

APPLICATION

Transportation Engineering Design Standards (TEDS) Exception Request

City File No.: TED- _____ (To be filled in by City Staff)
Project: 265 Gettysburg Street Fence
Site Address: 265 Gettysburg Street
Applicant: Josephine M Schleich
Representative: self
Date: 5/5/09
Parent Project:
Project Name: 265 Gettysburg St
City File No.: _____

1. Referenced section in TEDS and a brief description of the request(s)

Request #1 - TEDS 13.2.1 Allow left fence with 3ft setback

Request #2 -

2. Site Description (See enclosed map) Our house was supposed to be placed on the lot facing North, being accessed by a shared driveway. However, somehow the builder was allowed to turn the house so that the front faces East and now the shared driveway runs along our side/back yard. We are the only house not facing toward the shared driveway.

REQUEST #1

A. Description: This has caused a huge problem with fencing rules (Grand Jct. zoning & development code Sect 4.1.J) as we can not comply with the TEDS 13.2.1 # 9 & 10 (applying to shared driveways) These rules are intended for front access shared driveway/houses. Due to our house being turned these front yard setbacks and fence height restrictions are now being applied to our side/back yard. We are unable to 6 ft privacy fence our North side yard and a good portion of our back yard due to this. This poses several problems for us (see attached letter)

We are requesting that an exception request be approved since the approval of the house rotation has put us in this dilemma. The exception request approval would allow us to privacy fence our side/back yard.

B. Exception Considerations

1. How will the exception affect safety? We have set the fence in 3 feet from the shared driveway and will angle the NW corner per the engineers recommendations (angulations on the map not exact-just a representation-engineer will give us specifics) to assure visibility for the only lot that would be affected (West lot). The fence is 29 feet back from the street so it will not affect street visibility from the shared driveway at all.

2. Have other alternatives been considered that would meet the standard? There really are not other alternatives. It is a unusual situation brought on by in-correct direction placement on the lot that requires a system over-ride to be able to privacy fence our side/back yard. A 30" fence enclosing your side/back yard will not work.

3. Has the proposed design been used in other areas?

We are more like a corner lot. We found several areas in city limits involving corner lots with fences all the way to the property lines. However due to the error in the placement of our house, we have not found any with our dilemma - Zoned from

4. Will the exception require CDOT or FHWA coordination?

NO

w/ shared driveway now being a side+back yard.

5. Is this a one-time exception or a request to change the TEDS manual?

One time - the house was turned in-correctly on the lot, making the side and back yard now in conflict with shared driveway rules - intended for the front yards. This is an exception, had the house been placed correctly facing North, there would be no issue.

Director Of Planning:

We are appealing the decision to not allow us a privacy fence according to the way our house is faced. We were told that our house was turned thus giving us "two fronts" on paper. However, as you can see on the pictures and graph I have enclosed we have a definite front and back of the house. We realize that makes us more like a corner lot. We are willing to work and reach a negotiation but thus far we have been told sorry that you have two fronts. On paper that may work but for us the home owners it is not practical. We are requesting that this be looked at as a special case, because it is. Due to the way the house was originally plotted to face North, we are being forced to not have a "back yard" but when the planning committee allowed the house to be turned, the lot layout should have also been readjusted so that we do not have "two fronts". No house can have two fronts, it can be a "corner lot" but not realistically be zoned with "two fronts". If the lot were readjusted on paper to match the way it actually is, we would have two side yards as well as a back yard. The way it is on paper now our South side yard is would be like our back yard. That is only 7 foot from house to property line.

1. My children's basement ground level windows would not be privacy fence secured on the North side without adjustments. I have enclosed pictures of the not so nice neighborhood view from my child's window. I would feel better as a mom having my kids as well as their windows tucked behind a privacy fence.
2. I do daycare-requiring a minimum of 4 foot fence to secure the play area also a minimum fenced sq ft per child is required.
3. We had a great dane dog that we gave back to his original owners until we see if we will get a fence up that will properly maintain him.
4. Our camper has to be properly screened. Practically, the only way to do so is on that North side. We moved the fence in as much as we could due to utilities running through there and ground level basement window wells.
5. We just want what every family wants, a secured back yard. We would like to be able to set out on our back deck and yard in privacy. We want to eventually add a hot tub out back and would not like to be in a fish bowl.

Again, we realize the way it is on paper sets rules that should have been readjusted when the house was. We specifically asked these questions to the builders before purchasing this house. We were told there would not be a problem fencing that North SIDE YARD. I even contacted him after our denial. He stated that because the house was allowed to be turned the lot should be adjusted as well. He owns the back Northwest corner house (rental) as well as the lot to the West. We have drawn another fence proposal and are requesting it be looked at through corrected plot lenses. We have brought the fence in on the North and North West Corner allowing for plenty of space and vision to accommodate. I enclosed pictures so you can see how open the access road is as it is often hard to visualize from paper. We would be more than willing to meet and discuss this matter as well.

Thank you,

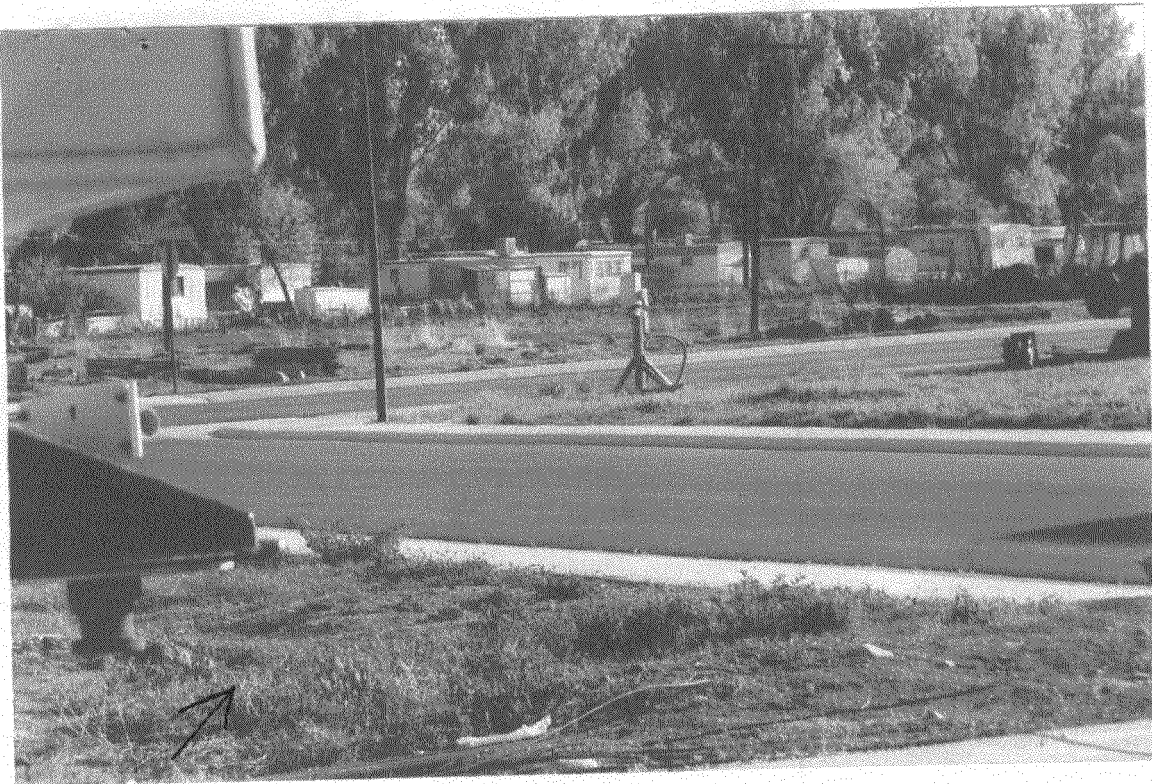
L. Bryen and Josephine Schleich

(970) 523-0698

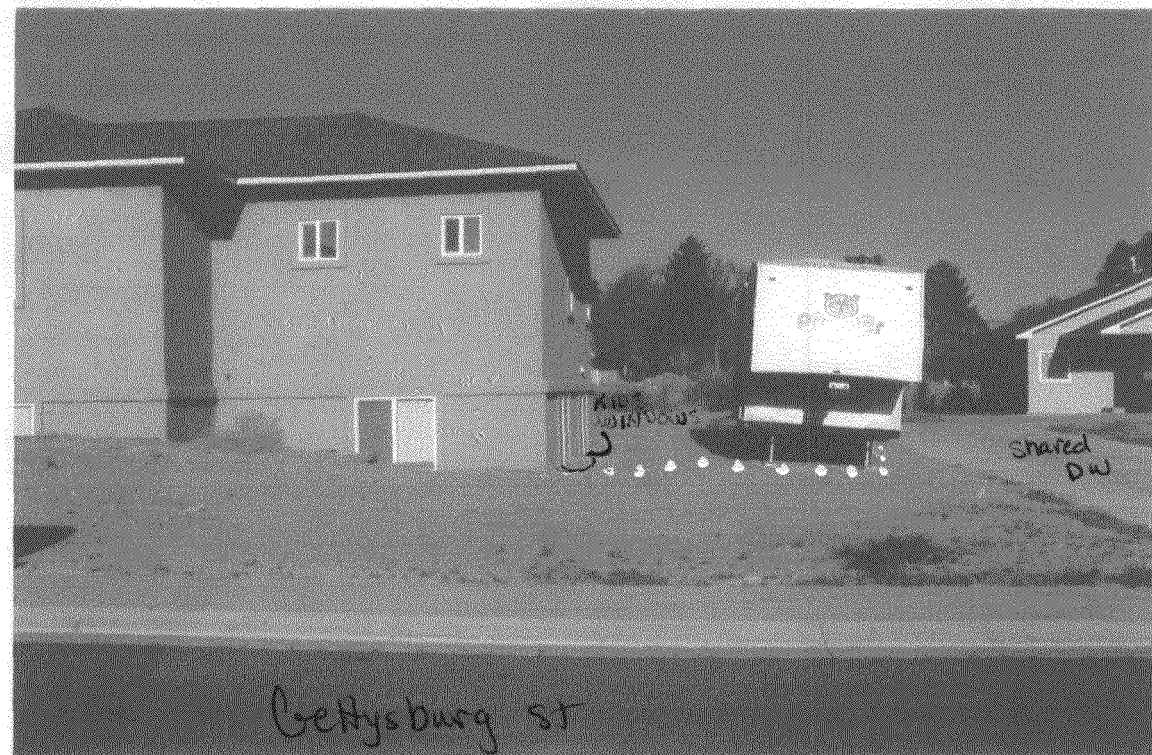
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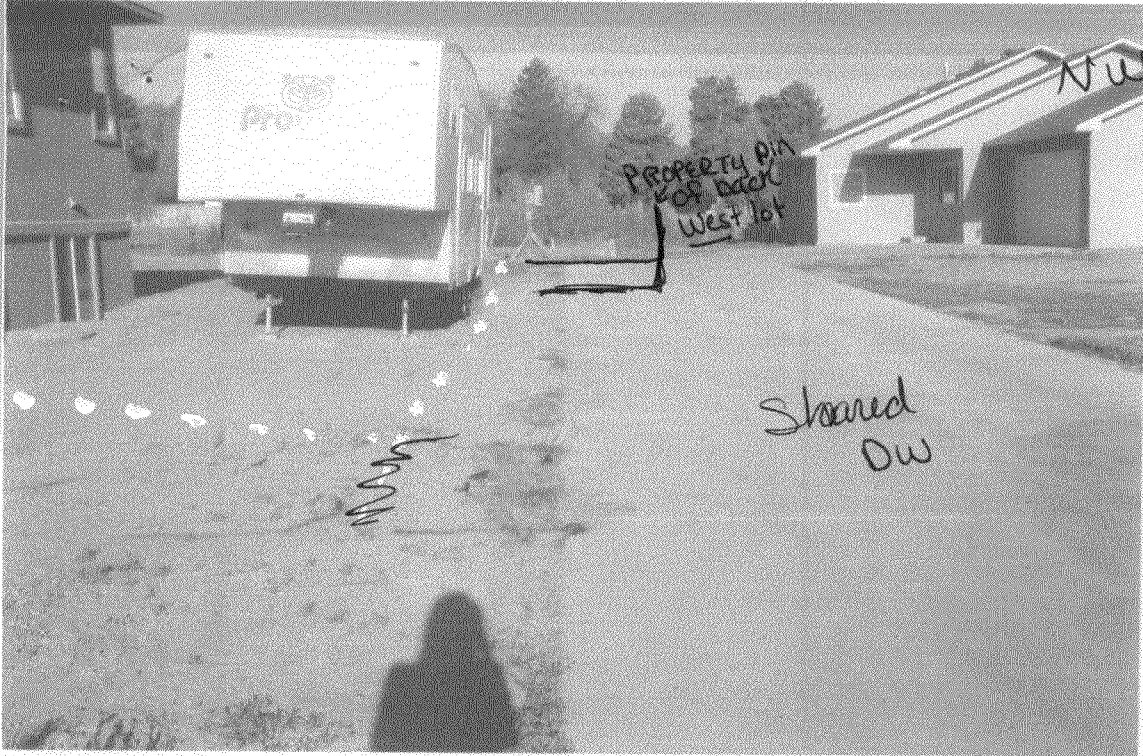
APR 2 2009

COMMUNITY DEVELOPMENT
DEPT.



VIEW FROM
KIDS WINDOWS





NW house/lot

PROPERTY PIN
of DATED
West lot

Shared
DW



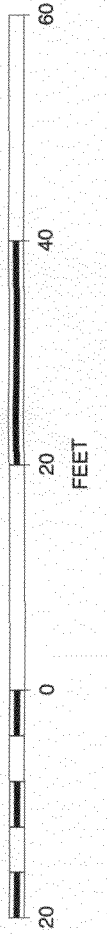
general idea of
fence placement
not exact

These are just quick photo copies -
I already submitted real photos w/appeal to
planning.

City of Grand Junction GIS Zoning Map ©



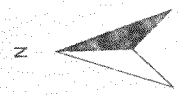
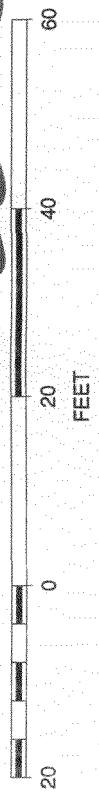
SCALE 1 : 201



City of Grand Junction GIS Sewer Map ©



SCALE 1 : 240 **265 GETTYSBURG**



89.58

Fence
47'

8
Fence

GeHys burs

ORCHARD

FGR

24

24

24

35

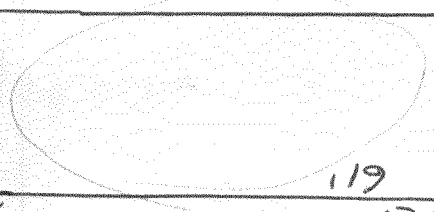
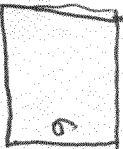
22

38

3.16

Fence

16



22

61

FENCE

88'

N

91

7

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

File #: TED-2009-111
Date of submittal: 5/7/09
Site location: 265 Gettysburg
Parent Project:
Name: Fence Permit request
File No.: N/A

Distribution List:

Development Engineer: Rick Dorris
Planner: Ivy Williams
PW&P Director: Tim Moore
Planning Manager: Lisa Cox
Fire Department: Chuck Mathis
~~Transportation Engineer: Jody Kliska~~
Other: _____

Date and Time of Development Review Meeting: _____

To be scheduled at least seven days after review packet distribution date.

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5th Street

Committee Meeting: Tuesday, May 19th 10:30

Attendance is expected of all agencies involved with the TEDS Exception process

13.2.1 Shared Driveway Standards

1. A shared driveway shall be owned and maintained by the owners of the parcels or lots that abut the shared driveway. The shared driveway shall be platted in a tract dedicated to the property owners of the parcels that abut the shared driveway.
2. Not more than four single-family lots shall abut or touch any portion of the shared driveway and no more than four single-family units may access a shared driveway.
3. Shared driveways shall be a minimum of 16 feet wide flowline to flowline and a maximum of 150 feet long.
4. Parking on a shared driveway shall be prohibited.
5. A shared driveway may be used only where it intersects a street with on-street parking.
6. Each lot abutting a shared driveway shall provide four on-site parking spaces. For homes on shared driveways that access a cul-de-sac, five on-site parking spaces shall be provided. These additional spaces may be provided on the shared driveway if it is widened to accommodate such parking.
7. Each lot abutting a shared driveway shall access off of the shared driveway unless approved otherwise at the time of subdivision.
8. Shared driveways shall be designed to permit the ASHTO "P" design vehicle to back out of an individual driveway and turn 90 degrees in either direction on the shared driveway without any portion of the vehicle:
 - a. leaving the individual driveway from which the vehicle is exiting or the shared driveway; or
 - b. entering on or over the individual driveways of any other residence.
9. The building setback adjacent to a shared driveway shall be the minimum setback required for that side of the property by the underlying zoning district or 15 feet, whichever is greater.

All entrances to garages shall be set back a minimum distance of 20 feet from the shared driveway.

10. No fences or hedging taller than 30 inches shall be located within the setback adjacent to the shared driveway. Open fences are acceptable.
11. No gateways, locked entries or other restrictive access constraints are allowed across a shared driveway.
12. Finished surface may be composed of variable hard surfaces such as brick, interlocking pavers, cobblestones or similar finishes, designed by a Professional Engineer and as approved by the City or County Engineer.

A Loop Lane is an alternate street design that provides a turnaround in place of a cul-de-sac. The loop lane is desirable because it allows for additional open space/park area instead of an expanse of asphalt paving found in a standard cul-de-sac. Loop Lanes shall comply with the following standards.

13.2.2 Loop Lane Standards

1. A maximum of seven homes may access off the loop.
2. The minimum loop lane is 16 feet from flowline to flowline and shall consist of a paved surface with roll-over curb and gutter on at least one side and a roll-over curb or vertical curb on the other side.
3. No curve on any portion of the flowline of the loop lane shall have an inside radius of less than 33' and an outside radius of less than 48'.
4. No portion of the loop lane shall extend more than 250' from the abutting street right-of-way.
5. A minimum separation of 66' is required between the right-of-way on each side of the loop.
6. Four guest-parking spaces, located in the public right-of-way, are required at the end of the loop. The parking area is

From: Charles Mathis
To: Williams, Ivy
Date: 5/14/2009 10:03 AM
Subject: Re: 265 Gettysburg fence permit TEDS exception request

I would support the TEDS exception with the condition that's noted on the approval form. If you need to meet or have it signed I will be out of town on the 18th and the 19th. I would have no objection if you would like to sign for me. Thanks!!

>>> Ivy Williams 5/12/2009 5:17 PM >>>

Attached are Rick Dorris' comments regarding the TEDS exception packet you received for 265 Gettysburg. Also attached is a sketch for recommended placement of the fence. After looking at the attachments, please let me know if you support approval of the TEDS exception. If I get any "DENY" responses, we'll meet on the 19th as scheduled for more discussion.

Thank you!

Ivy

Ivy Williams
Public Works and Planning
City of Grand Junction
970-244-1446
ivyw@gjcity.org

May 21, 2009


L. Bryen and Josephine Schleich
265 Gettysburg Street
Grand Junction CO 81503

Re: TEDS Exception-2009-111 – 265 Gettysburg

The TED's Exception Committee has approved your request with modifications indicated on the attached.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer
Scott Peterson, Sr. Planner
File

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: May 12, 2009

To: TEDS Review Committee

From: Rick Dorris, Development Engineer



Project Number: TED- 2009-111

Project Location: 265 Gettysburg

Parent Project:

Name: Antietam Subdivision

File No.: FP-2004-309

Planner: Scott Peterson

TEDS Exception Request #1: TEDS

Comment: _____

Recommendation:

- Approve as requested.
- Approve with the following modification(s): Provide sight triangle in NW corner
- Deny.
- Hold until the following additional information is submitted and reviewed:

A mistake was made when the planning clearance was issued and the garage was allowed to access the street instead of the shared driveway as required by TEDS. The owner is wanting to fence along the shared driveway, 3' behind the concrete. The lot immediately west of this lot could have sight distance problems backing out of their garage depending on where the garage gets located when the house is built. This owner has agreed to provide a triangle in the fence to aid in sight distance. The recommended sight triangle is 5' north to south and 15' east to west. I am assuming a max speed of 10 mph in the shared drive. There are no standards in TEDS for a 10 MPH sight triangle but I am assuming 50' is adequate. This provides 50' depending on the length of backing car and garage location.

Not installing a fence along the shared drive is also a planning issue to avoid having a tunnel along shared drives. The Planning Dept. has said they can support it from a planning perspective.

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: TED- 2009-111

Site Location: 265 Gettysburg

Applicant: L. Bryen and Josephine Schleich

Representative: Self

Development Engr.: Rick Dorris

Parent Project:

Name: Antietam Subdivision

File No.: FP-2004-309

Planner: Scott Peterson

TEDS Exception Request #1: TEDS

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

Provide 5' X 15' sight triangle per the attached sketch.

TEDS Review Committee:

Public Works: Tom Moa

Planning Division: Risa Cox by Ly Williams

Fire Department: Charles Mattis by Ly Williams

Date: 5-21-09

okd by
Date: email dated

5/13/09

okd
Date: email dated

5/14/09

City of Grand Junction GIS Sewer Map ©



SCALE 1 : 240
265 GETTYSBURG

