



Request for Comments

Case Name: Haddad Zuni Accessory Dwelling Variance Requests

Project Number: PRA2024-00006

October 23, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **1. Variance to allow an accessory structure to have a 40' front property line setback where 100' from the front property line is required; 2. Variance to allow an accessory structure to have a 49' front property line setback where 100' from the front property line is required; 3. Variance to allow for a 2,000 square feet Accessory Dwelling Unit (ADU) where the maximum area allowed is 1,500 square feet; 4. Variance to allow a detached ADU to be located in front of the front structure line of the primary dwelling where an ADU is required to be setback at least 10' to the rear of the front structure line. The site is designated with Agricultural-2 zoning.** This request is located at 14920 Zuni St. The Assessor's Parcel Number is 0157316202013.

Owner Information: Haddad Alex and
Haddad Faten
11102 Osage St.
Northglenn, CO 802346106

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 **November 13, 2024** 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 and notice of public hearing dates may be forwarded to you upon request. 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/current-land-use-cases.

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

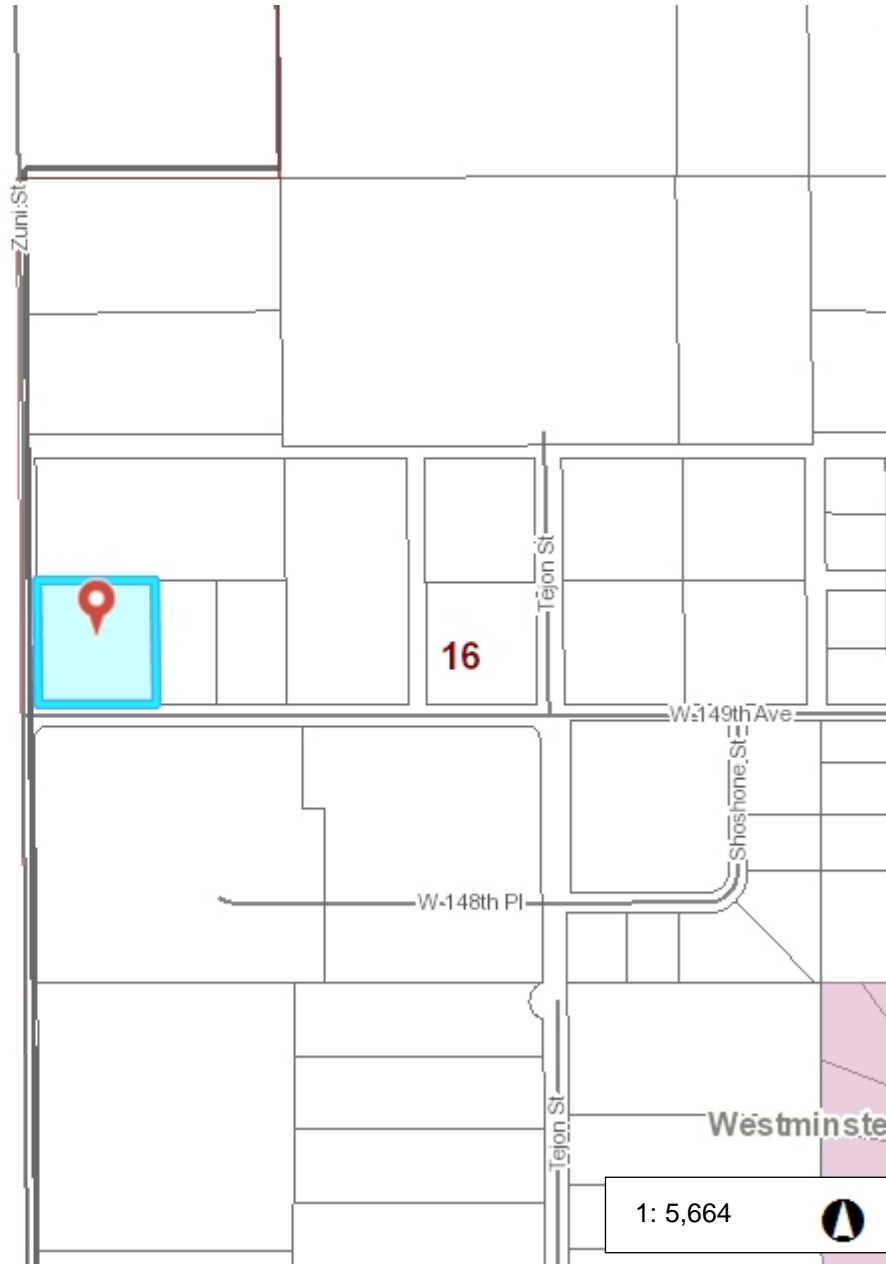
Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Lynn Baca
DISTRICT 5



Broomfield



Legend

- Address
- Streets
 - Streets
 - Ramp
- Section
- Cities
 - Arvada
 - Aurora
 - Bennett
 - Brighton
 - Commerce City
 - Federal Heights
 - Lochbuie
 - Northglenn
 - Thornton
 - Westminster
- Parcels
- County Boundary

1: 5,664

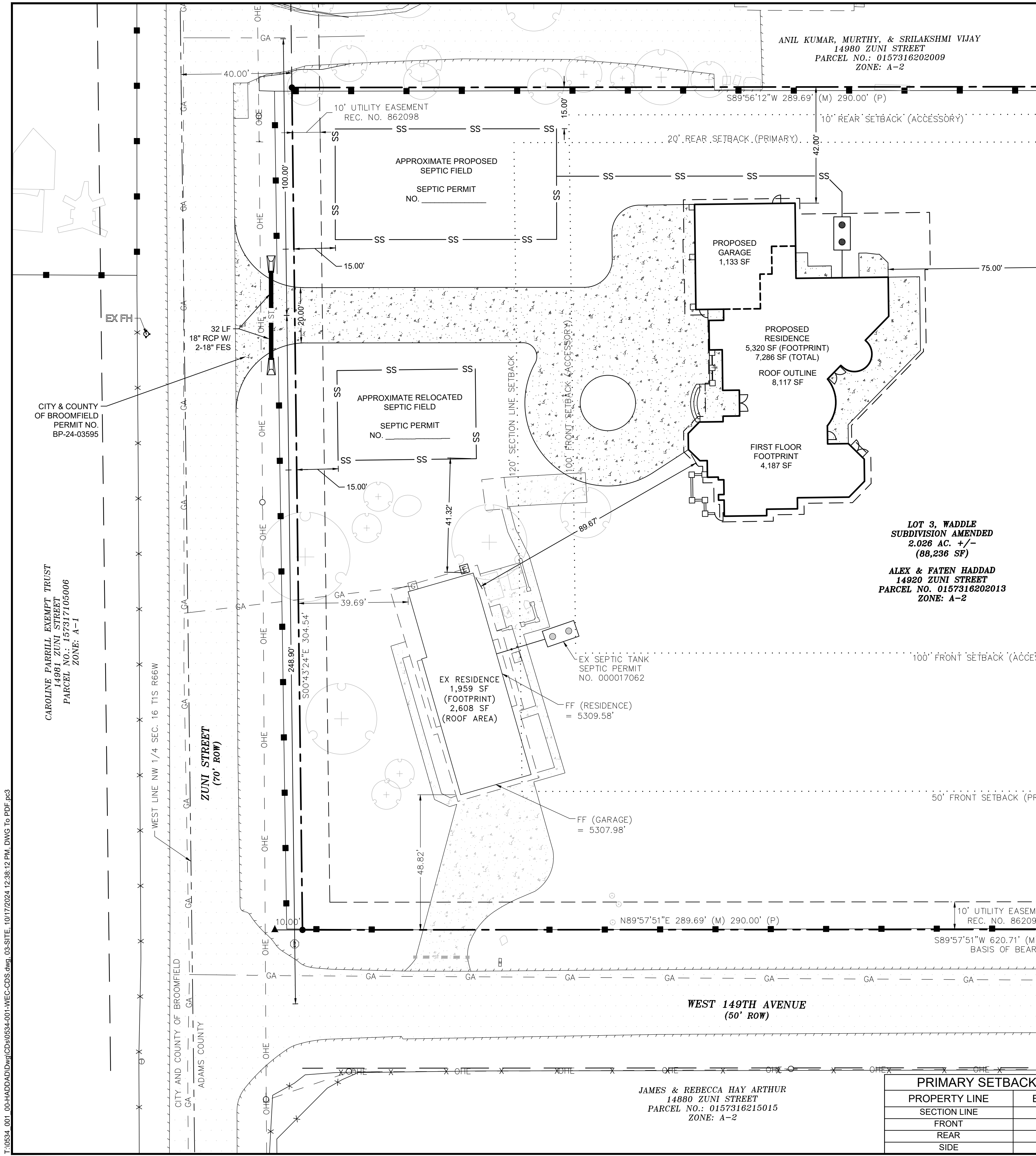
0.2 0 0.09 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

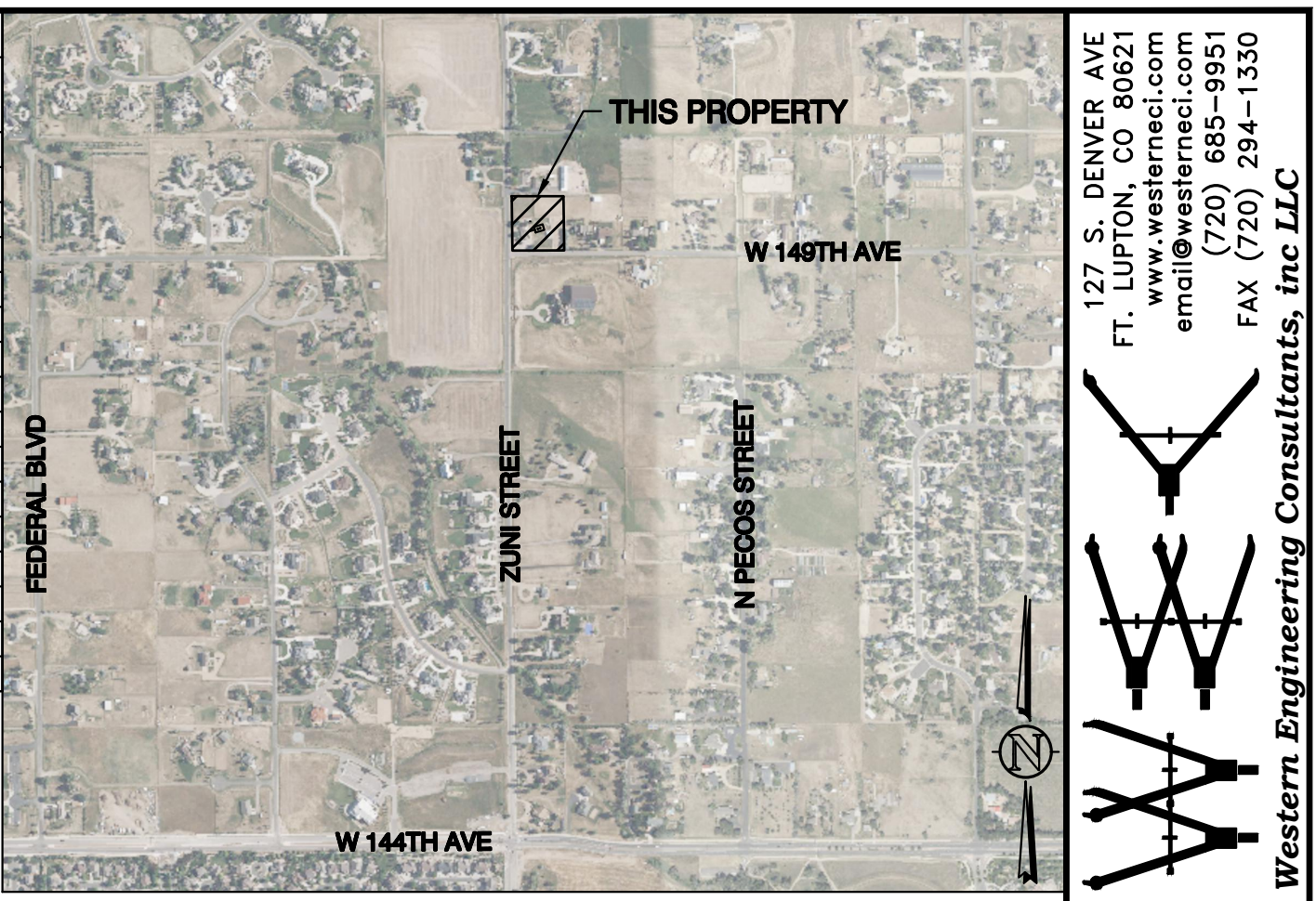
Notes

PRA2024-00006
Haddad Zuni Accessory Dwelling Variance Requests

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DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	88,236 SF	2.03	100 %	100 %
EXISTING BUILDINGS	3,701 SF	0.08	4.19 %	
EX BUILDING TO BE REMOVED	1,002 SF	0.02	1.14 %	
PROPOSED BUILDINGS	8,117 SF	0.19		9.20 %
TOTAL BUILDINGS	10,816 SF	0.25		12.26 %
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PROPOSED LANDSCAPE AREA	66,899 SF	1.54		75.82 %
LOT COVERAGE			7.47 %	24.18 %



SITE MAP
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION
SCALE 1" = 1,000'

LOT 3, WADDLE SUBDIVISION AMENDED
2.026 AC. +/- (88,236 SF)
ALEX & FATEN HADDAD
14920 ZUNI STREET
PARCEL NO.: 0157316202013
ZONE: A-2

LOT 4, WADDLE SUBDIVISION AMENDED
JAMSHI EBENEZER & HARSHA PILLI
2281 W 149TH AVENUE
PARCEL NO.: 0157316202012
ZONE: A-2

PRIMARY SETBACK DATA TABLE		ACCESSORY SETBACK DATA TABLE	
PROPERTY LINE	BUILDING SETBACK	PROPERTY LINE	BUILDING SETBACK
SECTION LINE	120.00'	SECTION LINE	120.00'
FRONT	50.00'	FRONT	100.00'
REAR	20.00'	REAR	10.00'
SIDE	10.00'	SIDE	10.00'

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR THE HADDAD RESIDENCE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY R.W. BAYER & ASSOCIATES, INC. ON SEPTEMBER 05, 2024 & AERIAL DRONE SURVEY BY WEC, DATED JULY 30, 2024 (HORIZONTAL & VERTICAL CONTROL PROVIDED BY R.W. BAYER & ASSOCIATES, INC.).

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

<ul style="list-style-type: none"> WATER METER FIRE HYDRANT MANHOLE UTILITY POLE TRANSFORMER ELECTRIC METER GAS METER TELECOM PEDESTAL EX TREES / SHRUBS 	<ul style="list-style-type: none"> FOUND 1/2" REBAR FOUND 1-1/2" ALUMINUM CAP PLS 16406 SET 5/8" REBAR & 1-1/4" YELLOW CAP - PLS 6973 SET 5/8" REBAR & 1-1/2" ALUMINUM CAP - PLS 6973
<ul style="list-style-type: none"> EXISTING GRAVEL EXISTING CONCRETE EXISTING ASPHALT 	<ul style="list-style-type: none"> PROPOSED GRAVEL PROPOSED CONCRETE PROPOSED ASPHALT

LINETYPE LEGEND

<ul style="list-style-type: none"> LOT / PROPERTY LINE RIGHT OF WAY LINE EASEMENT SETBACK SECTION LINE EXISTING BUILDING, CURB EDGE OF ASPHALT or GRAVEL RD WOOD OR METAL FENCE CHAINLINK FENCE WIRE FENCE POND WATER SURFACE SWALE EXISTING OVERHEAD ELEC EXISTING ELECTRICAL LINE EXISTING STORM LINE EXISTING SANITARY LINE EXISTING WATER LINE EXISTING GAS LINE EXISTING FIBER OPTIC LINE EXISTING TELEPHONE LINE 	<ul style="list-style-type: none"> PROPOSED SANITARY LINE PROPOSED SANITARY SERVICE PROPOSED STORM LINE PROPOSED WATER LINE PROPOSED WATER SERVICE PROPOSED GAS LINE PROPOSED ELECTRIC LINE PROPOSED TELEPHONE LINE
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Western Engineering Consultants, Inc LLC
127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 885-9951
FAX (720) 294-1330

CONTACT:
ALEX & FATEN HADDAD
11102 OSAGE STREET
NORTH GLENN, CO
80234-6106
(ALEX@HADDAD.COM)

SITE PLAN
HADDAD RESIDENCE
14920 ZUNI STREET
ADAMS COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
SCALE & BEARING SHOWN
ON EACH SHEET

INITIAL PLAN
RELEASED 10/17/24
DESIGNED BY: CFC

DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO. 01-0534.001.00
DOC CON # 0003-SITE
SHEET 3 OF 5

VSP2024-00026 – 14920 Zuni St

Written Narrative for Variance Request

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

4-03-03-02-01 ACCESSORY DWELLING UNIT (ADU) [4-03-03-02-01.05.d.ii]: *Detached. ADUs shall not exceed 1,500 square feet (SF) of the residential floor area.* The owner wishes to build a new principal residence of 7286 SF on the property. The existing 1959 SF residence, built in 1976, is being proposed as an ADU for the new residence, causing a variance of 459 SF.

4-03-03-02-01.05.h.3: *If detached the ADU shall be setback at least 10' to the rear of the front structure line of the principal dwelling unit.* The proposed ADU cannot meet the setback requirement of 10 FT to the rear of principal residence since it is 39 FT from Zuni and the new residence is sited behind the 120 FT setback to meet the current standard.

3-07-02 DIMENSIONAL REQUIREMENTS FOR A-2: *The front setback from Section Lines is 120 FT and 100 FT from the property line for an ADU.* The existing residence proposed as the ADU is non-conforming for the setback for the frontage to Zuni of 39 FT and 49 FT from 149th. The proposed new principal residence will be setback 120 FT from Zuni to meet code.

- Why are you unable to meet this standard?

SIZE: In order to meet the size standard, the existing residence would have to be substantially demolished to reduce by 500 SF. Home building contractors have inspected the existing Tri-Level structure and have determined that it is not structurally feasible to renovate/reduce the existing 1949 SF Tri-Level structure by at least 459 SF without compromising the integrity of the existing structure. This is an unnecessary hardship to reduce the size of the existing structure.

LOCATION: A variance is requested to address the 10 FT setback to the rear the principal dwelling as well as the frontage setbacks from Zuni and 149th due to preexisting conditions. There is an unnecessary hardship to move the existing structure to meet the current setback standards.

INTENSION OF ADU: In addition, the owner purchased the property with the intension of housing his aging parents in the existing home, while building a new residence for his family on the 2 acre, agricultural-zoned property. He was unaware that the ADU size limitation would not be met or that there were nonconforming setbacks. The relocation of his in-laws from their home in Omaha Nebraska meets the intent of an ADU.



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:	
Lot Coverage:	
Other:	1

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



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

VSP2024-00026 – 14920 Zuni St

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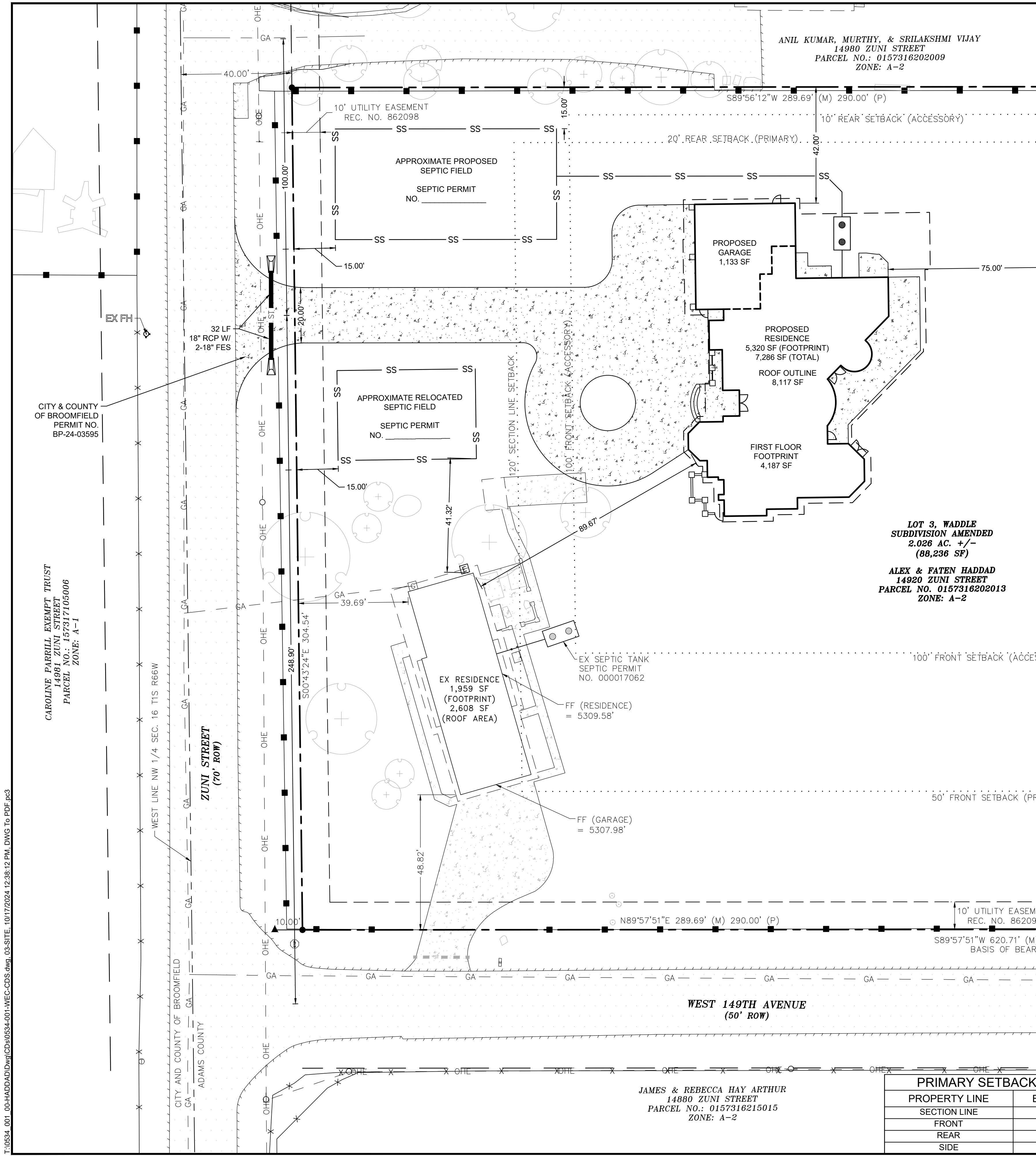
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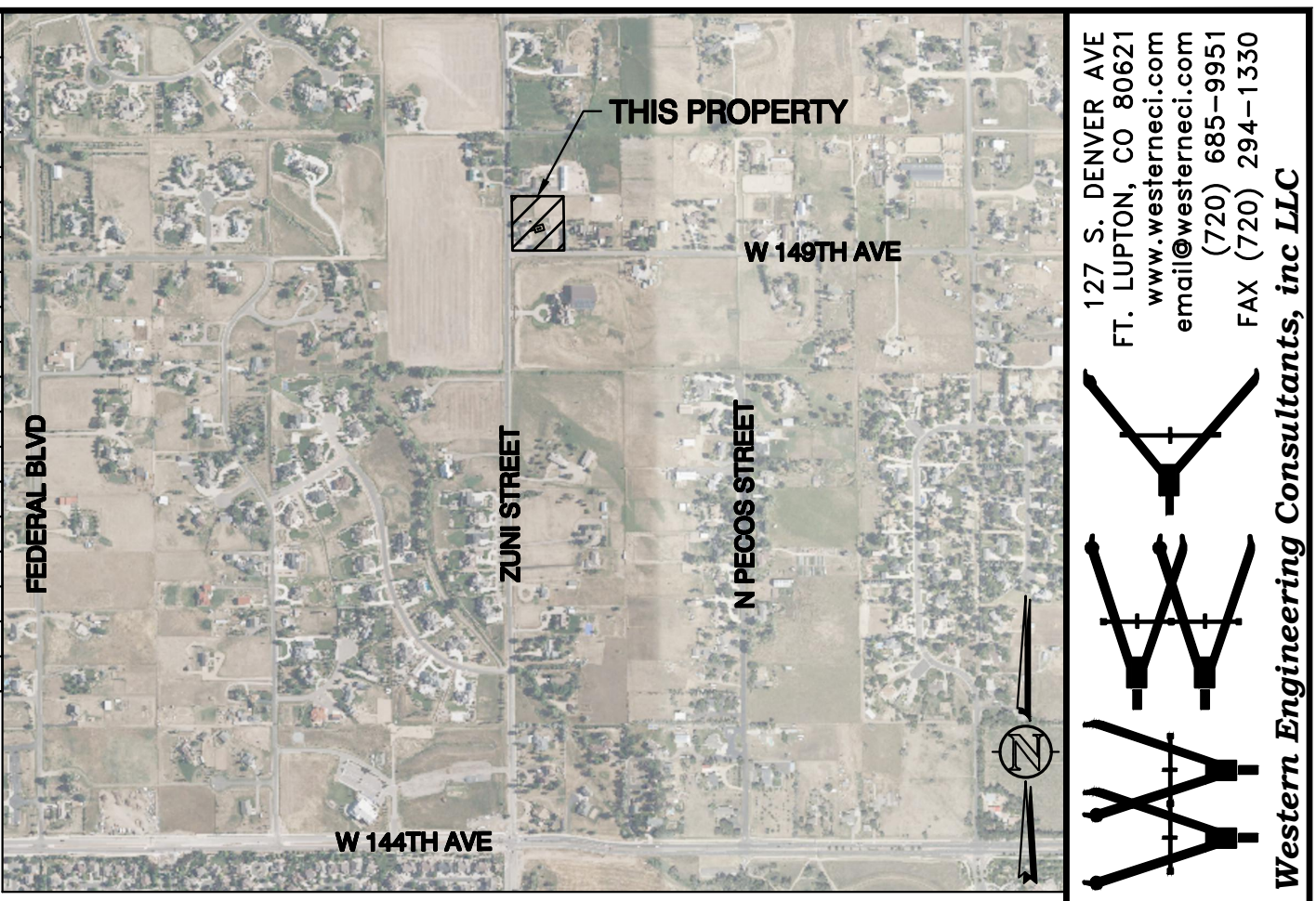
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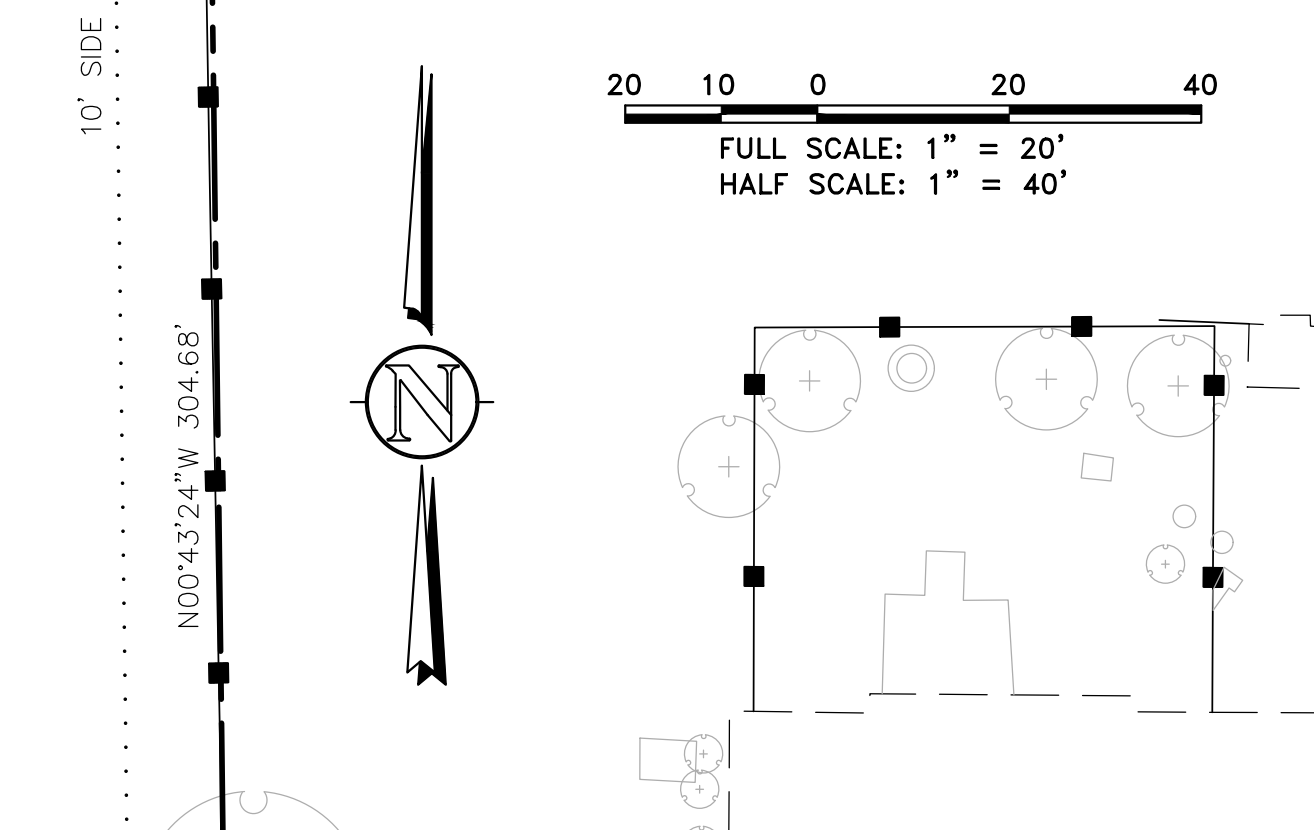


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2.026 AC. +/- (88,236 SF)
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PARCEL NO.: 0157316202013
ZONE: A-2



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127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 885-9951
FAX (720) 294-1330

SITE PLAN
HADDAD RESIDENCE
14920 ZUNI STREET
ADAMS COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

ONLY VALID FOR CONSTRUCTION
SCALE & BEARING SHOWN
ON EACH SHEET

INITIAL PLAN
RELEASED 10/17/24
DESIGNED BY: CFC

DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0534.001.00

DOC CON #
0003-SITE

SHEET
3 OF 5



Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: December 21, 2023
\$77.50

This Deed, effective as of December 21st, 2023, signed on the date(s) acknowledged below, by Grantor(s), EDWARD C. YOUNKER TRUST UTAD NOVEMBER 8, 1999, whose street address is 14920 ZUNI STREET, BROOMFIELD, CO 80023, City or Town of BROOMFIELD, County of Adams and State of Colorado, for the consideration of (\$775,000.00) ***Seven Hundred Seventy Five Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to ALEX HADDAD AND FATEN HADDAD, as Joint Tenants whose street address is 11102 OSAGE ST, NORTHGLENN, CO 80234, City or Town of NORTHGLENN, County of Adams and State of Colorado, the following real property in the County of Adams and State of Colorado, to wit:

LOT 3, WADDLE SUBDIVISION AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street and number as: 14920 ZUNI STREET, BROOMFIELD, CO 80023

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

EDWARD C. YOUNKER TRUST UTAD NOVEMBER 8, 1999

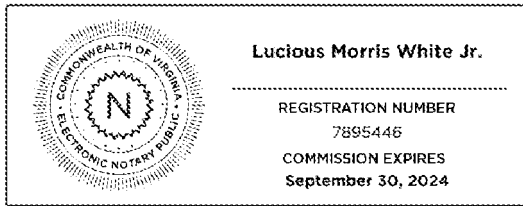
By: [Signature] Trustee
BARBARA O'NEAL, TRUSTEE

State of Virginia)
)ss.
County of Prince William)

The foregoing instrument was acknowledged before me on this 19th day of December, 2023 by BARBARA O'NEAL AS TRUSTEE FOR THE EDWARD C. YOUNKER TRUST UTAD NOVEMBER 8, 1999

Witness my hand and official seal

My Commission expires: 09/30/2024 [Signature] Notary Public



Notarized online using audio-video communication

When recorded return to: ALEX HADDAD AND FATEN HADDAD
11102 OSAGE ST, NORTHGLENN, CO 80234



RETURN THIS STUB WITH PAYMENT TO:

DENVER CO 802
MILE HIGH WATER COMPANY
PO BOX 434
BROOMFIELD, CO 80088



13 APR 2024 PM 4 L

ACCOUNT NUMBER	DATE BILL MAILED
00000179	4/10/2024
PRESENT READING	SERVICE FROM
292777	2/29/2024
PREVIOUS READING	SERVICE TO
292457	3/30/2024
UNITS USED	DAYS USED
320	30

DESCRIPTION	AMOUNT
Prev. Balance	\$0.00
Water Base	\$40.00
Usage Usage	\$3.31

CURRENT BILL DUE DATE	AMOUNT DUE BY DUE DATE
4/28/2024	\$43.31

AMOUNT DUE AFTER DUE DATE \$43.31

RENEE (OFFICE) 303-466-6373

HARRY STONE (SUPERINTENDENT) 303-917-5882

WEBSITE: www.milehighwater.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE AFTER DUE DATE	AMOUNT DUE BY DUE DATE
00000179	4/28/2024	\$43.31	\$ 43.31

March 2024 Water Usage

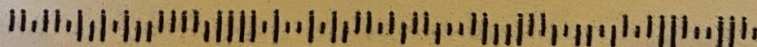
RETURN SERVICE REQUESTED

Alex & Faten Hadded
14920 Zuni Street
Broomfield, CO 80023

SERVICE ADDRESS:
14920 Zuni Street

80023-623920

KEEP THIS STUB
FOR YOUR RECORDS



Transfer of Title/Use Permit for an
On-site Waste Water Treatment System

PROPERTY INFORMATION:		OWNER INFORMATION: Edward C Younker Trust
Address: 14920 Zuni St Broomfield CO 80023-6239	Dwelling Type: Single Family	Address:
County: Adams	No. of Bedrooms: 3	
APN: 0157316202013	Water Supply: Public Community	Phone: (307) 247-4646
	Onsite ID: House	

PERMIT INFORMATION:OWTS000017062	Permit Type: Transfer of Title
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<u>Tank 1</u>	<u>Tank 2</u>	<u>Soil Treatment Area Built:</u>
Tank Capacity Built (Gal): 1000 Gallons	Tank Capacity Built (Gal):	Type: Bed with Rock
Tank Type: T-Treatment	Tank Type:	Area (Sq ft): 1625 sq ft
Tank Material: C-Concrete	Tank Material:	Final Depth (inches):
Tank Baffle: Tees	Tank Baffle:	Chamber Type:
No of Compartments: 2	No of Compartments:	No of Chambers:
Effluent Screen? No	Effluent Screen?	Application Method: Gravity

Tank 3
 Tank Capacity Built (Gal):
 Tank Type:
 Tank Material:
 Tank Baffle:
 No of Compartments:
 Effluent Screen?

NOTE: A "Not Specified" comment indicates that either the information was not available or not applicable at the time the permit was issued.

Associated Professionals

Business Name: High Plains Sanitation Services	OWTS Inspector
Name: Jeffrey Nicoll	NAWT Certification: CI0002408 - 10/31/2022
55562 E County Road 46	Exp.: 12599ITC
Strasburg, CO 80136	Phone: (303) 622-4126
	Email: highplainssan@gmail.com



Transfer of Title Permit for an
 On-site Waste Water Treatment System

PROPERTY INFORMATION:		OWNER INFORMATION:
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County: Adams	Dwelling Type: Single Family	Address:
APN: 0157316202013	No. of Bedrooms: 3	Phone: (307) 247-4646
	Water Supply: Public Community	
	Onsite ID: House	

PERMIT INFORMATION: OWTS000017062	Permit Type: Transfer of Title
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CONDITIONS FOR USE
 This certifies that the On-Site Wastewater Treatment System (OWTS) was either installed or inspected at the property location and was in conformance with the Adams County Health Department OWTS regulation in effect at the indicated date, and the engineer design (if applicable). This certification for Use allows the owner to use the system until one of the following occurs:

- * Sale of the property to another owner.
- * Change of use in the property.
- * Addition of up to one bedroom.
- * Addition of a modular unit or mobile home.
- * Other circumstances as deemed appropriate by Adams County Health Department

Adams County Health Department must be contacted if any of the above occurs.


MAINTENANCE REQUIREMENTS

- * The septic tank must be inspected once every four years and pumped according to the Requirements in the current Adams County Health Department OWTS Regulation.
- * If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned at manufacturer recommended intervals or more often.
- * If the system has alternating beds or is a drip or low pressure pipe system, beds or zones must be rotated annually.
- * Additional maintenance requirements may apply. Refer to the Adams County Health Department "Your Septic System Guidelines and Records" or engineer's report for specific requirements.

LIMITATIONS AND DISCLAIMER

Issuance of a **Use Permit** is subject to the applicable conditions, restrictions and limitation set forth in the OWTS regulations, and is based solely on the conditions observed on the date of inspection(s) and on Department Records at the time of permitting. The issuance of a Use Permit does not constitute a guarantee, warranty or representation by the Department that the system was installed correctly, or that the system will operate properly or will not fail.

Permit Valid From: 12/20/2023


 Issued By: Kian McIntosh
 Issue Date: 12/20/2023

Transfer of Title/Use Permit for an On-site Waste Water Treatment System

PROPERTY INFORMATION:		OWNER INFORMATION: Edward C Younker Trust
Address: 14920 Zuni St Broomfield CO 80023-6239	Dwelling Type: Single Family	Address:
County: Adams	No. of Bedrooms: 3	
APN: 0157316202013	Water Supply: Public Community	Phone: (307) 247-4646
	Onsite ID: House	

PERMIT INFORMATION: OWTS000017062	Permit Type: Transfer of Title
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Permit Comments

The septic system was inspected by High Plains Sanitation Services on 11/09/2023. A list of notable items from this inspection report is provided below. This list does not include all of the information provided in the inspection report, but it is intended to summarize the items that are most likely to be the important for the current and future owners to consider:

- 1) The inlet tee of the septic tank was broken and needs to be replaced.
- 2) The second compartment of the septic tank was not accessible at grade.
- 3) The house was vacant at the time of inspection. Due to this, it cannot be determined if the septic system will function properly under normal operating conditions. The report did indicate that water was added to the system and the soil treatment area (a.k.a. leachfield) did appear to accept this water without any issues.
- 4) The water line in the septic tank was below the outlet invert elevation. This is most likely due to recent pumping of the tank and the vacancy of the house, but it is also possible that this is due to the tank being non-watertight.
- 5) Portions of the influent line (a.k.a. main sewer line) and effluent line were made of cast iron, which are not recommended due to their tendency to corrode over time. The inspection report recommended replacing these lines.
- 6) The effluent line was partially blocked due to buildup in the line. This line was jetted to remove buildup from this line at the time of the inspection. As mentioned above, the inspection report recommended replacing this line.
- 7) The distribution box was severely decomposed. The inspection report recommended replacing the distribution box.
- 8) No cleanout was present along the influent line. Cleanouts are used to assist in maintenance of the influent line.

The full inspection report referenced above can be provided by ACHD upon request. Per the repair verification form dated 12/19/2023, provided by Travis Church, repairs have been completed that have fixed items 1, 2, 5, 7, and 8 from the list above. The repair verification form also noted that the tank was verified to be in good condition without the need to fully pump the second compartment of the tank. This contractor is also a certified use permit inspector, so this opinion considered acceptable as a verification of the condition of the tank.

Based on the findings of the referenced inspection report and the documentation provided with the repair verification form, ACHD has issued this Transfer of Title / Use Permit.

Legal Description

SUB:WADDLE SUBD AMENDED LOT:3, County of Adams, State of Colorado

