



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor-
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: December 17, 2019	REQUESTS: The applicant is submitting a request for a Variance for street setback for the property located at 375 W. Broadway Avenue legally known as, PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P19-286	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov	
Owner: Tegeler Properties PO Box 829 Pinedale, WY 82941 Applicant: Rachel Ravitz PO Box 2406 Jackson, WY 83001	
Please respond by: December 31, 2019 (Sufficiency) January 7, 2019 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov

Rachel Ravitz
esteAm Architecture, LLC
P.O. Box 2406
Jackson WY 8300
(307)699-2454
Rachel@esteam.design

Tyler Valentine
Senior Planner
Jackson Planning Dept.
P.O. Box 1687
Jackson, WY 83001

Dear Mr. Valentine,
Please find attached our proposal for variance for the Tegeler property located at 375 West Broadway. We seek a variance for roof encroachment into the West Side Yard Setback of 2 feet. Please reach if there is any additional information you need. Thank you for your assistance through this process.

Rachel Ravitz, AIA

Proposal

The Tegeler intend to maintain their 2005 office annex and demolish the existing street front office from 1961. The new office addition will replace this existing structure, plus an additional 85 square feet. The overall project is modest in size, not maximising development potential. The design attempts to create a strong street presence along Broadway, with a friendly facade along the western alley as well for both downtown traffic and secondary entrance.

Property Information

375 West Broadway Ave
Parcel # 22-41-16-28-4-00-015
Location PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116
Zone: Commercial CR-2

Owner

Tegler Properties, LLC
PO Box 829, Pinedale, WY 82941-0829

Requested LDR Variance

2.2.12 Commercial Residential-2
B Physical Development

1. Lot Standards

Building Setbacks - Side, Interior - 5 ft * Note Variance in effect from 2005 is 2 ft
Request to Encroach West Alley Setback with Roof Eave to zero setback.

Findings for Approval - Attached

LETTER OF AUTHORIZATION

Tegeler Properties, LLC

, "Owner" whose address is: 375 West Broadway Ave

PO BOX 829 PINEDALE, WY 82941-0829

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jill Tegeler, Donald Tegeler

, as the owner of property

more specifically legally described as: PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116

Parcel # 22-41-16-28-4-00-015

(If too lengthy, attach description)

HEREBY AUTHORIZES Rachel Ravitz, esteAm Architecture, LLC as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: member - LLC

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)

COUNTY OF Sublette)

)SS.

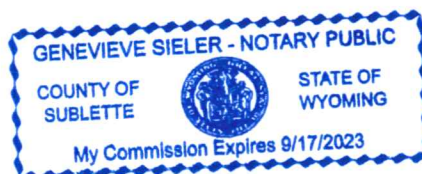
The foregoing instrument was acknowledged before me by Kerry Majhanovich this 13 day of November, 2020

WITNESS my hand and official seal.

(Notary Public)

My commission expires:

(Seal)





PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

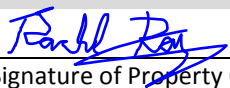
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.

The width of Tegeler's Lot at 375 West Broadway is extraordinary in its narrowness - roughly 28 feet x 190 feet. In the entire downtown, only the Boyer's Lot at 30 West Broadway appears to have similar constraints, but with private lots on either side. 375 is unique in its adjacency to the public alley, once owned (in 1996) by Maurice Miles

2. The special circumstances and conditions have not resulted from any willful modification of the land or building.

Per Town of Jackson records, the lot has never changed from its current configuration. The applicant is not at fault for the narrow lot width.

3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded the community.

The project experiences hardship in that the narrow width limits programming solutions for usable space and circulation. There is no desire to give up what limited width is available, yet a strict interpretation of land development regulations would severely limit options for roof configuration. To treat the alley as if it were a shared side yard would yield a similar condition to that which currently exists for the northern office annex – a flat, tall, parapet wall. We contend that this hardship would be shared by the Town in that it wishes to present friendly and varied facades to the pedestrian and motorist alike. The West side on which the roof setback encroachment occurs is a Town of Jackson Alley, rather than another privately owned lot; whose private property rights would under typical circumstances need to be protected.

4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.

The bulk of roof run-off will not be directed toward the Alley. About ¼ of the new roof, as presented, drains toward the Alley setback; and furthermore is contained on the lot by gutter and downspout. Roughly 1/6th the entire lot length is encroached by this proposed roof eave. The variance is minimal.

5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare: and

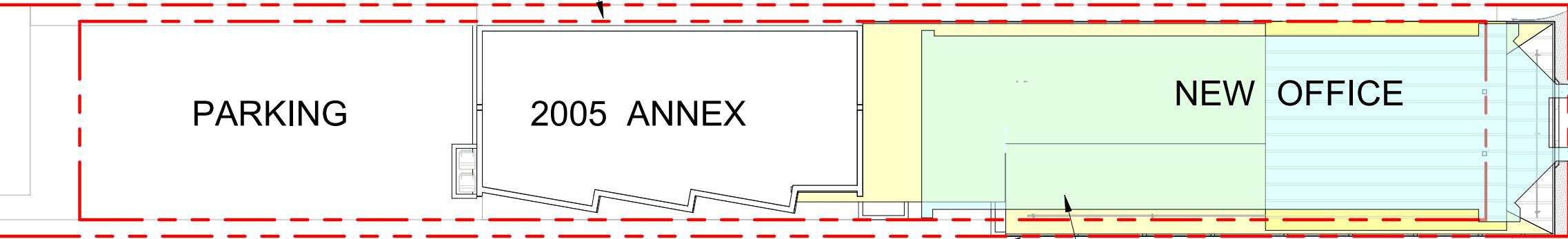
Proposed shallow roof, gutter, downspouts, and snow bars will improve street maintenance from its current condition; a steep metal roof which sheds half the building towards the alley. Proposed measures to control water, snow, & ice within property boundaries are an improvement from the current condition.

6. The granting of the variance is consistent with the general purpose and intent of these LDR's

Per the LDR's, Lot standards for CR-2 entail Secondary Street Setback Range from Zero 0 - 10 feet. In this case, the Alley (un-named) to the west might be considered a secondary street, with its unique proximity to the Willow Grove Public Art Park. The project would thus conform. See also finding #3.



Established Variance
2005 at 2 Ft East & West
Valid 2019



Variance Request: 450 sf
Roof eave encroachment
to zero setback west side

Exist Office Foot
Print in Blue

TOWN
SQUARE

BROADWAY

MOUNTAIN
MODERN
MOTEL

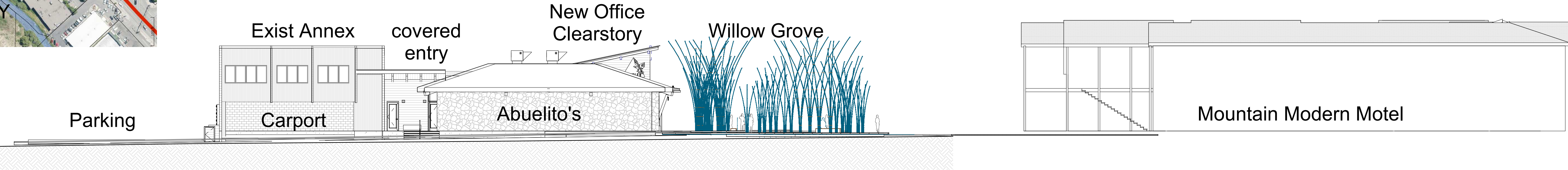


1 Site
1/16" = 1'-0"

Willow
Grove
Public
Art

WEST
JACKSON

2 Block Section
1/16" = 1'-0"



ESTEAM
ARCHITECTURE

REGIONAL RELEVANCE
THROUGH INSPIRED SCIENCE

AIA NCARB LEED AP
Box 2406 Jackson Wy 83001
(307) 699-2454
Rachel@esteAm.design
Carl@GreenDesign-Build.net



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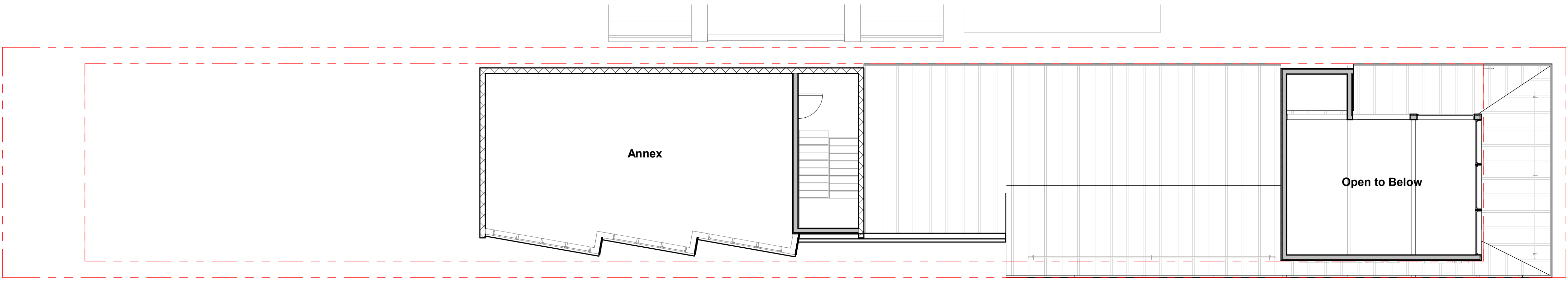


DRC
Submittal

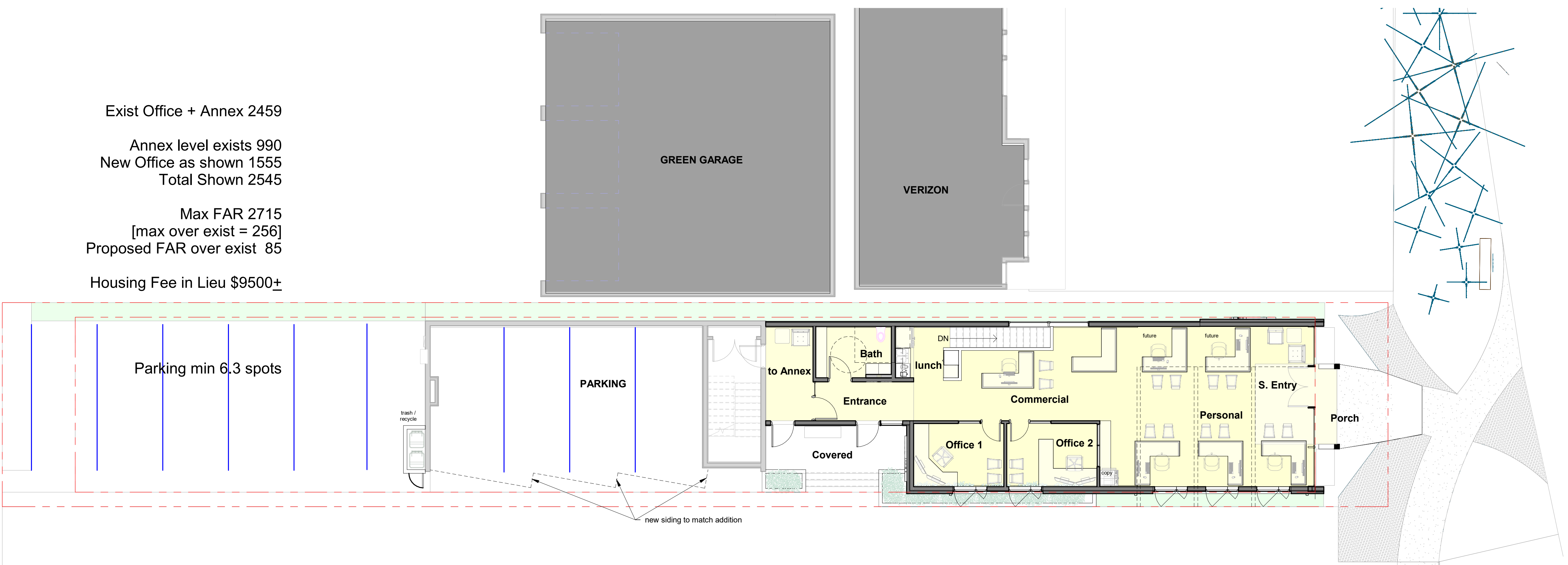
Not For
Construction

TEGELER INSURANCE OFFICE
375 West Broadway

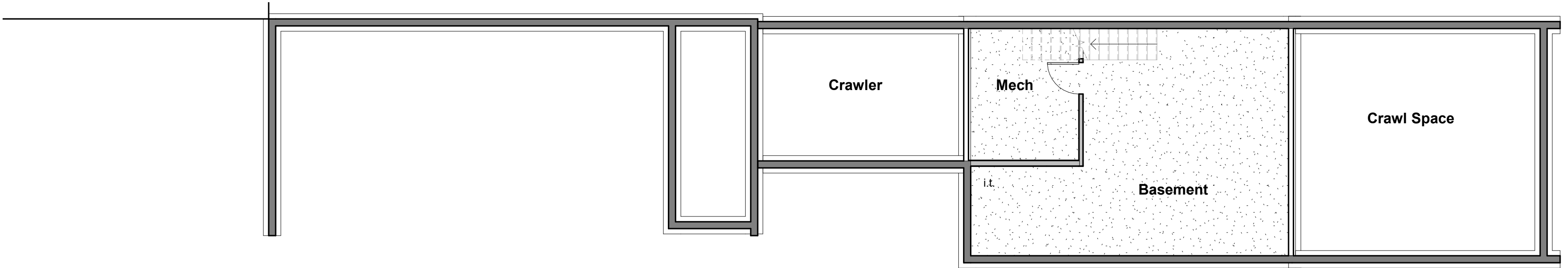
BLOCK PLAN



③ Clearstory
1/8" = 1'-0"



② Grade
1/8" = 1'-0"

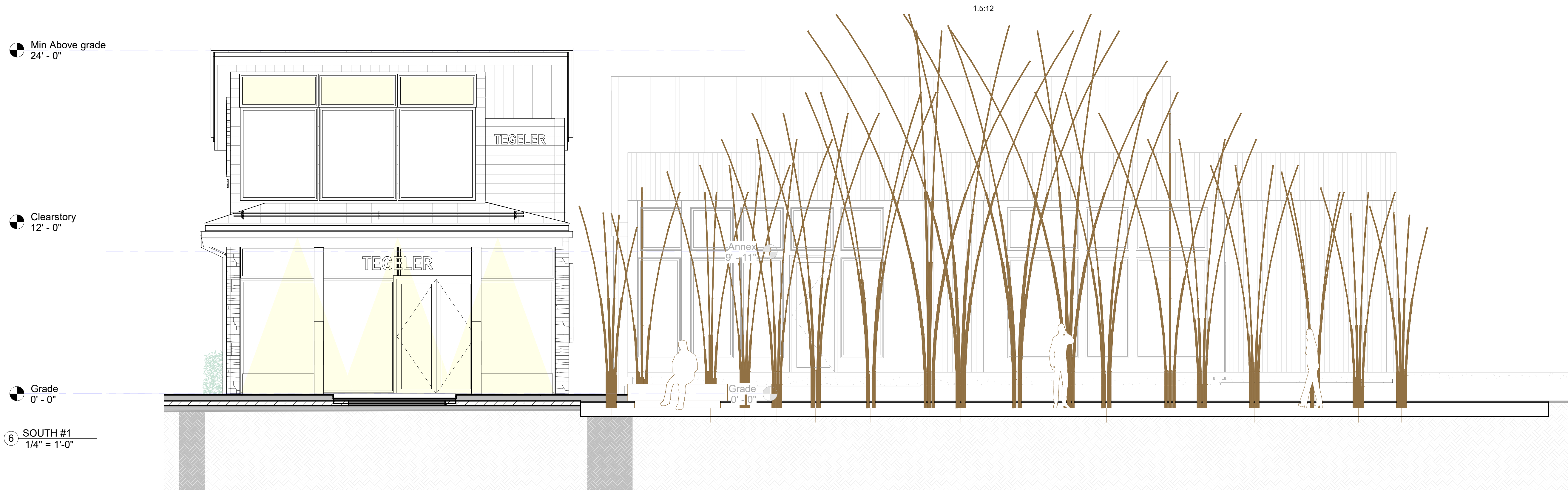


① Basement
1/8" = 1'-0"

Exist Office + Annex 2459
Annex level exists 990
New Office as shown 1555
Total Shown 2545

Max FAR 2715
[max over exist = 256]
Proposed FAR over exist 85

Housing Fee in Lieu \$9500+



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**DRC
Submittal**

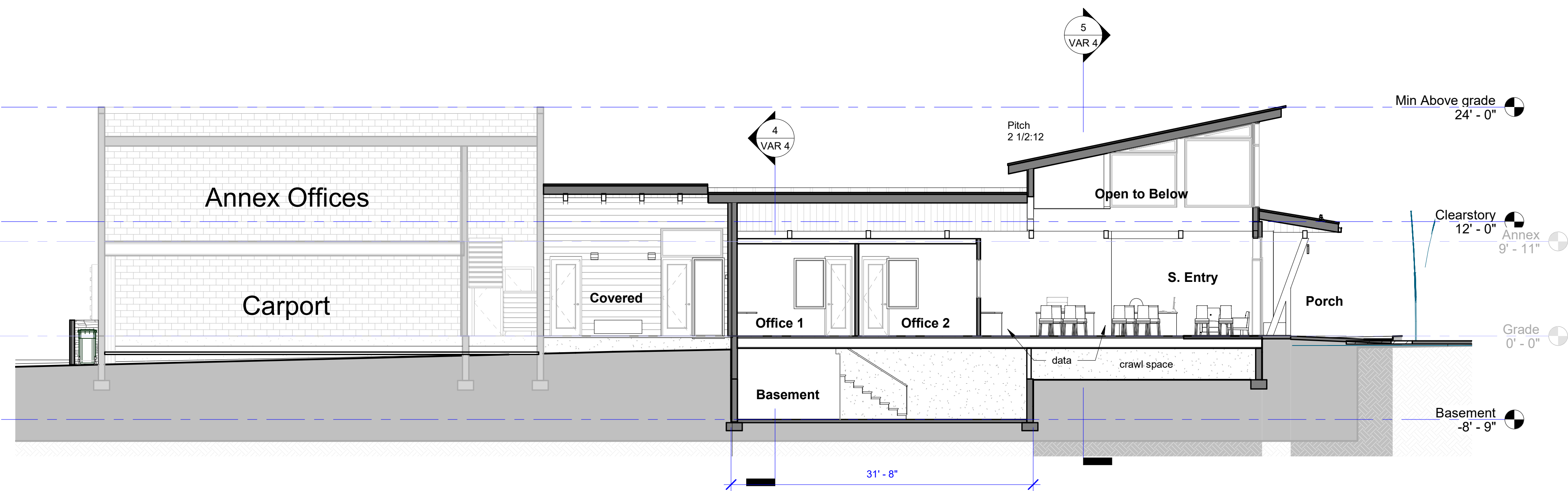
**Not For
Construction**

TEGELER INSURANCE OFFICE
375 West Broadway
EXTERIOR ELEVATIONS

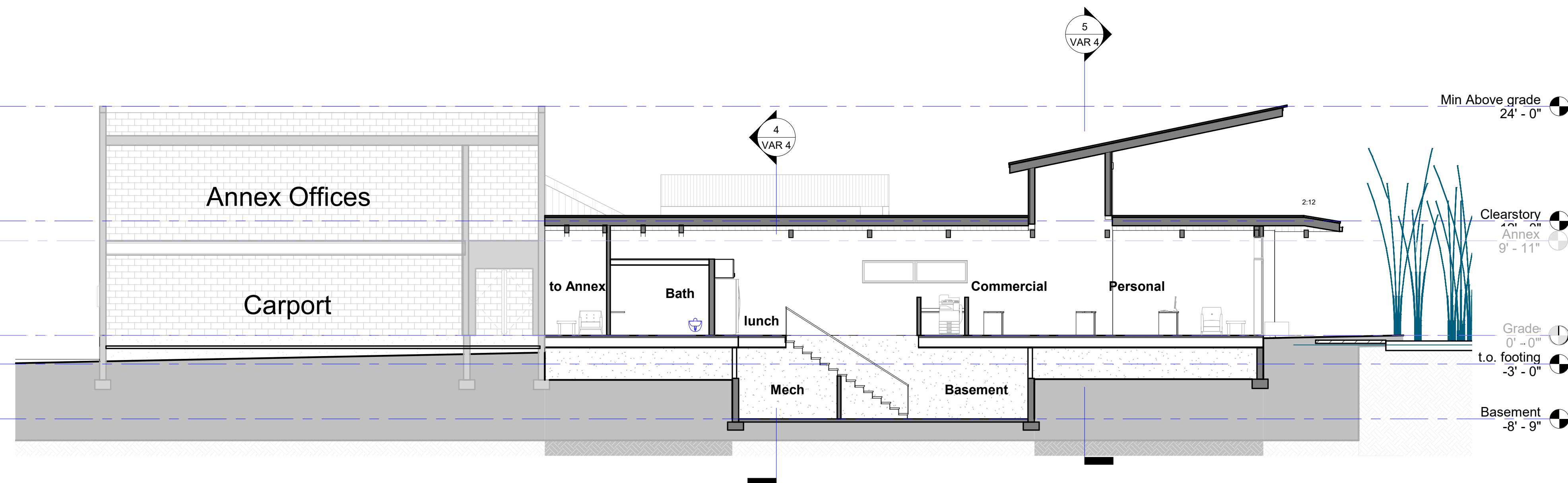
Date 5 Dec 2019

VAR 3

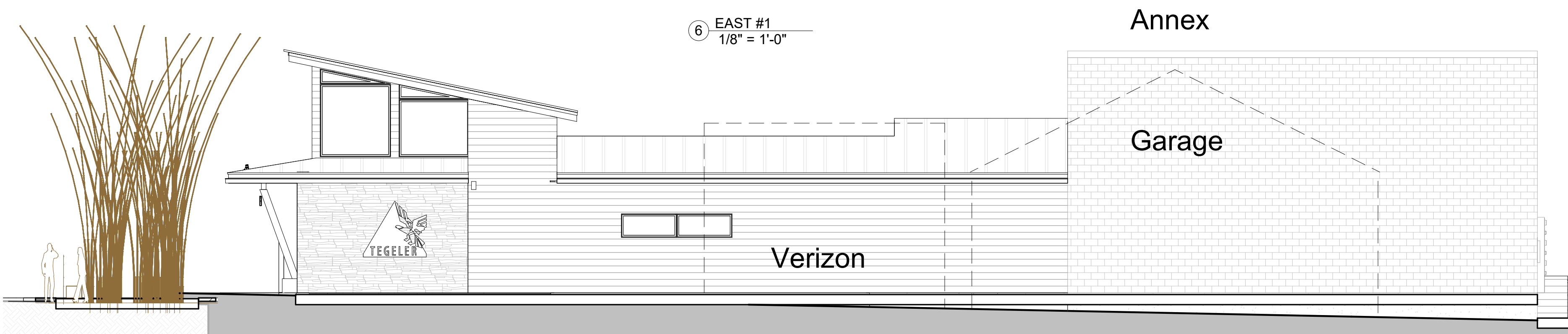
Scale As indicated



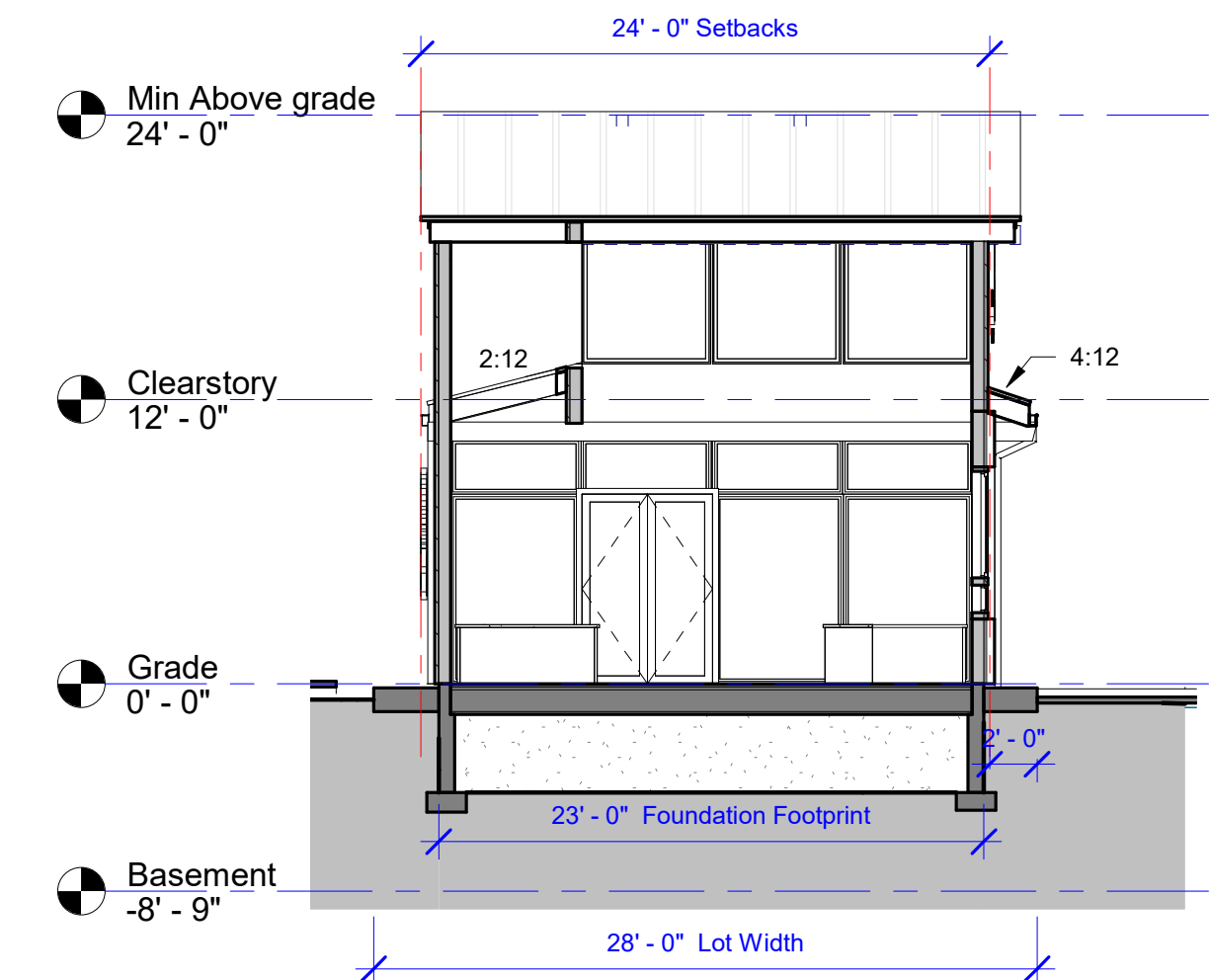
① Longitudinal
1/8" = 1'-0"



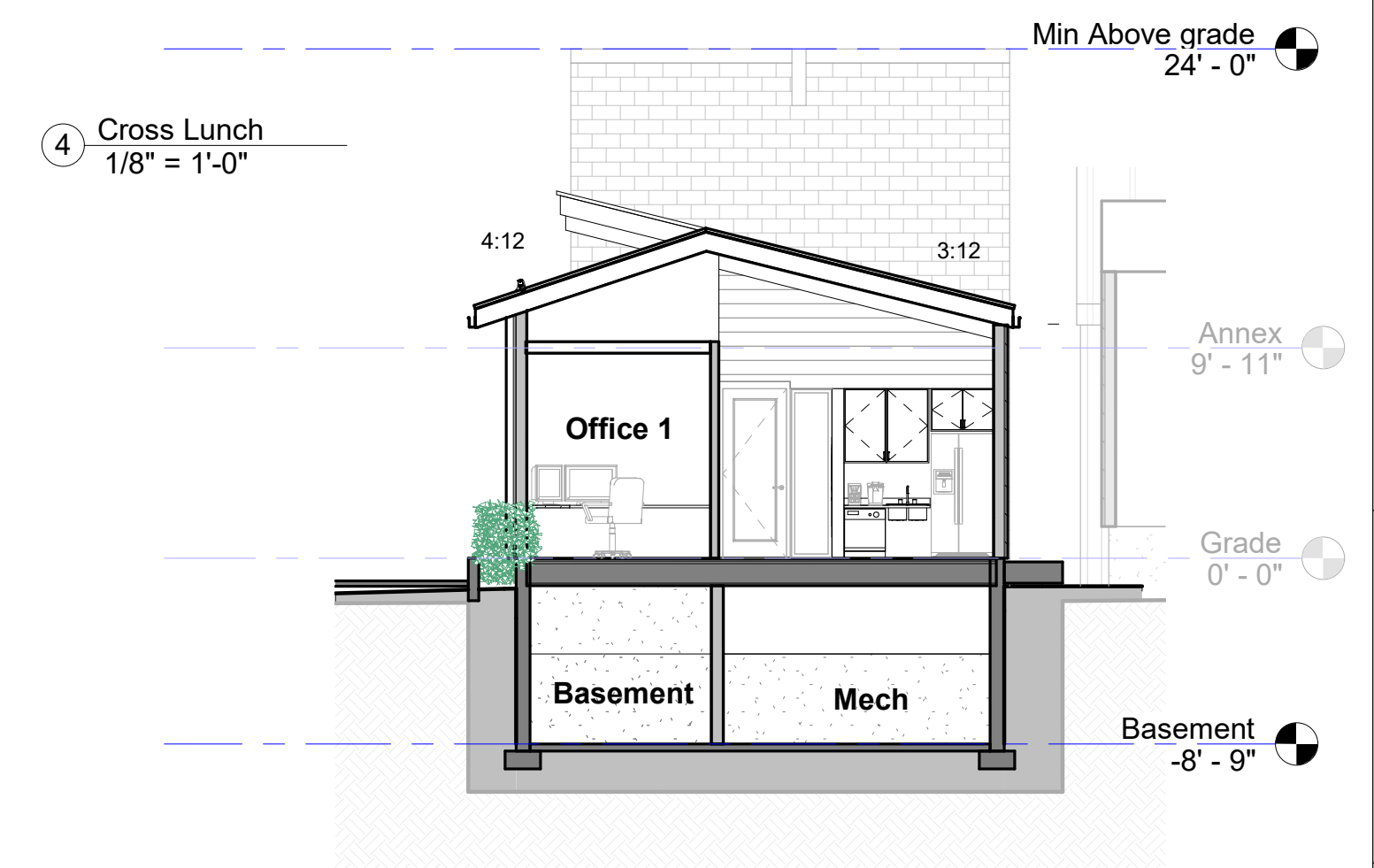
② Long Through Basement
1/8" = 1'-0"



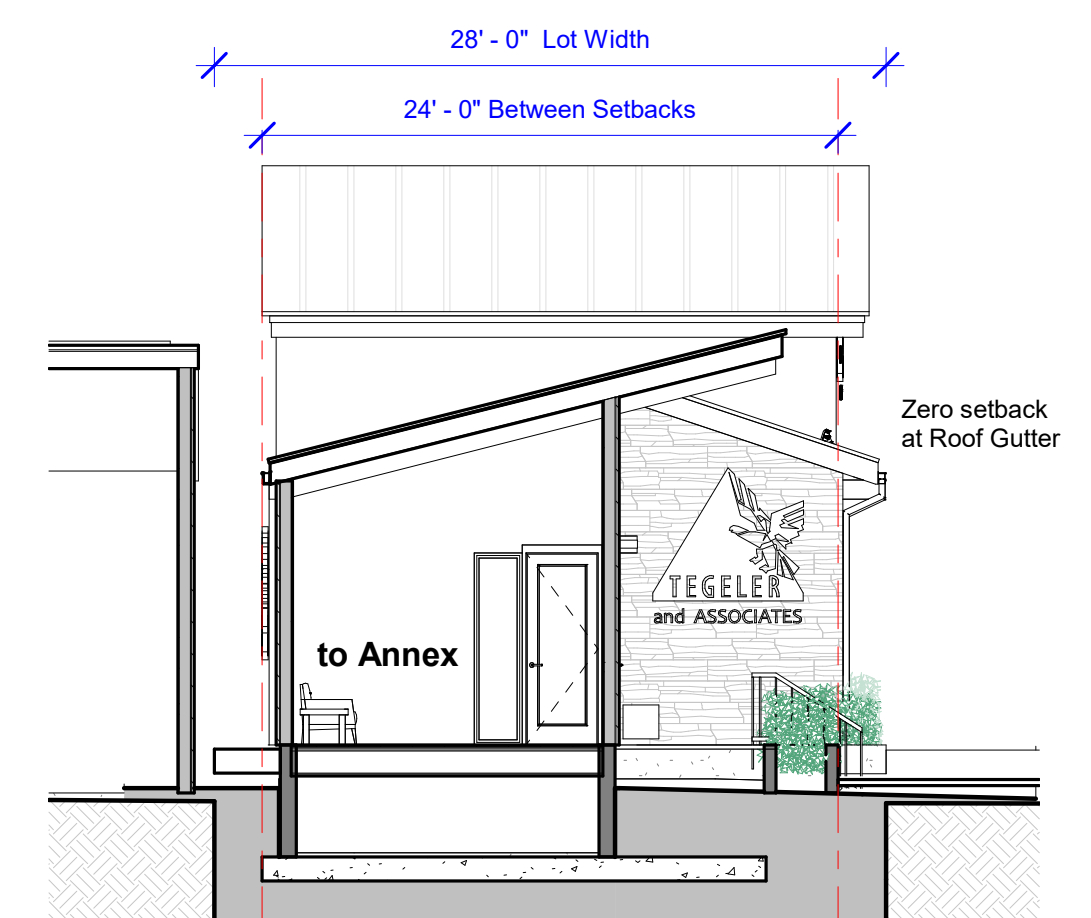
⑥ EAST #1
1/8" = 1'-0"



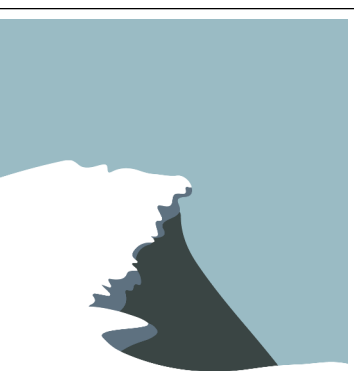
⑤ Cross Lot
1/8" = 1'-0"



④ Cross Lunch
1/8" = 1'-0"



③ NORTH #1
1/8" = 1'-0"



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DRC
Submittal

Not For
Construction

TEGELER INSURANCE OFFICE
375 West Broadway
SECTIONS & ELEVATIONS

Date 5 Dec 2019

VAR 4

Scale 1/8" = 1'-0"

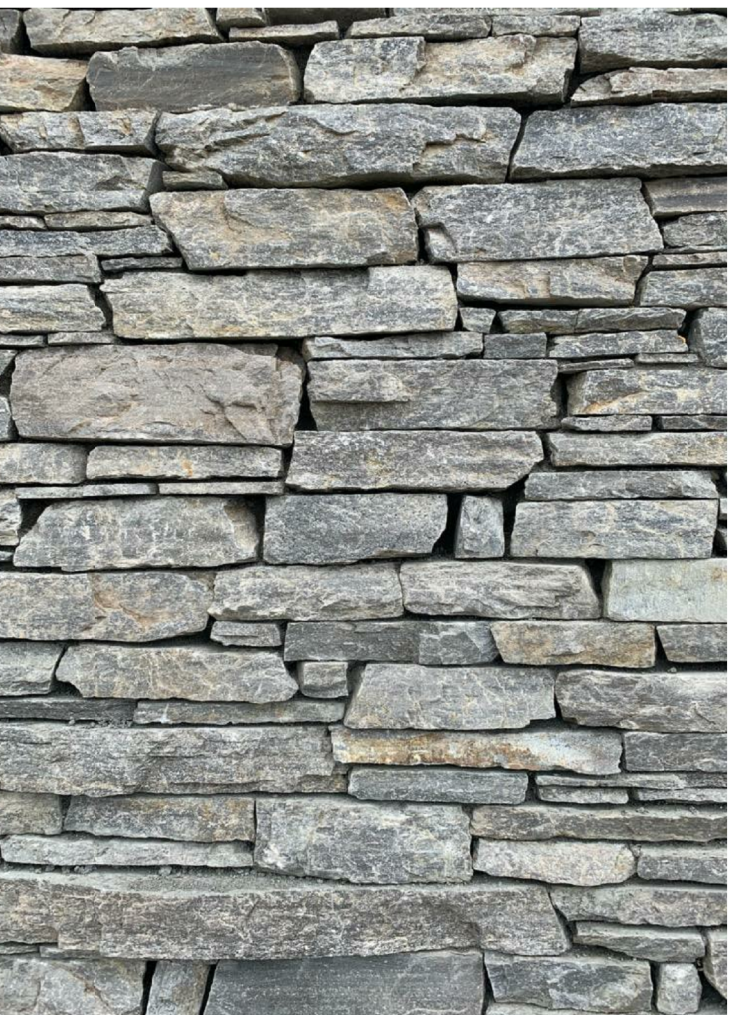


① Broadway West

③ SOUTHWEST



Stained Blue-Gray Wood
Horizontal Siding or
Artisan Lap by Hardi



Oakley Ledge stone

Stand Seam Mtl Roof



② ALLEY



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DRC
Submittal

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Construction

TEGELER INSURANCE OFFICE
375 West Broadway
3D VIEWS

Date 5 Dec 2019

VAR 5

Scale