

STATEMENT OF PLANNING OBJECTIVES

1101 W. Oak Street, 2-car detached garage with habitable space
May 12, 2009

Eric and Catherine Gootee are owners of the residence at 1101 W. Oak Street in Fort Collins. They have continued to occupy the residence (Lot 17, Block 7 FTC) as their home since June 30, 1999. Absent from the home and the site is a garage like several of the adjoining properties on the same block and within their neighborhood. Eric is a professional painter and currently leaves his company vehicles parked at the rear of the lot. Several ladders and other tools of his business are then left unattended overnight. The addition of a garage will allow him to park his personal or company vehicles in the garage at night as well as provide a more marketable asset to the property for any future re-sale. The garage will also provide an additional means for storage other than outside or within their home. Therefore, the owners are proposing to construct a new 2-car detached garage with space inside for a workshop and storage and a habitable office space in the attic above. Also in the workshop will be a utility/mop/wash sink basin. This will involve connecting onto the existing water line that feeds the home and to connect a sewer line to the existing line in the alley.

The owner would like to begin construction of this project in the fall before winter. Construction documents have been prepared and will be submitted concurrent with the review by the Planning Department for the Project Development Plan submittal and subject to any necessary changes required by this and/or the Building Department review. Understandably, a permit would not be issued until both departments have agreed to the plans. Once a permit and bids are obtained and construction begins, it is estimated that the work will be completed within three to four months, dependent upon weather conditions and the owner's work schedule since a majority of the work will be completed by him. Some portions will be completed by others and thus the owner will be acting as the General Contractor.