



Request for Comments

Case Name: Elmwood Baptist Church Sign Height Variance

Case Number: VSP2024-00038

September 3, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a freestanding sign to be 18 feet in height, where a maximum height of 12 feet is required within the Agricultural-2 zone district. The site is affected by the Natural Resources Conservation Overlay.** This request is located at 13100 E 144TH AVE. The Assessor's Parcel Number is 0157124003001.

Owner Information: ELMWOOD BAPTIST CHURCH OF
BRIGHTON
13100 E 144TH AVE
BRIGHTON, CO 80601

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 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 BMarin@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.

Brayan Marin
Planner III

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



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:	
Height: <i>Additional overall height, 18'</i>	
Lot Coverage:	
Other:	

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

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



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:	
Height: <i>Additional overall height, 18'</i>	
Lot Coverage:	
Other:	

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

Elmwood Baptist Church Variance
13100 East 144th Ave., Brighton, CO, 80601

Narrative:

Elmwood Baptist Church, a pillar of the Adams County Community for over 52 years, is seeking a variance as it relates to sign height allowance on their property. The property has been identified as within a floodplain creating a disadvantage as it relates to height allowances. The property's grade sits below the highway and therefore all buildings and ancillary items on the property will forever sit below the average grade for the area.

Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met?

- Section 4-17-06-06 Standards for Zone Districts
- Subsection 4-17-06-06-01 Freestanding Signs

The current sign allowance for the property is a maximum height of 12' overall from grade to the top of the sign.

Due to the 6' drop in property grade from the highway, Elmwood is seeking approval to erect a sign that will be 18' from their floodplain grade but if measured from the highway grade, the proposed sign would still be compliant with a 12' overall height.

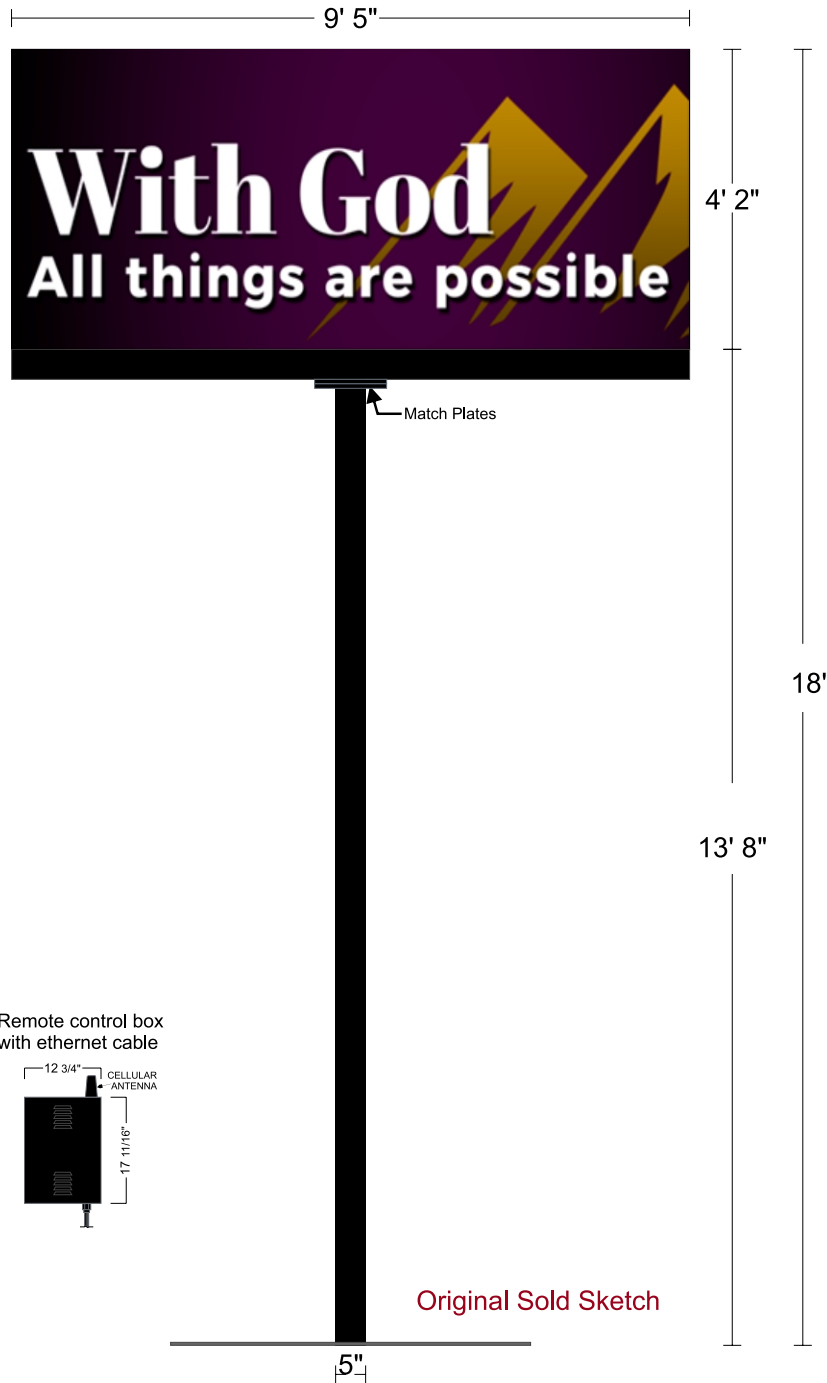
**The planner of the day encouraged a variance after reviewing the project scope and property specifics saying this meets the criteria for potential approval. Planner of the day also said LED for this location is allowed and that only the height is what our request would be for.*

Why are you unable to meet this standard? (Hardship)

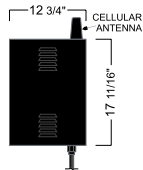
The property address is 13100 East 144th Avenue as it states on the legal deed but, the main exposure to the property comes from traffic passing along Highway 50. To capture the audience on the Highway just like the Adams County Parks and Rec sign, the sign location proposed would be perpendicular to this artery which sits at a higher elevation than the property due to floodplain.



*See warranty for details



Remote control box with ethernet cable



Original Sold Sketch



1-800-237-3928 stewartsigns.com

Atlas 6.67mm 192x432

Sk: 1036027-4b Cust: 1106072
 4/5/2024 CW/aHall SOLD
 Scale: 3/8"=1' Support Color: Black

Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



150
25

THIS DEED Made this 12th day of JUNE,
19 72, between JOHN C. WARNER
of the
County of Weld and State of Colo-
rado, of the first part, and
ELMWOOD BAPTIST CHURCH OF BRIGHTON, COLORADO
a corporation organized and
existing under and by virtue of the laws of the State of Colorado,
of the second part:

RECORDER'S STAMP
JUN 21 11 26 AM '72
WILLIAM SKOKL
COUNTY RECORDER
ADAMS COUNTY, COLO.
984088

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Forty-Two Thousand Seven Hundred Ninety-Four and 40/100 DOLLARS to the said part Y of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he S granted, bargained, sold and conveyed, and by these presents DOES grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Adams and State of Colorado, to wit:

That part of the NE $\frac{1}{4}$ of Section 24, Township 1 South, Range 67 West of the 6th P.M., Adams County, Colorado, described as: Beginning at the NE $\frac{1}{4}$ corner said Section 24; thence S00 $^{\circ}$ 19'55"E on an assumed bearing along the West line said NE $\frac{1}{4}$ a distance of 30.00 feet; thence N89 $^{\circ}$ 46'19"E parallel with the North line said NE $\frac{1}{4}$ a distance of 298.64 feet more or less to the centerline of Third Creek, said centerline being the true point of beginning; thence along said centerline as follows: S33 $^{\circ}$ 18'06"E, 880.35 feet; S60 $^{\circ}$ 10'00"E, 199.99 feet to a point on the Westerly R.O.W. line of U.S. Highway No. 85; thence along said Westerly R.O.W. line as follows: N23 $^{\circ}$ 38'48"E, 786.87 feet; N00 $^{\circ}$ 56'04"E, 118.72 feet to a point 30.00 feet South of the North line said NE $\frac{1}{4}$; thence S89 $^{\circ}$ 46'19"W parallel with said North line a distance of 973.86 feet to the true point of beginning, Reserving unto Grantor 1/2 of all oil, gas and mineral interests which he may own; Adams County of Adams, State of Colorado

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said part Y of the first part, for himself his heirs, executors, and administrators, do AS covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he IS good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. Except easements, restrictions, reservations and rights-of-way of record, if any, and 1972 taxes,

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part Y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of
Date 6-21-72
John C. Warner (S) (S) (S)
State Doc. Fee

STATE OF COLORADO,
County of Adams
The foregoing instrument was acknowledged before me this 12th day of JUNE,
19 72 by JOHN C. WARNER
My commission expires July 14, 1975
WITNESS my hand and official seal
[Signature]
Notary Public

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

ELMWOOD BAPTIST CHURCH OF BRIGHTON, COLORADO

is a

Nonprofit Corporation

formed or registered on 05/08/1958 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871150812 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/19/2024 that have been posted, and by documents delivered to this office electronically through 04/23/2024 @ 08:03:02 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/23/2024 @ 08:03:02 in accordance with applicable law. This certificate is assigned Confirmation Number 15967970 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

INFORMATION

ADAMS COUNTY ZONING: A-2

SCOPE

Add new pre-fabricated accessory building to existing site.

PROJECT DIRECTORY

OWNERS: Elmwood Baptist Church

DESIGNER/ Jeffrey C. Chacon, P.E.
 STRUCTURAL Structural Design Collaborative, LLC
 ENGINEER: (303) 520-6878
 sdccolorado@gmail.com

LEGAL DESCRIPTION

SUB:ELMWOOD BAPTIST CHURCH
 SUBD BLK:1
 PARCEL 0157124003001

SHEET INDEX

SP1 TITLE SHEET/SITE PLAN

- A1 FLOOR PLAN/ROOF PLAN
- A2 REFLECTED CEILING PLAN
- A3 ELEVATIONS
- A4 SECTIONS
- A5 EGRESS PLAN
- A6 DETAILS
- A7 DETAILS
- S1 FRAMING DETAILS ▲
- S2 FRAMING PLAN
- S3 FOUNDATION PLAN AND DETAILS

CODE DATA

EXISTING BUILDINGS: OCCUPANCY CLASSIFICATION: A-3 (IBC 305.1.1)
 CONSTRUCTION TYPE: V-B NS
 NEW BUILDING: OCCUPANCY CLASSIFICATION: E
 CONSTRUCTION TYPE: II-B NS

	ALLOWABLE:	ACTUAL:
HEIGHT	35'-0"	26'-8"
AREA	14,500 sf	6,472.6 sf

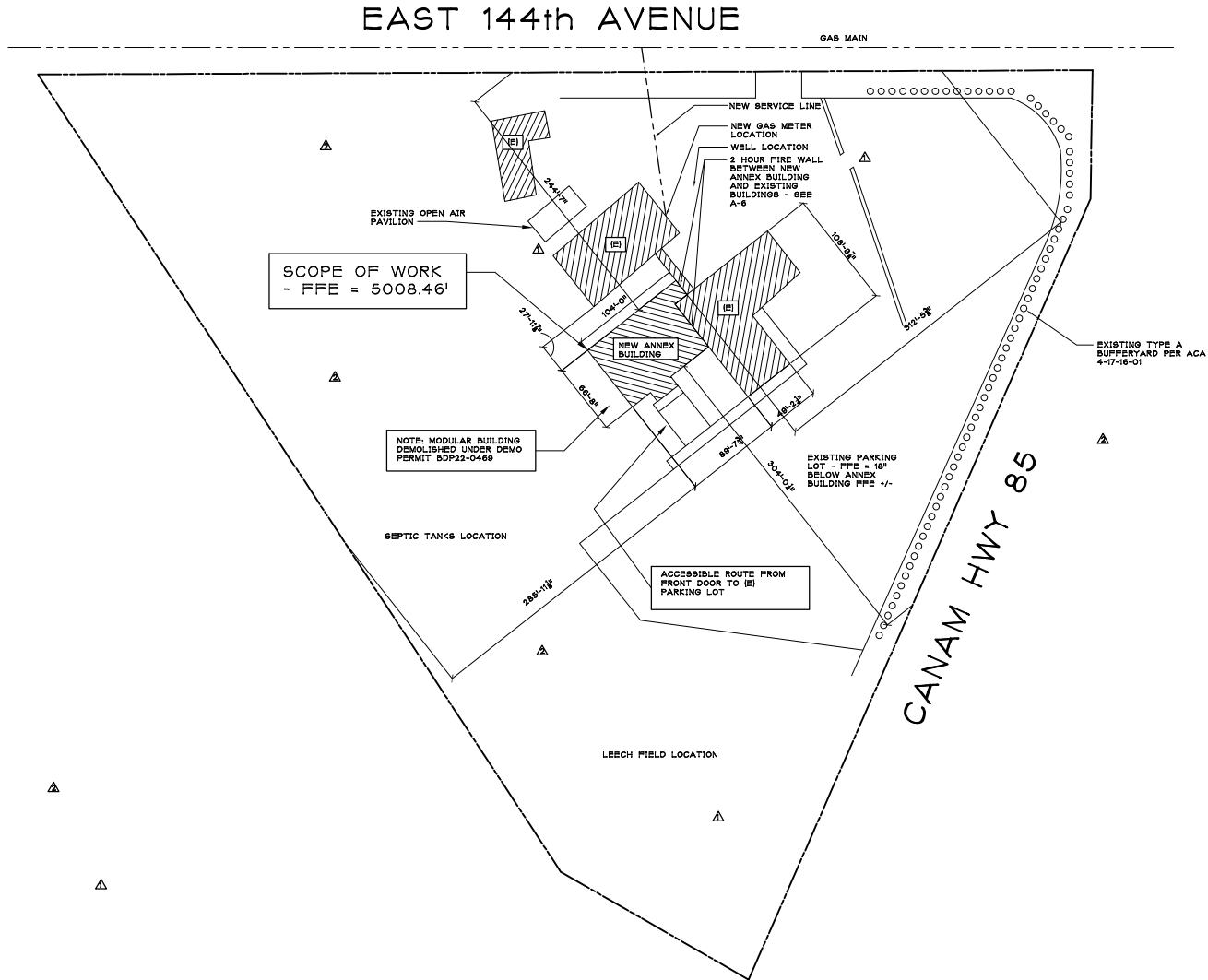
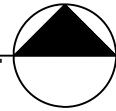
SEPARATION: 2 HOURS BETWEEN NEW BUILDING AND EXISTING BUILDING
 OCCUPANCY LOAD CALCULATIONS:
 CLASSROOMS: 2410 sf/20 NET = 122
 BOOKSTORE: 350 sf/60 GROSS = 6

TOTAL OCCUPANTS = 128
 WC/LAV REQUIRED = 128/5=2.6
 = 3 WC/LAV EACH FOR M & F
 PROVIDED: 8 LAV TOTAL
 7 WC + 2 URINAL

SITE PLAN

(E) = EXISTING BUILDINGS

"# = 50'-0"



Elmwood Baptist Aux Building



Structural Design Collaborative LLC

(303) 480-9501
 (303) 480-9174 F
 3350 Osceola St.
 Suite 300
 Denver, Colorado
 80212
 structural@earthlink.net

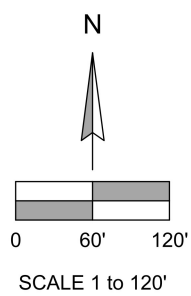
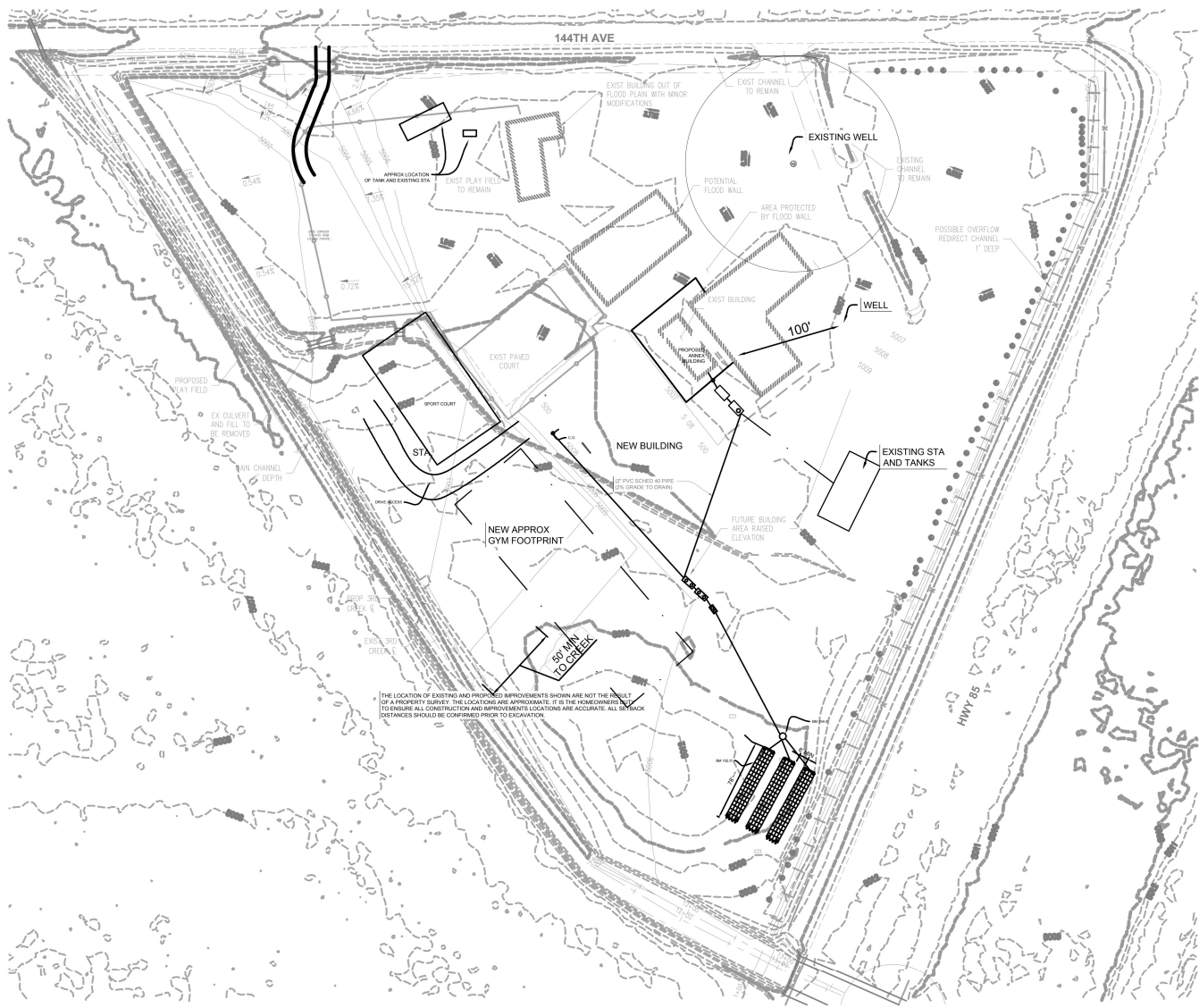
Elmwood Baptist Aux Building
 13100 East 144th Avenue
 Adams County, CO

JOB: #21-008
 DRAWN BY: JCC
 CHECKED BY: JCC

SEAL

Revision Record:	
No	Date
▲	5.10.22
▲	6.7.22
▲	.
▲	.
▲	.

Date: April 5, 2021
 Sheet Title:
 Title/
 Site Plan
 Sheet No.:
SP-1
 Elmwood Baptist
 Aux Building



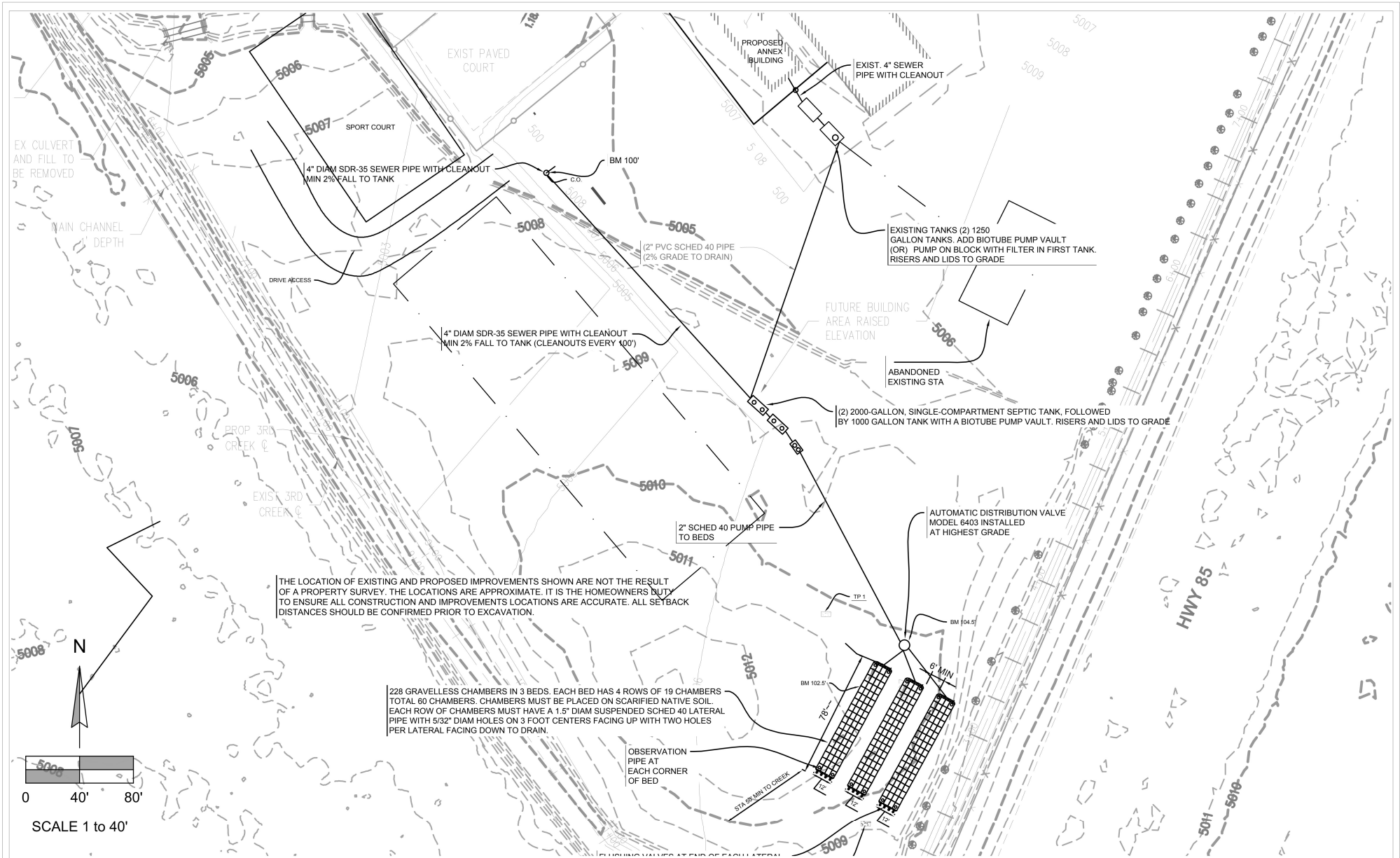
THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS SHOWN ARE NOT THE RESULT OF A PROPERTY SURVEY. THE LOCATIONS ARE APPROXIMATE. IT IS THE HOMEOWNER'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION AND IMPROVEMENTS LOCATIONS ARE ACCURATE. ALL SETBACK DISTANCES SHOULD BE CONFIRMED PRIOR TO EXCAVATION.



www.allserviceseptic.com
 Phone: 303.908.7823

13100 EAST 144TH AVENUE
 Elwood Baptist Church
 Adams County, Colorado
 981E

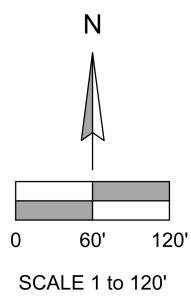
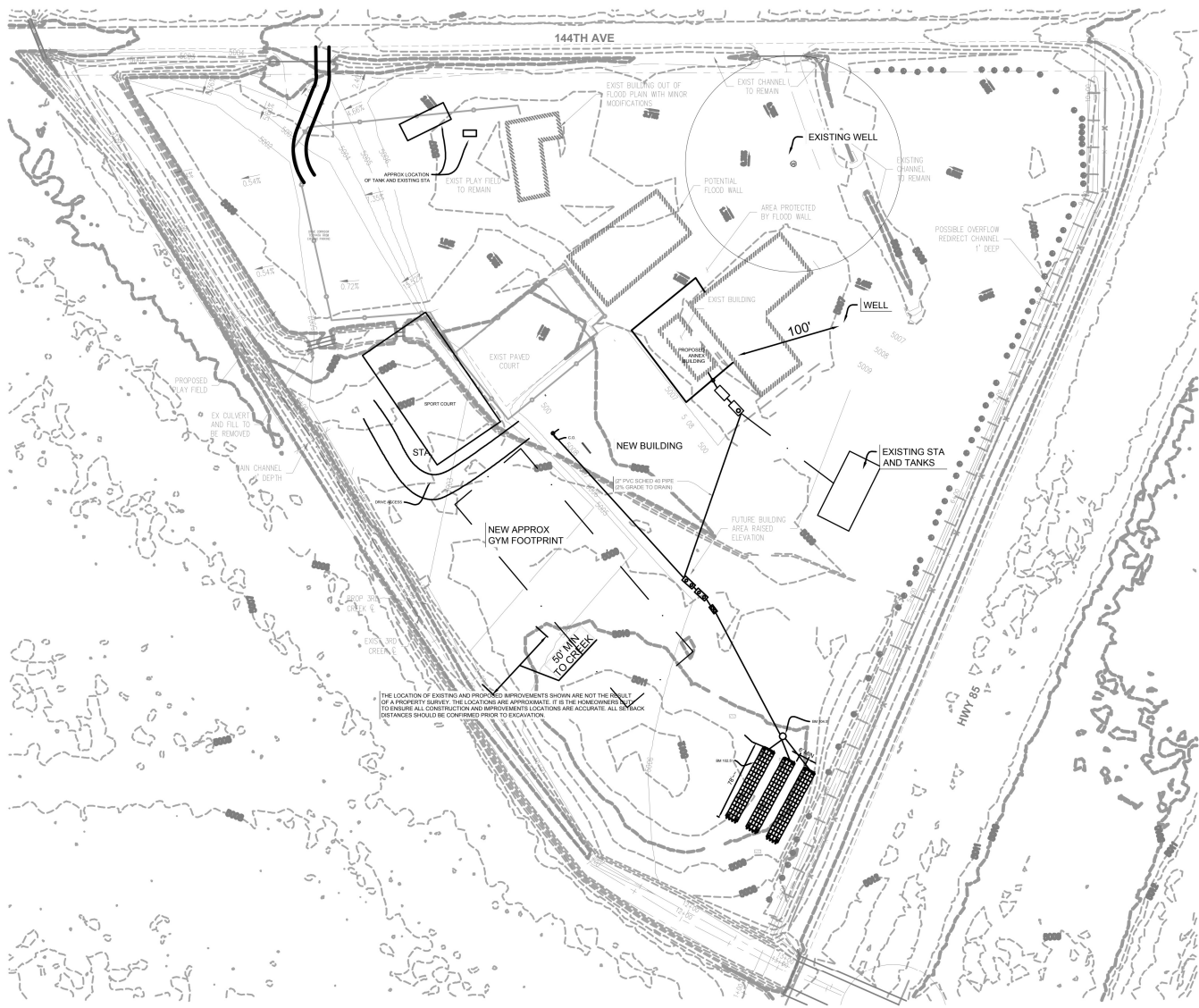
W1
 1 of 5



www.allserviceseptic.com
Phone: 303.908.7823

13100 EAST 144TH AVENUE
Elwood Baptist Church
Adams County, Colorado
981E

W2
2 of 5



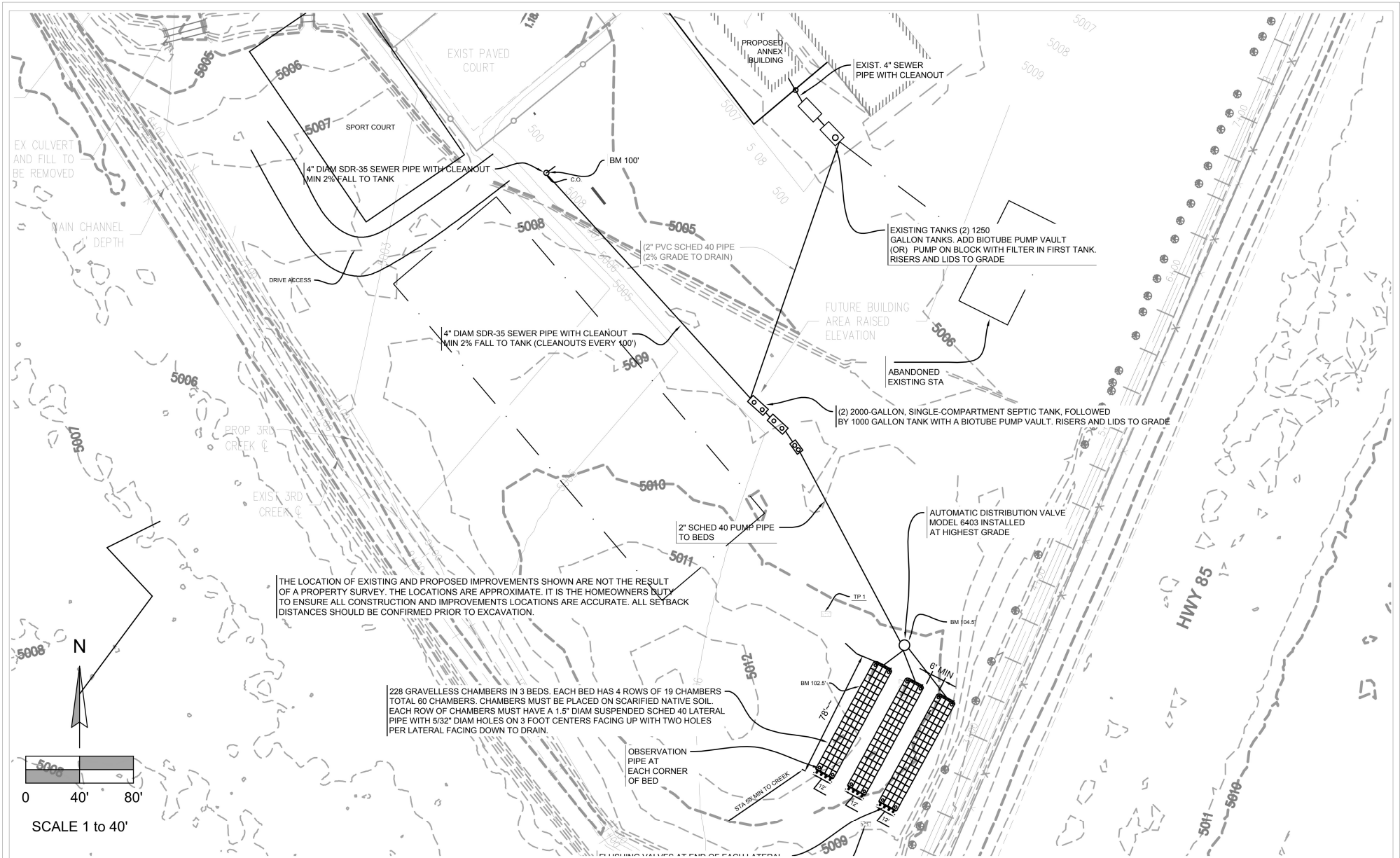
THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS SHOWN ARE NOT THE RESULT OF A PROPERTY SURVEY. THE LOCATIONS ARE APPROXIMATE. IT IS THE HOMEOWNER'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION AND IMPROVEMENTS LOCATIONS ARE ACCURATE. ALL SETBACK DISTANCES SHOULD BE CONFIRMED PRIOR TO EXCAVATION.



www.allserviceseptic.com
 Phone: 303.908.7823

13100 EAST 144TH AVENUE
 Elwood Baptist Church
 Adams County, Colorado
 981E

W1
 1 of 5



www.allserviceseptic.com
 Phone: 303.908.7823

13100 EAST 144TH AVENUE
 Elwood Baptist Church
 Adams County, Colorado
 981E

W2
 2 of 5