

**APPLICATION FOR MODIFICATION OF STANDARDS**  
for additional square footage  
May 18, 2009

This application is a request to allow a modification to the allowable square footage for a new 2-car detached garage, with storage and habitable space in the attic above, at 1101 W. Oak Street, in Fort Collins.

Division 4.6, (D), (3) Accessory Buildings with Habitable Space (or Potential Future Habitable Space) of the Fort Collins Land Use Code, states that the maximum allowable square feet of floor area, shall be no greater than six hundred (600).

The owners are requesting permission to increase the allowable square footage by fifty (50) square feet at the ground (garage floor) level. The additional square footage is created by increasing the front to back dimension of the garage by two (2) feet. Doing so will not prohibit the ability to provide at least one-hundred twenty (120) square feet of yard area that serve both the detached garage and the existing principle dwelling according to Division, 4.6, (F), (3), (c), 1 of the Fort Collins Land Use Code and in no case is the rear yard area any less than ten (10) feet, in the smallest dimension, between the home and the garage. The upper floor (attic) space contains 300 square feet where the ceiling height is 7 ½ feet high.

Approval of this modification request will allow for a standard twenty (20) foot parking space within the garage and enough room for the stairway to the attic space above. At the same time, this added depth will ensure the ability to maneuver around the parked vehicles in the garage. Please refer to the attached drawings submitted.

A large garage just west of this site has been constructed, presumably before the current standards were adopted; however, it is deemed that this proposed request is a minimal increase to the current limitations. The new 2-car detached garage will be an attractive addition to the property and will complement the primary residence. The siding and trim will be painted to match the existing colors of the home. The roofing material will also match the home.

Respectfully,  
Eric and Catherine Gootee  
1101 W. Oak Street  
Fort Collins, CO