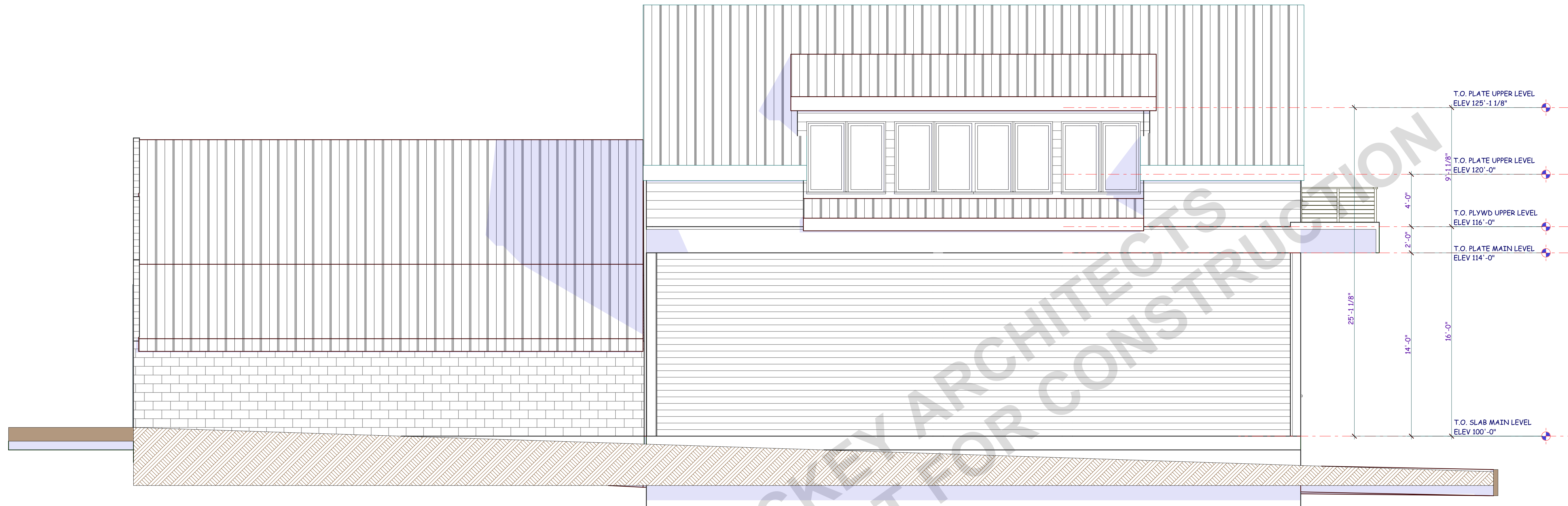
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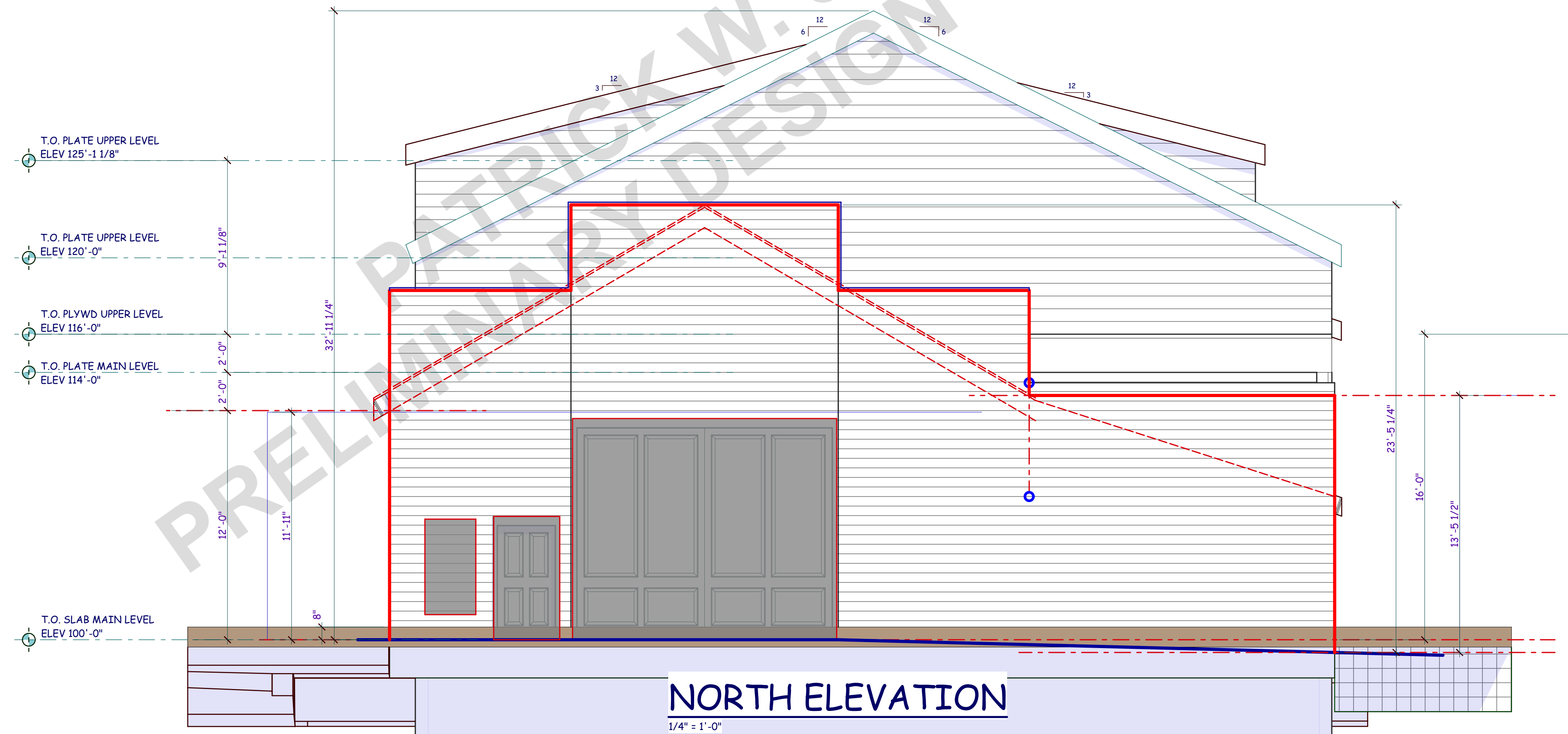
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A3.2

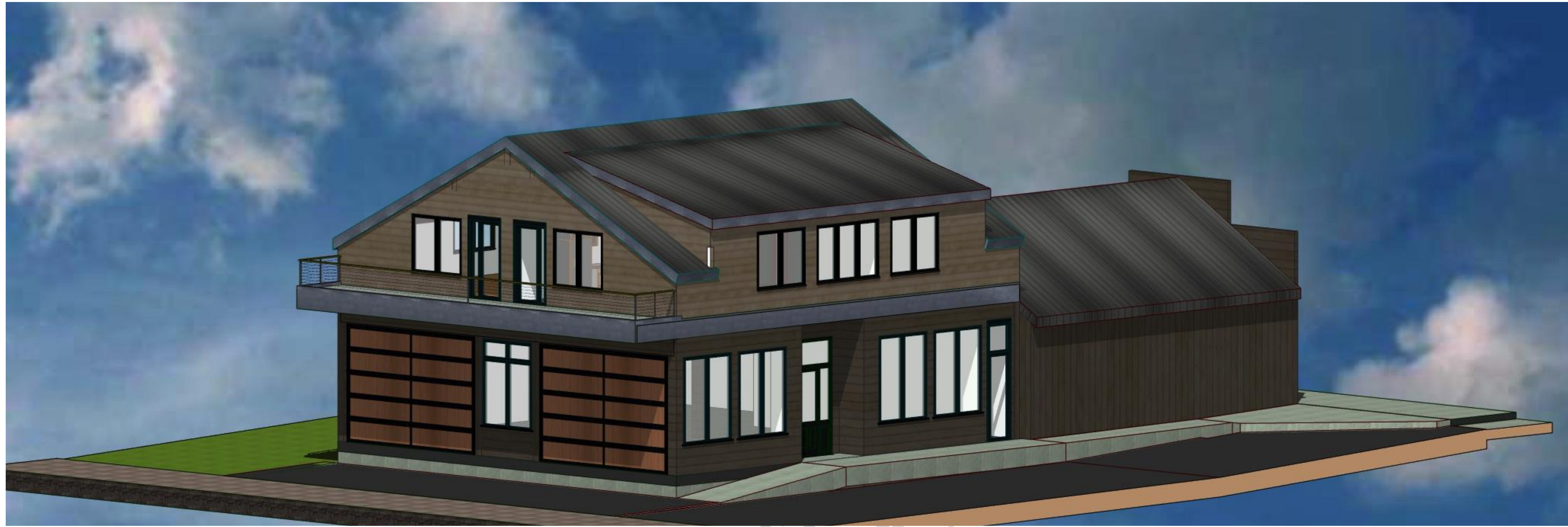
West & North Elevations



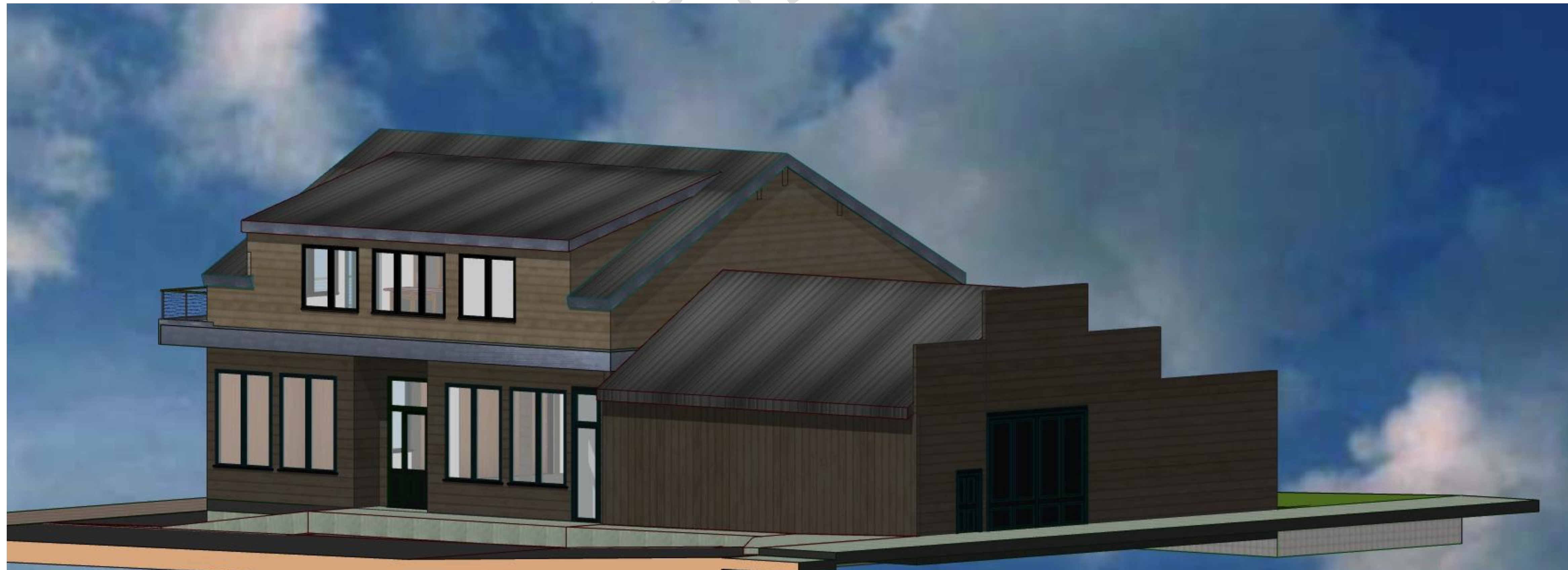
3 West Elevation
 SCALE: 1/4" = 1'-0"



4 North Elevation
 SCALE: 1/4" = 1'-0"



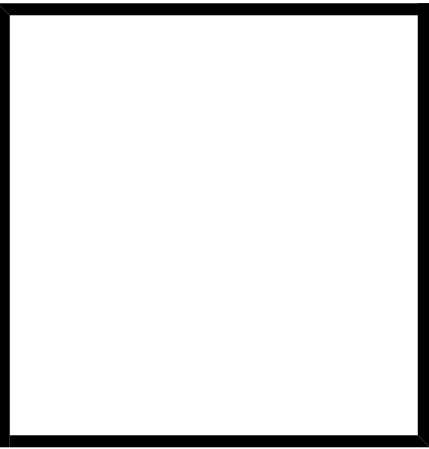
1 Southeast 3D
SCALE: 1:100



2 Northeast 3D
SCALE: 1:100

PATRICK W. STUCKEY ARCHITECTS
RESIDENTIAL · COMMERCIAL ARCHITECTURE

960 CLUBHOUSE DRIVE,
NEW CASTLE, COLORADO
81647
970.984.9220



**JOSEPH
MAISON**

CUSTOM LOG

**52 POTTERY
LANE
EL JEBEL,
COLORADO**

**MULTI-USE
BUILDING**

**503 MAIN
STREET**

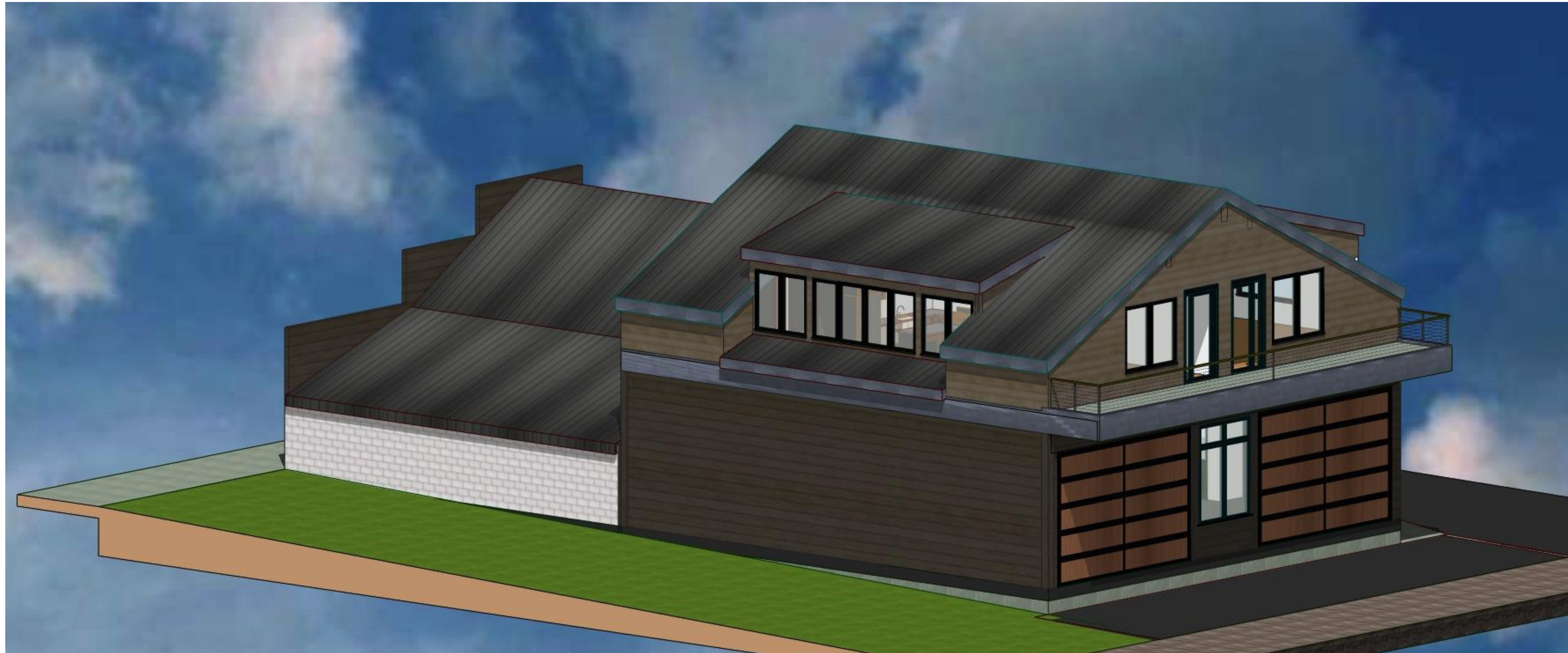
**NEW CASTLE
COLORADO**

MARK	DATE	ITEM
ISSUED	04.20.2022	PRELIMINARY
ISSUED	05.20.2022	PRELIMINARY
ISSUED	06.17.2022	PRELIMINARY

ALL DRAWN AND WRITTEN INFORMATION
APPEARING HEREON SHALL NOT BE
DUPLICATED, DISCLOSED, OR OTHERWISE
BE USED WITHOUT WRITTEN CONSENT OF
PATRICK W. STUCKEY ARCHITECTS

A3.3

SE & NE 3D Elevations



3 Southwest 3D
SCALE: 1:100

PATRICK W. STUCKEY ARCHITECTS
RESIDENTIAL / COMMERCIAL ARCHITECTURE

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NEW CASTLE, COLORADO
81647
970.984.9220



**JOSEPH
MAISON**

CUSTOM LOG

**52 POTTERY
LANE
EL JEBEL,
COLORADO**

**MULTI-USE
BUILDING**

**503 MAIN
STREET**

**NEW CASTLE
COLORADO**

MARK	DATE	ITEM
ISSUED	04.20.2022	PRELIMINARY
ISSUED	05.20.2022	PRELIMINARY
ISSUED	06.17.2022	PRELIMINARY

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PATRICK W. STUCKEY ARCHITECTS

A3.4

SW & NW 3D Elevations



4 Northwest 3D
SCALE: 1:100



1 East 3D Elevation
SCALE: 1:100



2 South 3D Elevation
SCALE: 1:100

PATRICK W. STUCKEY ARCHITECTS
RESIDENTIAL · COMMERCIAL ARCHITECTURE

960 CLUBHOUSE DRIVE,
NEW CASTLE, COLORADO
81647
970.984.9220



**JOSEPH
MAISON**

CUSTOM LOG

**52 POTTERY
LANE
EL JEBEL,
COLORADO**

**MULTI-USE
BUILDING**

**503 MAIN
STREET**

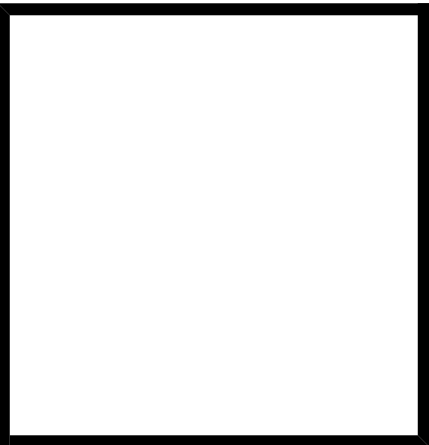
**NEW CASTLE
COLORADO**

MARK	DATE	ITEM
ISSUED	04.20.2022	PRELIMINARY
ISSUED	05.20.2022	PRELIMINARY
ISSUED	06.17.2022	PRELIMINARY

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PATRICK W. STUCKEY ARCHITECTS

A3.5

East & South 3D
Elevation



JOSEPH MAISON

CUSTOM LOG

52 POTTERY LANE

EL JEBEL, COLORADO

MULTI-USE BUILDING

503 MAIN STREET

NEW CASTLE COLORADO

MARK	DATE	ITEM
ISSUED	04.20.2022	PRELIMINARY
ISSUED	05.20.2022	PRELIMINARY
ISSUED	06.17.2022	PRELIMINARY

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A3.6

 West & North 3D Elevations



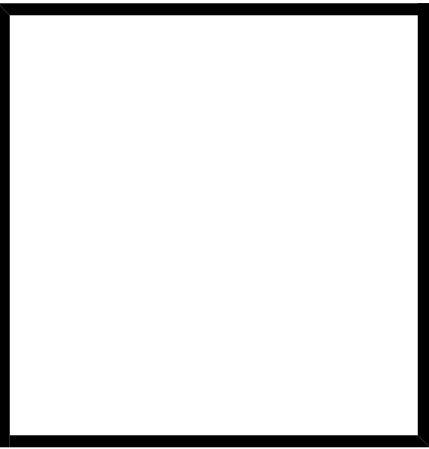
3 West 3D Elevation

 SCALE: 1:100



4 North 3D Elevation

 SCALE: 1:100



JOSEPH MAISON

CUSTOM LOG

52 POTTERY LANE
 EL JEBEL,
 COLORADO

MULTI-USE BUILDING

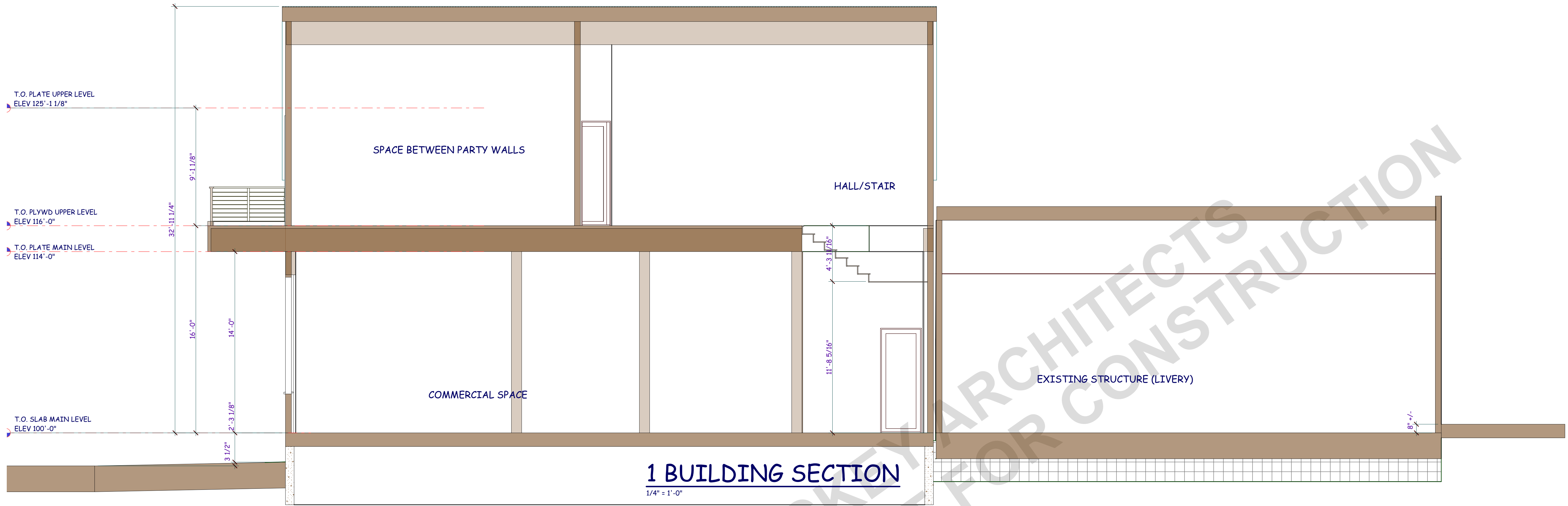
503 MAIN STREET
 NEW CASTLE
 COLORADO

MARK	DATE	ITEM
ISSUED	04.20.2022	PRELIMINARY
ISSUED	05.20.2022	PRELIMINARY
ISSUED	06.17.2022	PRELIMINARY

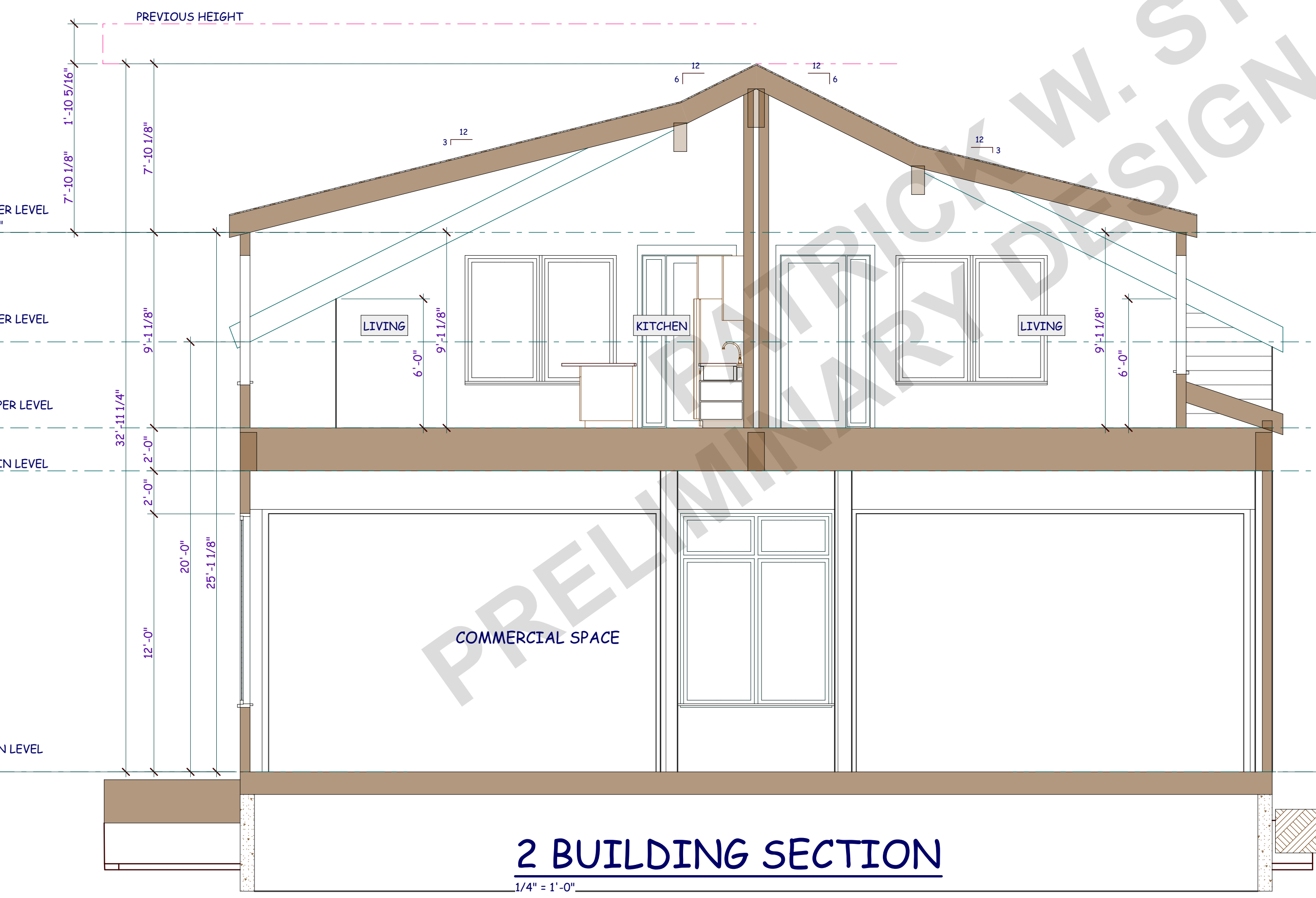
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREON SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE BE USED WITHOUT WRITTEN CONSENT OF PATRICK W. STUCKEY ARCHITECTS

A4.1

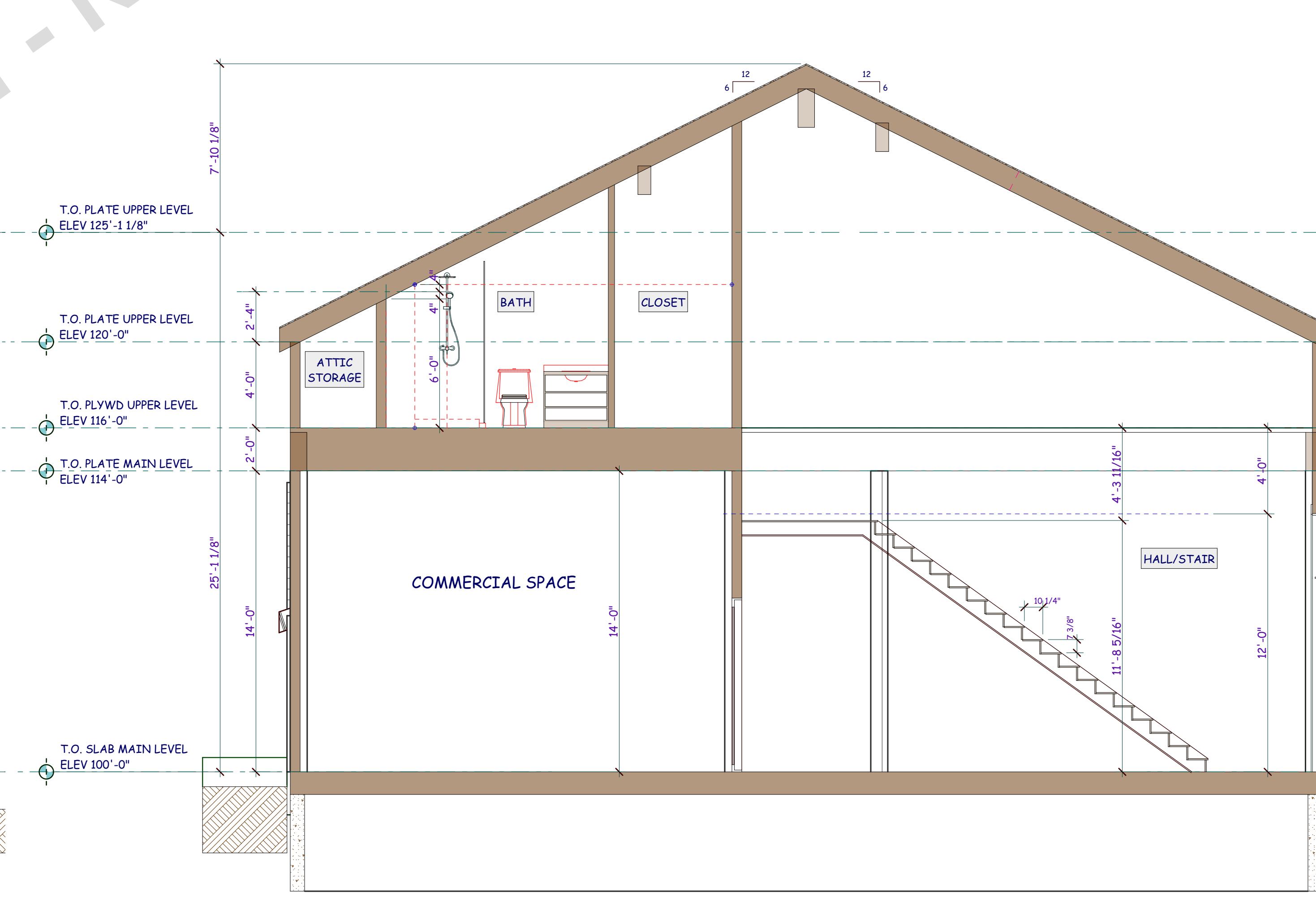
Buildin Sections



1 Building Section
 SCALE: 1/4" = 1'-0"



2 Building Section
 SCALE: 1/4" = 1'-0"



3 Building Section
 SCALE: 1/4" = 1'-0"



AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

I, **Joseph Maison**, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, I provided notice of a public hearing before the New Castle Board of Adjustments on **October 4th, 2022**, regarding a **Parking Variance** application by doing the following:

1. At least fifteen **(15) days prior** to such hearing, I sent a copy of the attached Notice of Public Hearing by **certified mail to the owners of all property within one hundred (100) feet** of the subject property and to the Town of New Castle.
2. ~~If required by Chapter 16.10 of the new Castle Municipal Code, at least thirty **(30) days prior** to such hearing, I sent a copy of the attached Notice of Public Hearing by certified mail to the **owners of mineral estates** who have requested notification with respect to the subject property at the Garfield County Clerk and Recorder.~~
3. At least fifteen (15) days prior to such hearing, **I posted notice of the hearing on the property on a sign** approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.
4. ~~At least (15) days prior to such hearing, the attached Notice of Public Hearing was published on the **Town's website.**~~



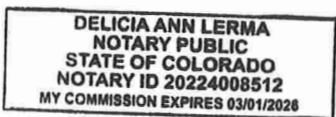
Signature

STATE OF COLORADO)
) ss.
COUNTY OF Garfield)

Subscribed and sworn to before me this 14 day of September, 2022, by Joseph H. Maison.

Witness my hand and official seal.


Notary Public



My commission expires: 3/1/2026

NOTICE OF PUBLIC HEARING Town of New Castle

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on.

Date: October 4th, 2022

Time: 7:00 PM

Place of hearing: New Castle Town Hall, 450 West Main Street, New Castle, CO

Public body conducting hearing: Board of Adjustments

Brief description of application: Parking variance request for the redevelopment of existing building at 503 W Main Street, New Castle, CO.

Legal description: Lots 1 and 2, Block 9, ORIGINAL TOWNSITE OF NEW CASTLE

Common address: The Livery, 503 W Main Street, New Castle, CO 81647

Applicant: Joseph Maison

Landowner: Joseph H. Maison and Nancy Maison

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.

Sent Registered Mail

Joseph

From: Patrick Stuckey <stucarch@comcast.net>
Sent: Tuesday, September 13, 2022 5:48 PM
To: Joseph
Subject: 503 Main Street Variance

Notice of Public hearing

Hello Joseph,

The following are the property owners and their addresses within 100 feet. Actually, some of them are just beyond 100 feet as it scales but better safe and including them. I have included there locations for your reference. See Below.

Physical addresses do work when they are outside of the downtown area.

✓ **Owner:** MARGIE A. DAVIS

Physical Address: 543 W MAIN ST,. NEW CASTLE 81647

Mailing Address: PO BOX 255, NEW CASTLE, CO 81647

Owner: JAMES O. SHRULL

Physical Address: 589 W MAIN ST, NEW CASTLE 81647

Mailing Address: PO BOX 424, NEW CASTLE, CO 81647

Owner: FRANK J. BRESLIN, TRUST DTD 9/8/11

Physical Address: 562 W MAIN ST #A, NEW CASTLE 81647

Mailing Address: 321 STARK MESA ROAD, CARBONDALE, CO 81623

✓ **Owner:** SYLVIA PATRICIA BREIDENBACH

Physical Address: 552 MAIN ST, NEW CASTLE 81647

Mailing Address: PO BOX 244, NEW CASTLE, CO 81647-0244

✓ **Owner:** BENJAMIN R. ALLEN

Physical Address: 542 W MAIN ST, NEW CASTLE 81647

Mailing Address: 542 W MAIN STREET, NEW CASTLE, CO 81647 **No P.O. Box Listed**

✓ **Owner:** KURT & ELSBETH WIGGER

Physical Address: 532 W MAIN ST, NEW CASTLE 81647

Mailing Address: 292 CASTLE RIDGE DRIVE, NEW CASTLE, CO 81647

✓ **Owner:** JOHN R WEBBER & DEL HOWARD

Physical Address: 502 W MAIN ST, NEW CASTLE 81647

Mailing Address: PO BOX 589 NEW CASTLE, CO 81647

✓ **Owner:** DRILLINSKI LLC

Physical Address: 500 W MAIN ST, NEW CASTLE 81647

Mailing Address: PO BOX 422, NEW CASTLE, CO 81647

✓ **Owner:** NEW CASTLE, TOWN OF

Physical Address: 450 W MAIN ST, NEW CASTLE 81647

Mailing Address: PO BOX 90, NEW CASTLE, CO 81647-0166

✓ **Owner:** DUSTIN E & DIANE L CHAPIN

Physical Address: 437 W MAIN ST, NEW CASTLE 81647

Mailing Address: 370 JENNY PLACE, NEW CASTLE, CO 81647

✓ **Owner:** DIANE L & DUSTIN E CHAPIN

Physical Address: 457 W MAIN ST, NEW CASTLE 81647

Mailing Address: PO BOX 257 NEW CASTLE, CO 81647

I'll work on the poster tomorrow.

Best Regards,

Patrick

Patrick W. Stuckey Architects

NCARB, AIA

[Email: stucarch@comcast.net](mailto:stucarch@comcast.net)

MAILING ADDRESS:

960 Clubhouse Drive

New Castle, CO 81647

970.984.9220 Office

970.984.9220 Fax



12 Public Parking Spaces adjacent to Livery Building. Picture taken 9/22/22 at 3pm.



6 dwelling units in the Weller Building, downtown New Castle, CO.

Each unit is designated 1.5 parking spaces.





Large truck parked under covering, 23' depth, plus 9' in each parking space that is not covered.
Pictures taken 9/23/22 at 11am.