

## Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address:</b> 172 Maxwell Way - Garage	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  Larimer Consensus Group Area residents and stakeholders City Planning (DCP) staff
<b>Parcel Number(s):</b> 124-P-11-A; 124-P-11-B	
<b>Application Number:</b> BDA-2024-06630	
<b>Meeting Location:</b> 624 Larimer Ave - Steel City Squash	
<b>Date:</b> September 4, 2025	
<b>Meeting Start Time:</b> 6:00 pm	
<b>Applicant:</b> William Whittaker	<b>Approx. Number of Attendees:</b> 25
<b>Boards and/or Commissions Request(s):</b> ZBA (Zoning Board of Adjustment) for a use variance	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

The applicant began their presentation by sharing their personal background story and how they came to acquire the property. The applicant shared photos showing the existing conditions of the garage structure. The garage was in a state of disrepair, prior to the applicant working to rehabilitate the garage. The applicant shared a site plan showing the site's location in proximity to the neighboring former Larimer school building. A brief history of site was described. It was used as an auto repair shop for decades. The applicant intends to use the garage for personal use to repair and restore automobiles and not as a commercial enterprise. The applicant shared that they work quietly and by themselves or with one other person. They do not intend to block the alley way or have any customers visit the site, to limit any traffic or parking impacts. The applicant shared the reasoning for the zoning process, which requires ZBA approval. While it was used as a garage, it was never made official by recording the use. A garage would be permitted if it was accessory to residential, but there is no dwelling on the site.
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
How long did it take to make repairs the garage?	It was longer than anticipated. It took two years with breaks in between. The final step is now getting Zoning and building permits.
How long will it take to get Zoning approval?	It is schedule for a hearing in October and then a decision may be made 45 days after.

Questions and Comments from Attendees	Responses from Applicants
Are you storing your car in that building?	The garage will be used for cars that I am constructing.

**Planner completing report:** Christian Umbach, Senior Planner