Re-submittal Form

Case Name/ Number: VSP2023-00008

Case Manager: David DeBoskey

Re-submitted Items:

☒ Development Plan/ Site Plan  
☐ Plat  
☐ Parking/ Landscape Plan  
☐ Engineering Documents  
☐ Subdivision Improvements Agreement (Microsoft Word version)  
☐ Other: 

* All re-submittals must have this cover sheet and a cover letter addressing review comments.

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering (Planner) Right of Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination
SITE PLAN

SEPTIC FIELD
30 x 100

HOME
52 x 100

GARAGE
32 x 40

GARAGE 2
24 x 32

HOME: 52 x 100 = 5200
GARAGE 1: 32 x 40 = 1280
GARAGE 2: 24 x 32 = 768
WELL HOUSE: 7 x 7 = 49

Total Buildings = 7297
Total land = 38611.58
Building % = 18.90%

Scale: 1 square = 10 x 10 ft²

* Positions of buildings are approximate

* SEPTIC FIELD SIZE WILL BE FINALIZED AFTER REVIEW

* EASEMENTS ARE FOLLOWED

14647 E 134TH PL
BRIGHTON CO 80601

VISWA PEESAPATI June 1st, 2023
Project Number: VSP 2023-00008
Project Name: Peesapati-Muppala Lot Coverage Variance

From:
Viswa Peesapati & Ramaleela Muppala
5166 E 116th PL THORNTON CO 80233

Dated: 5/30/2023
Subject:
- Variance requesting for Site Address: 14647 E 134th PL BRIGHTON CO 80601
- Parcel Number: 015 693 000 500 04
- Responses to the comments received through the mail
- Responses for the comments and suggestions from the meeting held on 5/24/2023.

Good morning. THANK YOU to all the team members, including David DeBoskey, Steve Krawczyk, and David Dittmer for taking time to meet with my wife and me over Zoom call on 5/24/2023 to go over my request for variance. We value your time, and suggestions.

I have revised the plan, and attached the revised document. After taking suggestions, I have tried my best to reduce the footprint to a lower number. At present, the total square footage of the buildings (including home, Garages and a well house) is 7,297 square feet. Total lot area is 38611.58 square feet. Based on these numbers, the ratio is coming to 18.90%.

Please note that I am requesting an exception only for the size of the buildings. I will abide by all rules and regulations.

Here are my responses to the comments that I received from the county through the mail, as well as during the meeting with the County officials (listed above) on 5/24/2023.

1. **PLN03**: I have revised the plan, and attached the revised document. With the revised numbers the size is 7,297 square feet.

2. **PLN04**: This is a single family home. It is not a duplex home. I do not have any intentions to lease rent any part of the home. It will be kept as a single family home.

3. **PLN05**: This is a home with a single floor, ranch style with no basement, no second floor. While I understand it may have larger coverage, I have an exceptional situation that constrained me to keep it as a single floor. I am going to explain my unique situation in the later section.

4. **PLN06**: I am submitting a revised site plan that are proportionate to real distances. I drew the diagram on a graph paper that may give better visualization and understanding.

5. **ENV1**: I did not take my plan to a designer or engineer. So, at this time I do not know the actual size and location of the Wastewater Treatment System or the water well. I have drawn my proposed plan and attached the diagram. This diagram helps to approximately know the location
and the size. They do not represent the actual numbers. I will ensure to follow the size of the septic system, every single requirement, setback distances as required by the rules.

6. **ENV2:** I will also follow all the regulations and requirements of ACHD for septic inspection from planning to installation and certification.

7. **ENV3:** I will ensure to follow proper wastewater management that promotes effective and responsible water use, and to protect potable water from contaminants. I will ensure proper distance required between Septic system and the water well. I will apply for necessary permits, and approvals, inspections, and will use them only after proper certification from the authorities.

8. **ENG1:** No flood plain use permit will be required, based on the comments. No action is needed.

9. **ENG2:** No Storm water Quality Permit is required. I understood that as the Applicant I have the responsibility for installation, maintenance of Erosion and Sediment Control BMPs. I take the responsibility to adhere to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

10. **ENG3:** Since I did not involve an Engineer, at this time, I do not know if I may have to import any soil or not. I understand if the construction requires any import of soil, additional permitting is required. I also understand that clean and inert soil is imported, no matter what amount is that.

11. **ENG4:** I understand the certificate of occupancy is issued only after culvert has been installed, inspected, and approved. I also understand the drive way throat width, and drive way thickness requirements, and time limitations after the access permit issuance. I will ensure to follow required rules by the specified authorities.

12. **ENG5:** I understand I am responsible to build the access drive in accordance to the fire district standards, International building code standards, and responsible for maintaining the access drive.

13. **ENG6:** I understand that depending on the plans, if the proposal is to have more than 3,000 square feet of impervious area on the whole project site, I am required follow proper drainage plans, and get that approved according to Chapter 9 of the Adams County Development Revie manual, and completed by a Registered professional engineer and get them reviewed and approved. At this time, I do not have the drainage plans yet. However once the plans are ready, I will make sure to submit, get the review, and approvals.

14. **ROW1:** I will ensure at least 5 feet easement along western and northern lot lines. Please see the attached diagram for my current proposals.

15. **ROW2:** I have provided better labeling in the revised plan. What I am requesting is a variance for the size of the building.

16. **ROW3:** I have removed the wording of “at least 10”, and provided specific numbers.

17. **ROW4:** I have provided the location of the leach field and ensure to maintain proper offset (required distance between leach field and other structures home/garage). Since I have not taken
the my hand written plan to an Architect/Engineer I do not know those numbers. I will ensure to follow those offset limits.

18. **ROWS**: The variance is requested for the size of the building. I have shown the locations in the revised diagram.

**My unique situation:**
As mentioned in my previous document, I am in a unique situation with a daughter who is 10 years old. She is 100% disabled with a full life expectancy.

She cannot perform any activities intentionally on her own, such as walking, taking, eating, sitting, standing, using toilet, moving her hands/legs or even rolling in the bed. She cannot hold anything. She cannot express what she needs or wants. On a very frequent basis, she keeps her head to one side, and sticks there, and cannot move her head straight. Someone has to forcefully move her head straight. She can only see and hear. She cries when she is pain and smiles when she is happy.

She has a brain injury at birth and diagnosed with severe Hypoxic Ischemic Encephalopathy (HIE). She has lot of physical and neurological medical conditions. She has a history of seizure episodes, where she goes to an unconscious state. She has very high tone. She has a G-tube through which she is fed. She receives multiple therapies including physical therapy, occupational therapy, and many others. She needs help with suctioning her throat, mouth and nose on a frequent basis. She stops breathing when she has high tone, and chokes. There is a need of two adults whenever she needs to be lifted from one place to another or even when she has high tone. Based on her need, a second person must be available immediately to help her. Basically she needs someone else doing everything for her 24 hours a day.

In order to maintain her physical condition so that it does not further deteriorate, she undergoes daily physical therapy receives multiple physical exercises on a daily basis all seasons. It requires her walking and doing other exercise using many equipment. This equipment is large and require lot of room to move and to store. She needs lot of room for practice. At home, she has a nurse on a daily basis to help her. She also goes to school along with her nurse. At school, the nurse along with, special education teachers, and the para-medical staff help her to do her daily special activities. Both my wife and I are Certified Nurse Aides (CNA) and we take care of her whenever there is no nurse and night times. Since she needs someone to take care of her all the times, keeping her condition in mind, we need a single level home that can accommodate the family along with a take-carer.

That is why I am requesting a variance and I would like you to consider this as an exceptional situation and grant permission. I will be happy to bring any medical records or a medical professional from Children’s hospital into the discussions that may help you make a decision.

Thank you for your time, support and consideration.

[Signature]
Dated: June 1, 2023
# Case Information

<table>
<thead>
<tr>
<th>Case Name</th>
<th>Peesapat-Muppala Lot Coverage Variance</th>
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<tbody>
<tr>
<td>Received</td>
<td>04/12/2023</td>
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<tr>
<td>Location</td>
<td>14647 E 134TH PL</td>
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<tr>
<td>Parcel(s)</td>
<td>0156930005004</td>
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<tr>
<td>Description</td>
<td>Variance to allow a 20.9% lot coverage in the Agricultural-1 zone district where a minimum of 7.5% is required.</td>
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## BOA DATES

| Received          | 04/12/2023 |
| Referral Date     | 4/28/2023  |

## CASE ASSIGNMENT

| Case Manager      | David DeBoskey                   |
| Admin Tech        | Rayleen Swarts                   |
| Assigned Date     | 04/13/2023                       |
| Primary Engineer  | SKRAWCZYK                       |
| Review Due Date   | 5/17/2023                        |
| Coordination Due Date | 5/19/2023                 |
| New BOA WF        | Yes                              |

## EXTERNAL AGENCY REVIEWS

- CDOT Review: No
- Division of Water Resources Review: No
- Geological Survey Review: No
- Soil Conservation Review: No
- Xcel Energy Review: No
- Adams County Fire Review: No
- Brighton Fire Review: No
- Strasburg Fire Review: No
- North Metro Fire Review: No
- Division of Parks and Wildlife Review: No
- CDPHE Review: No

## VARIANCE SPECIAL USE

<table>
<thead>
<tr>
<th>Type of Permit</th>
<th>Variance</th>
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<tbody>
<tr>
<td>Existing Zoning</td>
<td>A-1</td>
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<tr>
<td>Existing Land Use</td>
<td>Vacant</td>
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<td>Proposed Use</td>
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<td>Additional Requests</td>
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<td>Area Acres</td>
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<td>Area Sq Ft</td>
<td>38611.58</td>
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<tr>
<td>Pre Application Meeting</td>
<td>No</td>
</tr>
</tbody>
</table>

## Workflow Information

Page 1 of 4
Task Name | Task Status | Date
--- | --- | ---
External and Agency Referrals | Complete | 04/27/2023

Neighborhood Services Review | Complete | 05/01/2023
There are no OPEN violations at this location at this time. NO COMMENT

Development Engineering Review | Complete | 05/18/2023
ENG1: According to the Federal Emergency Management Agency’s January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0765H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.
ENG2: Property is not in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre. No Stormwater Quality (SWQ) Permit will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.
ENG3: If applicant proposes to import soil to this site, additional permitting is required. Per section 4-05-02-07, of the Adams County Development Standards and Regulations, a Temporary or Conditional Use Permit is required to ensure that only clean, inert soil is imported into any site within Un-incorporated Adams County. This regulation applies to ANY amount of soil imported to a site.
ENG4: Access permit required. No Certificate of Occupancy on building until access permit has been issued and culvert has been installed, inspected, and approved. Driveway throat width for single access cannot exceed 30-ft without Adams County (ADCO) approval. Driveway must be paved with a minimum of 4” of asphalt or concrete within the County Right-of-Way. Access must be permitted, inspected and approved by ADCO prior to C.O. on building. Applicant must call for inspection of access within 6 months of the access permit issuance.
ENG5. The applicant should be aware that when he applies for building permit, he will be responsible to build the access drive for the property in accordance to the fire district standards/ International Building code standards and he will be responsible for maintaining the access drive.
ENG6: if the applicant is proposing to install over 3,000 square feet of impervious area on the whole project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Please address the following comments with the next submittal:
   a. Information on how the runoff will be directed to safe outfall or drainageway.
   Application Intake | Incomplete | 04/13/2023
   WAITING FOR PAYMENT OF FEES - ALL DOCUMENTS ARE COMPLETE
   Plan Coordination | Resubmittal Required | 05/19/2023
   External and Agency Referrals | Build Referral List | 04/19/2023
   External and Agency Referrals | Build Referral List | 04/19/2023
   External and Agency Referrals | Build Referral List | 04/19/2023
   Application Intake | Incomplete | 04/12/2023
   WAITING ON COMPLETED SITE PLAN
   Application Intake | Complete | 04/13/2023
   Planner Review | Resubmittal Required | 05/19/2023
Request: Applicant wants to exceed maximum structure coverage of 7.5% to 20.9% in order to build a single-family ranch home.

NO ACTION REQUIRED:
PLN01: Minimum lot size for A-1 is 2.5 acres. Subject site is 0.88 acres in size.

PLN02: Applicant wants to build a single-family home and accessory structures which at most would total to 8,600 (project description plan, but the site plan say 8095) sq ft.

ACTION REQUIRED:
PLN03: Please clarify what the size of the proposed building would be: 8600 or 8095 sq ft? This needs to be clear and definite.

PLN04: Some public comment have commented opposition because the site plan indicates to them that the application is to allow a duplex on the property. I suggest clarifying your intentions to keep this home single-family.

One way to do that is to simplify the site plan, just show a basic structure removing the internal structure design. The unique family circumstances can be discussed at the hearing. This will also help your messaging.

PLN05: Staff is curious if you would be willing to modify the requested percentage of lot coverage. You could still have the same size home but could have a different site design. We are concerned this amount of lot coverage would be much larger than the rest of the neighborhood, and would be out of character. We do not design developments, but could the accessory structures be smaller? Could someone, who is able to, live on a second floor or basement? We can discuss this at the meeting.

PLN06: The site plan does not look proportionate to real distances. Please submit a new site plan that shows more representative distances as this structure is very large, based on the basic numbers of that structure and other structures, but it doesn't look that way.

Building Safety Review No Comment 05/19/2023
Comments will be made at time of building permit.
Addressing Review No Comment 05/03/2023

Environmental Analyst Review Complete 05/18/2023
The following comments apply to water well and septic systems:

ENV1. An updated site plan demonstrating actual size and locations of all On-Site Wastewater Treatment System (OWTS) components, existing water well, linear distances between system components and site features (e.g., buildings, property lines, etc.), and setback distances will be required.

ENV2. ACHD regulates OWTS, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put into use. The regulation, including setback requirements, can be found at https://adamscountyhealthdepartment.org/septic-system-and-use-permits

ENV3. OWTS – New or Expanded
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.
ACHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected, and operated in accordance with ACHD’s current OWTS Regulation. Based on the applicant’s description, a permit for the installation and final approval of new or expanded OWTS would be required. Septic system applications can be mailed or dropped off at the S. Platte Crossing office or emailed to EHWaterProgram@adcogov.org.

Plan Distribution Complete 04/14/2023

Parks Review No Comment 04/14/2023
CDOT Review No Comment 05/19/2023
Closed via script due to Plan Coordination result
Adams County Health Department Review No Comment 05/19/2023
Closed via script due to Plan Coordination result
ROW Review Complete 05/03/2023

ROW1: There is a 5’ wide easement along the western and northern lot lines that cannot be encroached upon. Provided site plan does not show any encroachment issues.

ROW2: Site Plan needs to have labels for existing and proposed structures in order to understand what is being applied for.

ROW3: Site plan shows SFD to be "at least 10'" from the western property line, but the shed/garage also has this same statement. This setback will not work as shown.

ROW4: The location and limits of the installed leach field must be delineated with offsets to structures and property lines.

ROW5: Site plan does not indicate the location of the variance requested.