

May 1, 2020

Alaina Kneebone-Marler, PE  
Project Manager  
Dewberry Engineering, Inc.  
8100 E. Maplewood Avenue, Ste. 150  
Greenwood Village, CO 80111

Re: Horizon Uptown Design Review Board  
Preliminary Plat No. 3 (Meritage Homes) – Variance Request

Dear Alaina:

The Horizon Uptown Design Review Board has reviewed the Preliminary Plat No. 3 Variance Request and offers the following.

**Variance No. 1 – Reduce minimum lot width for Green Courts to accommodate Duplex Product (one side setback dimension per lot)**

**Recommendation: No Variance Needed**

Comments:

- For clarification, based on Horizon Uptown Design Standards & Guidelines (HUDS&G), Vol 5. Page 38, a Duplex lot type is considered as one lot with two dwelling units. A note will be added to the HUDS&G to provide clarification that the minimum lot width applies to the combined dwelling units.
- HUDS&G does not specifically address Duplex dwelling units on a Green Court lot type. This will be added to the HUDS&G as we see more of this typology used in the current market.

**Variance No. 2 – Increase maximum lot width for Compact Row House to accommodate ROW curvature and utility easements.**

**Recommendation: Variance Granted**

Comments:

- HUDS&G provides outline detail standard for typical lots. Non-standard lots will be reviewed and exception can be made case by case (HUDS&G, Vol.5 Page 39). Based on the review of the condition, the non-standard lot size is due to irregularity of block layout (ROW curvature and utility easement) and is approved by the HUDRB.

**Variance No. 3 – Reduce minimum lot depth for Compact Row House by revising the minimum rear setback to 5' and lot depth to 74'.**

**Recommendation: No Variance Needed**

Comments:

- Minimum lot depth for Compact Row House lot type will be revised to 65' within HUDS&G.
- Minimum set back per HUDS&G is 4'. A minimum of 6' is required for garage if there is a utility easement along rear property line.

As always, if you have any comments or concerns, please give me a call. I may be reached at 772-539-2929.

Sincerely,



Karen Voit  
Chairman  
Horizon Uptown Design Review Board

Cc: Merina Irfano, Vice-Chairman