



Request for Comments

Case Name: Boese Barn Setback Variance

Case Number: VSP2024-00021

May 23, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow an accessory structure within 32 feet of a front property line, where a minimum setback of 100 feet is required within the Agricultural-1 zone district.** This request is located at 1572 W 152nd Ave. The Assessor's Parcel Number is 0157316004054.

Owner Information: BOESE JEFF AND
BOESE ANGELA
1572 W 152ND AVE
BROOMFIELD, CO 800236362

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **June 20th** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DaWright@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

David Wright
Planner I

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2





Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Boese Barn Setback Variance

VSP2024-00021



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 3)
- Written Narrative
- Site Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback: ✓	1
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from Adams County Standards and Regulations)
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

OUTBUILDING BEING 100 FEET BACK FROM NORTH PROPERTY LINE OFF OF 152ND AVE. WE WOULD LIKE TO REQUEST VARIANCE OF 32 FEET.

- Why are you unable to meet this standard?

WE CURRENTLY HAVE GRAVEL DRIVE TO CONCRETE DRIVEWAY WITH A GRAVEL PULLOUT EAST OF DRIVEWAY. WE ARE PLANNING ON STORING OUR CAMPER & BOAT IN THE OUTBUILDING. IN ORDER FOR IT TO BE 100 FEET BACK IT WOULD REQUIRE A LOT MORE GRAVEL & DIRT WORK ALONG WITH ALMOST A S SHAPED TURN TO PULL IN THE OUTBUILDING. ALSO OUR SEPTIC TANK IS ON THE SOUTH EAST SIDE OF THE PROPERTY. AT A 32 FOOT SET BACK THE CURRENT TANK WOULD BE 75 FEET FROM PROPOSED LOCATION. WHEN WE HAD OUR SEPTIC TANK PUMPED LAST YEAR, WE WERE TOLD THAT WE WOULD NEED TO REPLACE WITHIN 2-3 YEARS BECAUSE IT IS ALMOST FULL. THAT WOULD ALLOW SEPTIC TO BE REPLACED ABOVE CURRENT TANK ON OUR PROPERTY TOWARD THE NORTH. AT 32 FOOT SETBACK THE CURRENT PULLOUT WOULD JUST BE EXTENDED EAST 38 FEET FOR EASE OF PARKING INTO GARAGE. WOULD BE 75 FEET TOTAL BACK FROM 152ND AVE.



38'

GRAVEL DRIVE

27' WIDE GRAVEL

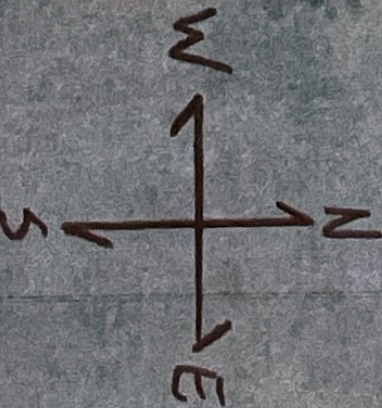
PROPOSED LOCATION OF OUTBUILDING

70'

45' FROM NEIGHBOR

32' FROM PROPERTY LINE

75' FROM SEPTIC



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The amount of taxes due on this page are based on last year's property value assessments.

The actual value is the value before the adjustment and the assessed value is based off the new adjusted value.


Per SB22-238 and SB23-001 the value may be reduced by \$55,000.00 for residential and \$30,000 for commercial. Click [here](#) for further information.

For current year values and for a full breakdown of the values visit the [Adams County Assessor's site](#).

Summary

Account Id R0014613
 Parcel Number 0157316004054
 Owners BOESE JEFF AND
 Address 1572 W 152ND AVE
 BROOMFIELD, CO 80023-6362
 Situs Address 1572 W 152ND AVE
 Legal SUB:MEACHAM SUBD LOT:1

Inquiry

As Of 

Payment Type First
 Second

Taxes Due \$4,607.88
 Total Due \$4,607.88

Value

Area Id	Mill Levy	
135 - 135	107.8750000	
	Actual	Assessed
RES IMPRV LAND - 1112	257,000	16,510
SINGLE FAMILY RES - 1212	1,073,000	68,920
Total Value	1,330,000	85,430
Taxes		\$9,215.76