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The Cott
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City will allow Howes Street boarding house

House is one of 15 exempt from occupancy rule

By DEON HAMPTON
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A local homeowner will be allowed to turn his home into a boarding house to accommodate "unrelated" home occupancy law that goes into effect in January.

Acting as the administrative officer, Cameron Gloss, director of Current Planning, approved assurance there was adequate parking for all residents.

"I'm convinced that adequate parking is provided," Gloss said while handing down his decision.

Andrew Luttrupp, the homeowner of the proposed eight-bedroom home in question at 606 St., needed the boarding house designation to avoid restrictions in the city's new occupancy rule which prohibits more than three unrelated adults from living together.

Boarding houses are exempt from the occupancy limit. But a host of rules has been attached to the new ordinance, including minimum square footage and parking per boarder, and in certain neighborhoods a density limit.

In those areas, boarding houses can constitute no more than 25 percent of the parcels on a block, which basically means both sides of the street on a block.

Luttrupp is among 15 homeowners who have successfully applied to have their homes listed as boarding houses under the new regulations.

Most face the same problems Luttrupp has with parking, Gloss said.

The city has strict parking regulations that prohibit parking vehicles on lawns, the street or unimproved spaces.

The ordinance was approved by City Council in November and is considered a civil offense punishable by a fine up to \$1,000 per day. Luttrupp submitted his change of use request to the planning department July 10.

"The three-unrelated rule was a little restricting," he said in the past. Until recently, Luttrupp's house was rented to a mix of local residents and CSU students living off campus.

With utility bills reaching about \$1,800 per month for the large house, restricting it to three unrelated adults was prohibitive, he said.

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Plans to have the home designated as a boarding house were initially derailed after a handful of nearby residents, mainly from nearby Myrtle Street Village Apartments, questioned the future availability of parking.

"I like to keep my options open in case I want to turn my home into a boarding house one day," said Mitch Brown, who lives in a four-bedroom house next door to the proposed boarding house.

Though the change of use is now granted, Luttrupp still faces a few obstacles before his home can be considered a boarding house.

For starters, the city's decision can still be appealed within the next two weeks.

Fort Collins associate planner Shelby Sommer said building codes still have to be met and a certificate of occupancy has to be obtained.

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