



## WAYNE D. ANDERSON, AIA, LLC

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July 26, 2023

Coty of Aroua  
Department of development services

### PROJECT NARRATIVE

Project name: Ohr Avner Synagogue

Address: 1199 S Kingston St, Aurora, Co 80012

Applicant: Ohr Avner Synagogue, c/o Ruben Bachayev  
Vice President: Arthur Simonov  
Spiritual Leader: Rabbi David Araiev

Ohr Avner has been opened for 21 years ago, we are a non-profit Jewish community center, aside from our daily and weekly prayers, we do a lot of outreach such as:

We have a program that helps the poor with assistance, including providing food on a weekly basis, utilities assistance, etc.

Community service program: once a month we have a group of volunteers that go around the neighborhood and pick-up trash, clean up, and report any suspicious activities.

We have a program for children that helps teens with substance abuse  
We also have a program that offers kids with homework help and other school assistance if needed.  
There are a lot of families that cannot afford school supplies that we help raise money for.

In general, Ohr Avner is not just a house of worship, we help better the community as well as the families within it.

This applicant is seeking to build a new Synagogue building to replace their existing facility at 11100 E. Mississippi Ave, Aurora, CO 80012.

It is anticipated this new facility will be approximately 22,000 square feet with a seating capacity of around 287 people.

The goal of this new Synagogue structure is to provide the existing worshipers in the area a new place to walk to that is still within proximity to their homes and to provide a new personal experience for each of them and their growing community.

Because a worship facility of this type does not need any parking on their day of worship, we are anticipating that the city will take this into account when making decisions about the required parking. Furthermore, this site is universally accessible to public transportation.

And for this reason, therefore this client needs this new Synagogue in this location. The structure will mimic the surrounding areas other structures and fit into this neighborhood rather well.

The projected use of the property is a new house of worship we help better the community as well as the families within it. With outcome and benefits of the project, that will provide this newer place to worship and provide outreach to the neighborhood.

This neighborhood can prosper because of the city allowing this facility to be built.

Total focus is on building this neighborhood up and providing the needed outreach. And to be a benefit and a positive impact on the neighborhood. With good communication with neighborhood residents.

As a goal to maximize the new facility for existing and new worshipers in the area, a series of site design limitations will impact several landscape code requirements. Based on the site easements and special buffers at the northern and southern portions of the site, three (3) adjustments provided below are being requested.

The adjustment for Section 146-4.7.5 D is being requested to reduce the required street frontage buffer widths based on the proposed connection of an existing walkway along S. Kenton Way, existing utilities, and a proposed connection walkway along S. Kingston Street. In an effort to satisfy the code, the proposed landscape meets the shrub requirement along S. Kenton Way and meets the tree requirement along with exceeding the shrub requirement along S. Kingston Street.

The adjustment for Section 146-4.7.5 E is being requested to reduce the buffer width along the northern boundary based on the proposed site access and parking requirements. In an effort to satisfy the code, the proposed landscape exceeds tree and shrub requirements for the area.

The adjustment for Section 146-4.7.5 H is being requested to reduce the special buffer width along the southern boundary to provide pedestrian access to worshipers from S. Kenton Way and S. Kingston Street. In an effort to satisfy the code, the proposed landscape exceeds tree and shrub requirements for the area.

Adjustments:

SECTION 146-4.7.5.D, STREET FRONTAGE LANDSCAPE BUFFERS AT S. KENTON WAY AND S. KINGSTON ST., ADJUSTMENT REQUEST FROM 10' REQUIREMENT TO 4.5' AT S. KENTON WAY PER PROPOSED RETENTION AREA AND TO 5' AT S. KINGSTON ST. PER UTILITIES AND ASSOCIATED EASEMENTS.

SECTION 146-4.7.5.E, NON-STREET PERIMETER BUFFER AT NORTHERN BOUNDARY, ADJUSTMENT REQUEST FROM 25' REQUIREMENT TO 4' AT NORTHERN BOUNDARY BASED ON SITE ACCESS, PARKING REQUIREMENTS, AND VEHICULAR CIRCULATION.

SECTION 146-4.7.5.H, SPECIAL LANDSCAPE BUFFER AT SOUTHERN BOUNDARY, ADJUSTMENT REQUEST FROM 25' REQUIREMENT TO 20' AT SOUTHERN BOUNDARY BASED ON SITE ACCESS, PARKING REQUIREMENTS, AND PEDESTRIAN CIRCULATION.

SECTION 146-4.6.3.C, MINIMUM REQUIRED PARKING:  
CITY CODE REQUIRES THE SITE INCLUDE 72 VEHICULAR PARKING SPACES (BASED ON ONE SPACE REQUIRED FOR EVERY FOUR SEATS). A PARKING VARIANCE IS REQUESTED. THE SITE IS CURRENTLY SHOWING A TOTAL OF 33 PARKING SPACES ON-SITE, AND 104 PARKING SPACES OFF-SITE. THERE IS AN EXISTING LOT LOCATED OFF-SITE AT 11100 E. MISSISSIPPI THAT CAN BE UTILIZED.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wayne D. Anderson', is written over a light blue circular stamp. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wayne D Anderson, AIA