



Request for Comments

Case Name: Gabriel 152nd Place Swimming Pool Variance

Case Number: VSP2024-00045

October 10, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance request for a swimming pool to be located between the principal structure and the street in the Agricultural-1 zone district.** This request is located at 1957 W 152nd Pl. The Assessor's Parcel Number is 0157309003021.

Owner Information: Elizabeth Gabriel and
Roland Gabriel
1957 W 152nd Pl
Broomfield, CO 800237429

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 **October 31, 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 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/planning/currentcases.

Thank you for your review of this case.

David Wright
Planner I

BOARD OF COUNTY COMMISSIONERS

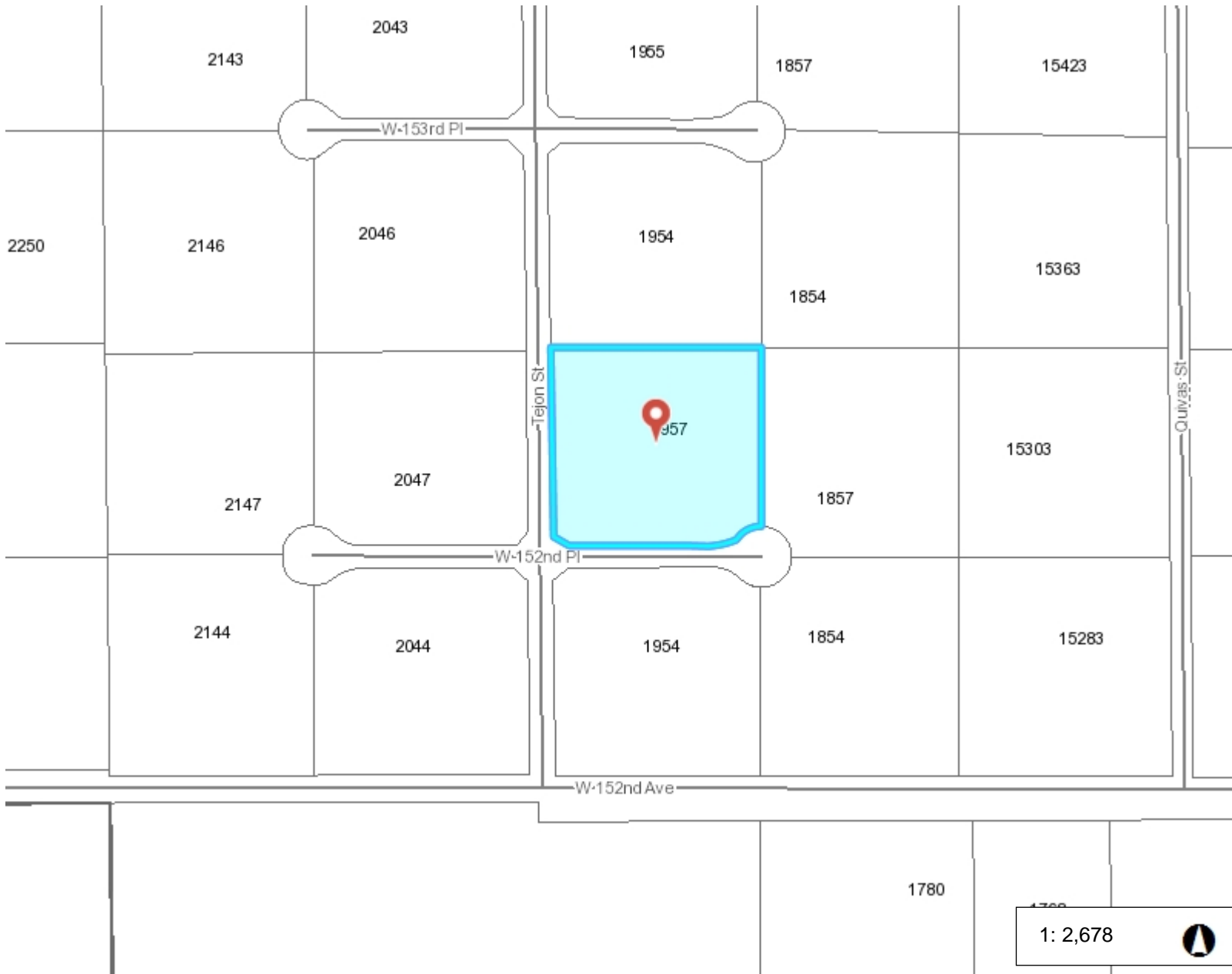
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3


Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- Address
- Streets
 - Streets
 - Ramp
- Parcels
- County Boundary

1: 2,678 

0.1 0 0.04 0.1 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

VSP2024-00045
Gabriel 152nd Place Swimming Pool Variance

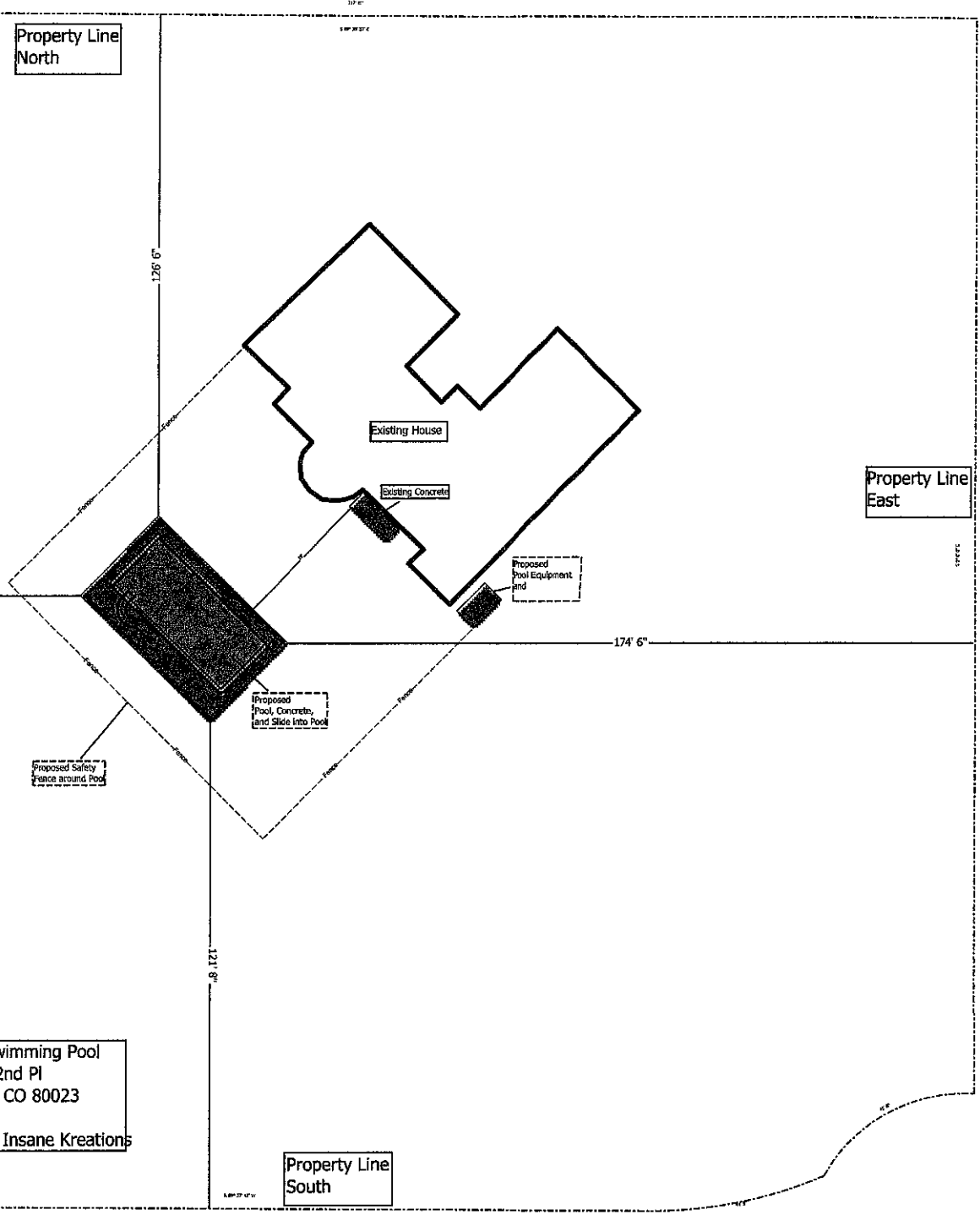
Property Line North

Property Line East

Property Line West

Property Line South

Site Plan Swimming Pool
1957 W 152nd Pl
Broomfield, CO 80023
Contractor: Insane Kreationz



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.

- 1st regulation stated in 4-03-03-02-15 Swimming Pool, Private
- 1. Location: No swimming pool shall be located in the area from the right of way to the front structure line

- Why are you unable to meet this standard?

- The way the home was built on the property, the back of the house where the walk out basement is positioned towards the street, we would like the swimming pool in the back yard.
- There is a similar issue with the property located @ 1950 W155 place, Broomfield, CO 80023 which received a variance for their pool position.



ADAMS COUNTY
COLORADO

Community & Economic Development Department
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

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: | |

| 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 Parcel #

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

Written Narrative for Variance Request

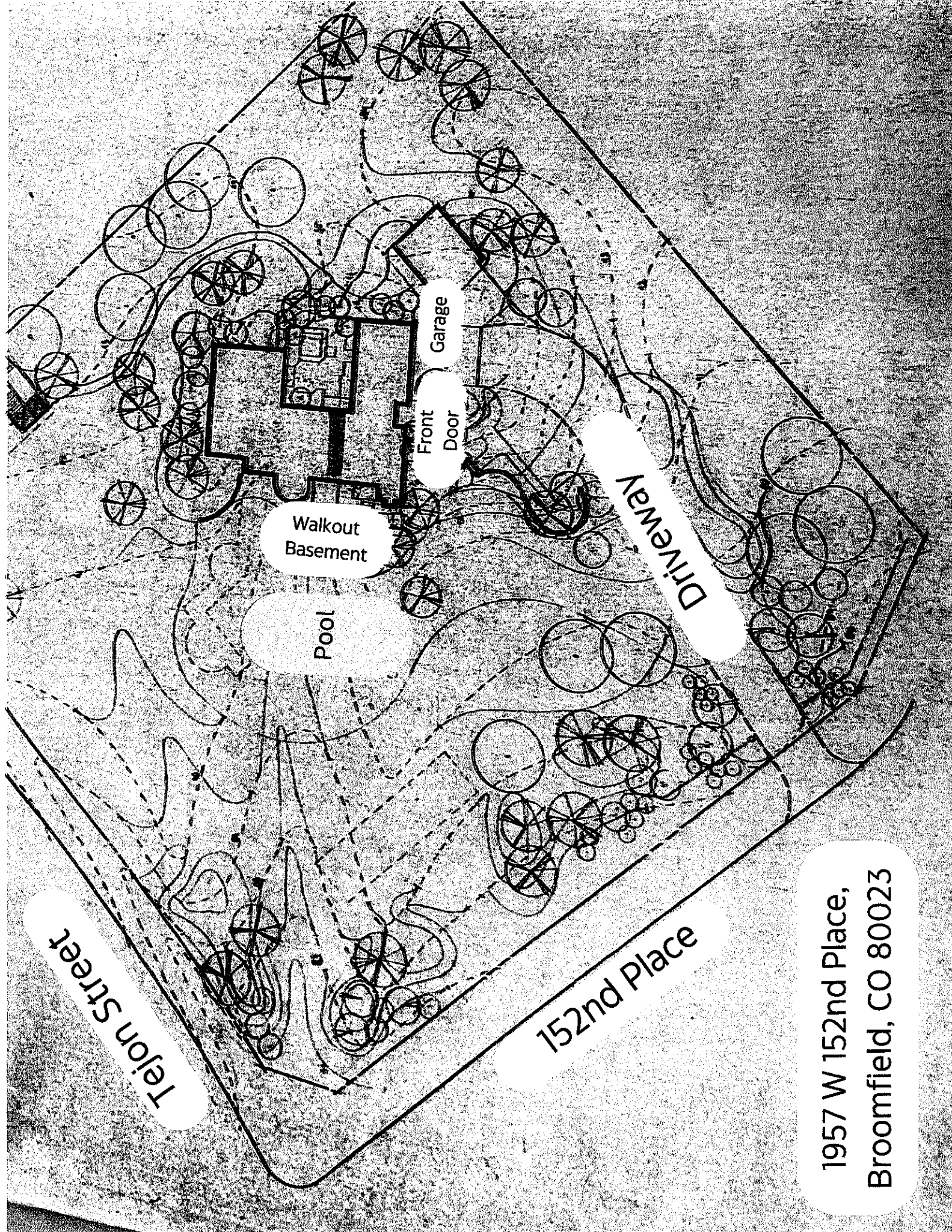
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Talon Street

152nd Place

Driveway

Walkout
Basement

Pool

Front
Door

Garage

1957 W 152nd Place,
Broomfield, CO 80023

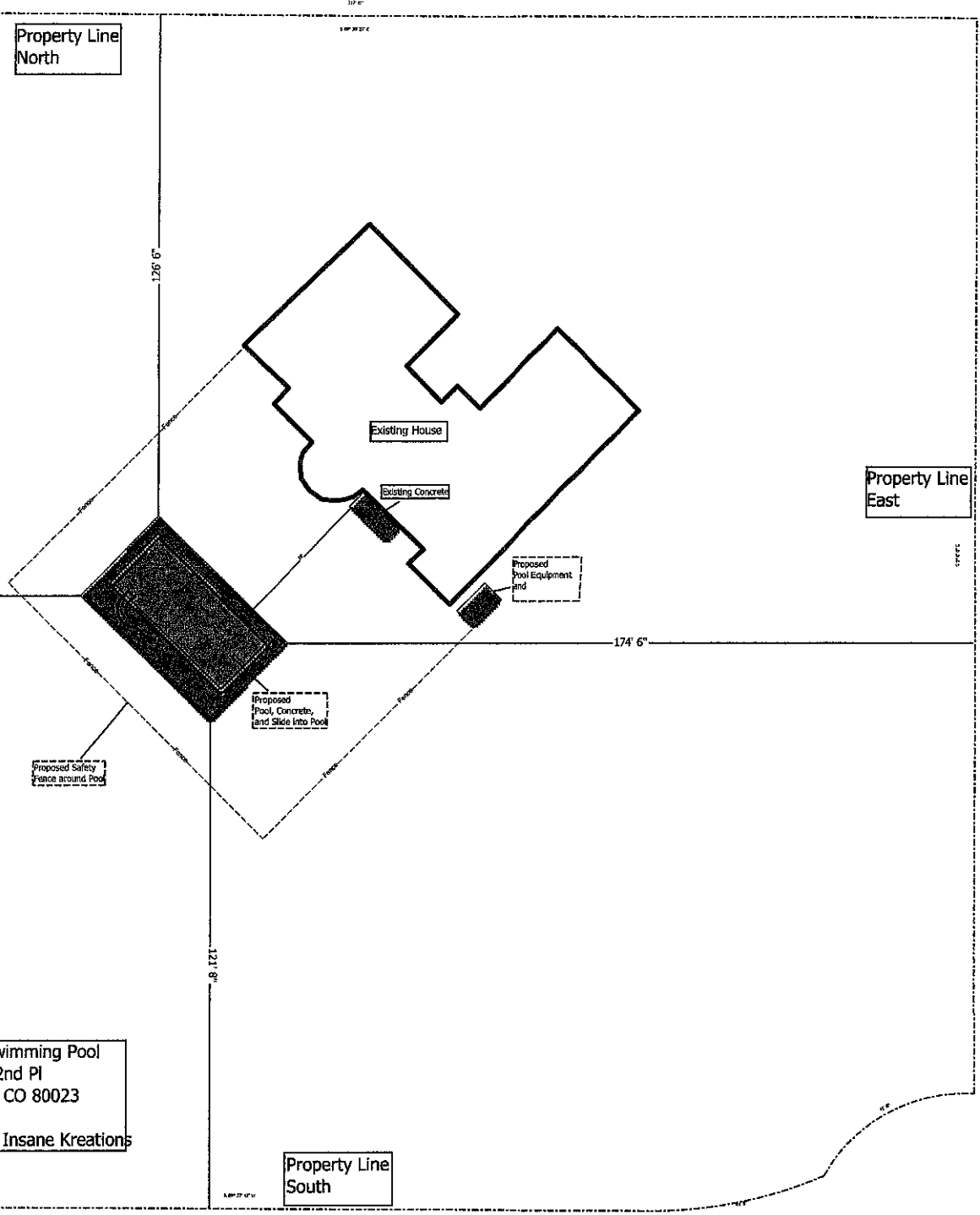
Property Line North

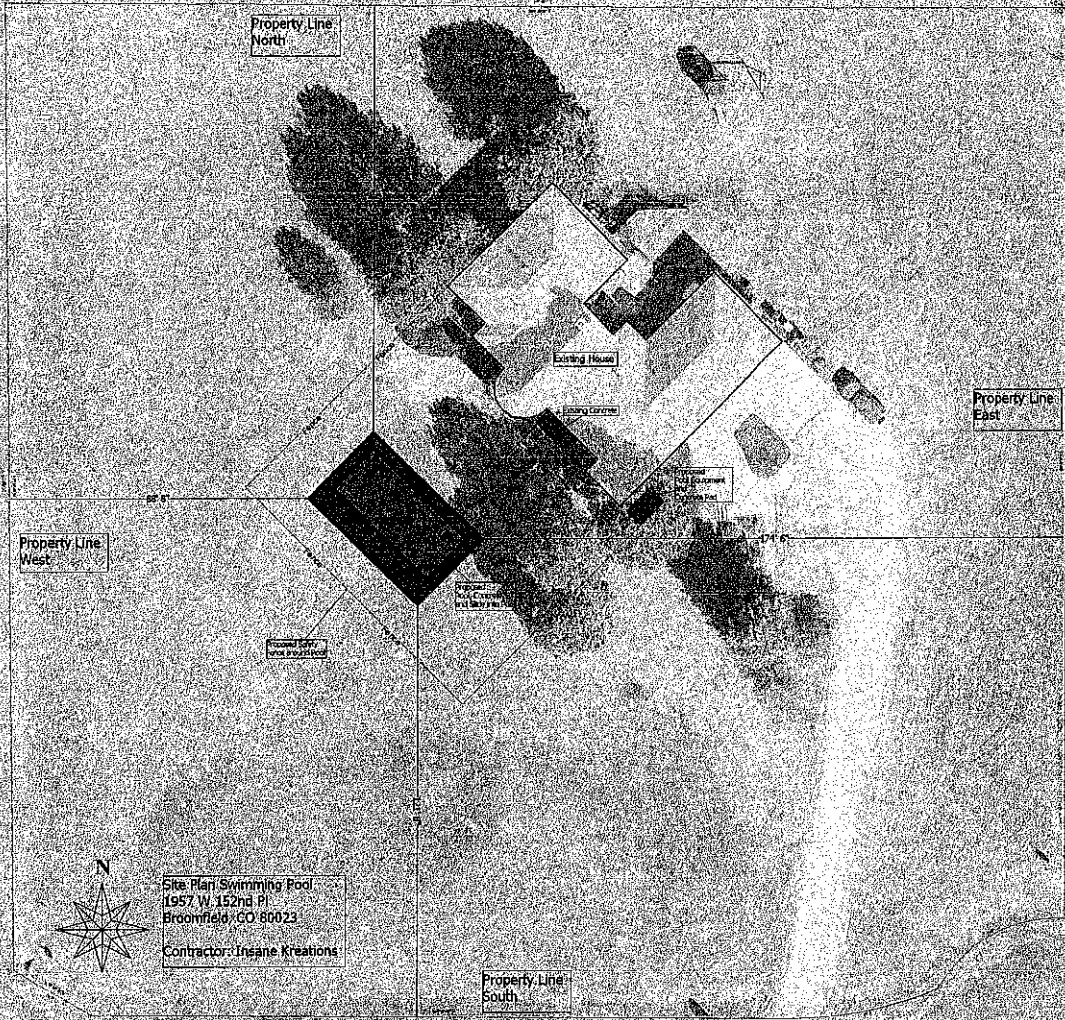
Property Line East

Property Line West

Property Line South

Site Plan Swimming Pool
1957 W 152nd Pl
Broomfield, CO 80023
Contractor: Insane Kreationz





Property Line North

Property Line East

Property Line West

Property Line South

Site Plan Swimming Pool
1957 W. 152nd Pl.
Broomfield, CO 80021
Contractor: Insane Kreations

Scale: 1/40" = 1 ft.

WHAT IS A VARIANCE

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

1

 YEAR

VARIANCE APPLICATION

epermits.adcogov.org

cedd-pod@adcogov.org 720.523.6800



VARIANCE REQUESTS

STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601

 /AdamsCountyGov  @AdamsCountyGov

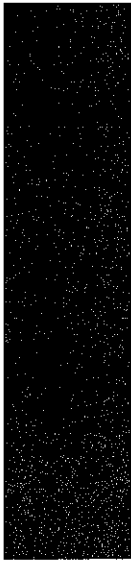
 Public Agencies  /AdamsCountyCo

Adcogov.org



ADAMS COUNTY
COLORADO

APPROVAL?



- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at epermitcenter@adcogov.org or visit their website at epermits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35

calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21

calendar days for each additional review


BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third THURSDAY of every month BOA hearings are scheduled

BOA MAY VOTE TO...

 *Approve.*
The variance is valid upon approval by the BOA.

 *Approve with conditions.*
The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.

 *Deny.*

3

MONTHS±

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

1 YEAR



State Documentary Fee
Date: May 15, 2023
\$126.50

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

This Deed, effective as of **May 15th, 2023**, signed on the date(s) acknowledged below, by Grantor(s), **PHYLLIS M. MAAS**, whose street address is **1957 WEST 152ND PLACE, Broomfield, CO 80023**, City or Town of **Broomfield**, County of **Adams** and State of **Colorado**, for the consideration of **(\$1,265,000.00) ***One Million Two Hundred Sixty Five Thousand and 00/100 ***** dollars, in hand paid, hereby sell(s) and convey(s) to **ELIZABETH GABRIEL AND ROLAND GABRIEL**, as Joint Tenants whose street address is **1957 WEST 152ND PLACE, Broomfield, CO 80023**, City or Town of **Broomfield**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:

LOT 30, NORTH STAR ESTATES THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street and number as: **1957 WEST 152ND PLACE, Broomfield, CO 80023**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Phyllis M. Maas

PHYLLIS M. MAAS

State of Colorado)
County of *Boulder*)ss.

The foregoing instrument was acknowledged before me on this day of **May 15th, 2023** by **PHYLLIS M. MAAS**

Witness my hand and official seal

My Commission expires: *3/10/26*

Melissa Barnum

Notary Public

**MELISSA BARNUM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064009522
MY COMMISSION EXPIRES 03/10/2026**

When recorded return to: **ELIZABETH GABRIEL AND ROLAND GABRIEL
1957 WEST 152ND PLACE, Broomfield, CO 80023**



Mile High Water Company
PO Box 434
Broomfield, CO 80038
303-466-6373

00000325

Elizabeth & Roland Gabriel

Elizabeth & Roland Gabriel
1957 W. 152nd Place
Broomfield, CO 80023

Account#: 00000325
Billing Date: 09/11/2024
Due Date: 09/27/2024

Service Address: 1957 W. 152nd Place

Charges:

| | |
|-------------|----------|
| Water Base | \$40.00 |
| Usage Usage | \$292.08 |

Readings:

Previous Reading: 1,753,238
Current Reading: 1,781,513
Usage 28,275

Notes:

August 2024 Water Usage

| | |
|------------------------------|-----------------|
| Previous Balance | \$0.00 |
| Total by due date: | \$332.08 |
| Total after due date: | \$332.08 |

Return this portion with your payment

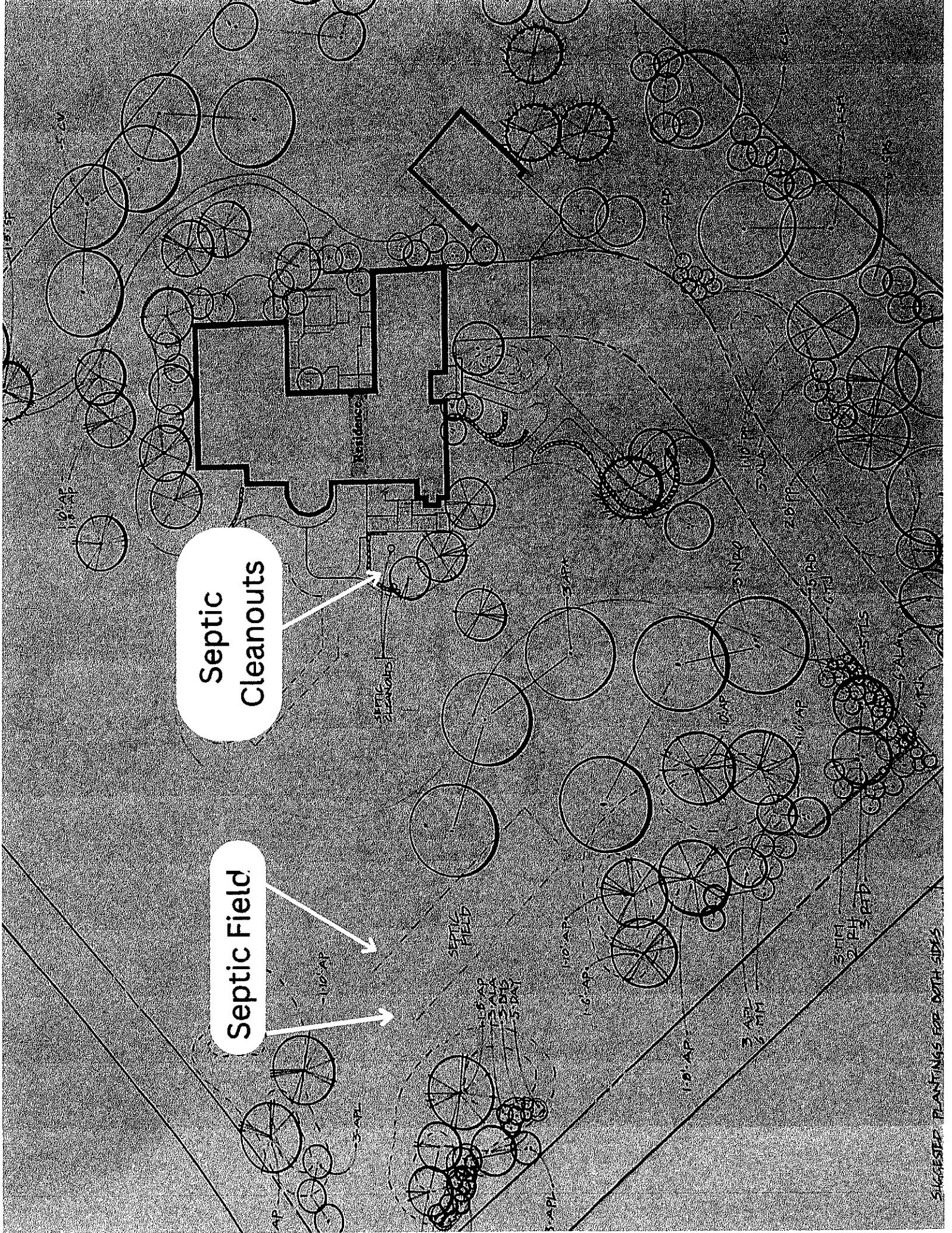
Account#: 00000325
Name: Elizabeth & Roland Gabriel
Service Address: 1957 W. 152nd Place

Billing Date: 09/11/2024
Due Date: 09/27/2024

Total by due date: \$332.08
Total after due date: \$332.08

Septic Cleanouts

Septic Field



SUGGEST PLANTINGS SEE BOTH SIDES

Adams County Residential Property Profile

Parcel Number: 0157309003021

| Owners Name and Address: | Property Address: |
|---|--------------------------|
| GABRIEL ELIZABETH AND GABRIEL ROLAND 1957 W 152ND PL BROOMFIELD CO 80023-7429 | 1957 W 152ND PL |

Account Summary

Legal Description

| |
|--|
| SUB:NORTH STAR ESTATES THIRD FILING LOT:30 |
|--|

Subdivision Plat

| |
|---------------------------------|
| NORTH STAR ESTATES THIRD FILING |
|---------------------------------|

Account Summary

| Account Numbers | Date Added | Tax District | Mill Levy |
|-----------------|-------------------------|--------------|-----------|
| R0014117 | On or Before 01/01/1996 | <u>135</u> | 107.875 |

Permits

Permit Cases

| |
|---|
| <u>1986-005-GDP</u> <u>1986-005-P</u> <u>1986-005-P(3RD</u> <u>BDP14-0226</u> <u>BDP17-4508</u> <u>BDP24-0569</u> <u>BDP24-2020</u> <u>HST2010-00389</u> |
|---|

Sales Summary

| Sale Date | Sale Price | Deed Type | Reception Number | Book | Page | Grantor | Grantee | Doc. Fee | Doc. Date |
|------------|----------------|-----------|------------------|------|------|---------------------------------|---------------------------------------|----------|------------|
| 11/09/2020 | \$0 | QC | 2020000120291 | | | MAAS KURT H AND, MAAS PHYLLIS M | MAAS PHYLLIS M | \$0 | 11/18/2020 |
| 05/15/2023 | \$1,265,000.00 | WD | 2023000027450 | | | MAAS PHYLLIS M | GABRIEL ELIZABETH AND, GABRIEL ROLAND | \$126.5 | 05/16/2023 |

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

| Account Number | Land Type | Unit of Measure | Number of Units | Fire District | School District | Vacant/Improved | Actual Value | Assessed Value |
|-----------------------|-------------|-----------------|-----------------|--|------------------------------------|-----------------|---------------------|--------------------|
| R0014117 | Residential | Acres | 1.9900 | NORTH METRO FIRE RESCUE DISTRICT FKA FD1 | School District 12-Adams Five Star | I | \$169,000.00 | \$11,320.00 |
| | | | | | | | | |
| Land Subtotal: | | | | | | | \$169,000.00 | \$11,320.00 |

Improvements Valuation Summary

| Account Number | Actual Value | Assessed Value |
|-------------------------------|-----------------------|--------------------|
| R0014117 | \$1,040,000.00 | \$69,680.00 |
| | | |
| Improvements Subtotal: | \$1,040,000.00 | \$69,680.00 |

| | | |
|-----------------------------|-----------------------|--------------------|
| Total Property Value | \$1,209,000.00 | \$81,000.00 |
|-----------------------------|-----------------------|--------------------|

Building Summary

Building Number: 1.00

Individual Built As Detail

| | |
|-----------------------------------|--------------------|
| Built As: | Ranch 1 Story |
| Year Built: | 1990 |
| Building Type: | Residential |
| Construction Type: | Frame Brick Veneer |
| Built As SQ Ft: | 2804 |
| Number of Rooms: | 8 |
| Number of Baths: | 2.50 |
| Number of Bedrooms: | 4 |
| Attached Garage SQ Ft: | 662 |
| Detached Garage Square Ft: | |
| Basement SQ Ft: | 2804 |
| Finished Basement SQ Ft: | 2500 |

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

070

Commissioner Representative

| Commissioner District | Link to Representative |
|-----------------------|----------------------------|
| 3 | Click Here |

State House Representative

| House District | Link to Representative |
|----------------|----------------------------|
| 29 | Click Here |

State Senate Representative

| Senate District | Link to Representative |
|-----------------|----------------------------|
| 25 | Click Here |

US Congress Representative

| Congressional District | Link to Representative |
|------------------------|----------------------------|
| 8 | Click Here |

Zoning Summary

Zoning Summary

| Zoning Authority | Zoning |
|------------------|--------|
| Adams County | A-1 |

Note: Data is updated daily. Above data was updated as of: 09/23/24

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

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 - [Infrastructure Permits](#)
 - [Enforcement](#)
- ▼
- Contractor Licensing**

Advanced Search

Property Information:
1957 W 152ND PL, - CO 000000000

Owner Details

GABRIEL ELIZABETH AND

GABRIEL ROLAND 1957 W
 152ND PL BROOMFIELD,CO
 800237429

Phone:

Fax:

Status:Enabled

Addresses

Showing 1-1 of 1

| Parcel Number | Owner | Address |
|---------------|-----------------------|---------------------------------|
| 0157309003021 | GABRIEL ELIZABETH AND | 1957 W 152ND PL, - CO 000000000 |

Parcels

Showing 1-1 of 1

| Parcel Number | Lot | Block | Subdivision |
|---------------|-----|-------|---------------------------------|
| 0157309003021 | 30 | | NORTH STAR ESTATES THIRD FILING |

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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 R0014117
 Parcel Number 0157309003021
 Owners GABRIEL ELIZABETH AND
 Address 1957 W 152ND PL
 BROOMFIELD, CO 80023-7429
 Situs Address 1957 W 152ND PL
 Legal SUB:NORTH STAR ESTATES THIRD FILING LOT:30

Inquiry

As Of 

Payment Type First
 Second

Total Due \$0.00

Value

| Area Id | Mill Levy | |
|--------------------------|-------------------|-----------------|
| 135 - 135 | 107.8750000 | |
| | Actual | Assessed |
| RES IMPRV LAND - 1112 | 169,000 | 10,810 |
| SINGLE FAMILY RES - 1212 | 1,040,000 | 66,510 |
| Total Value | 1,209,000 | 77,320 |
| Taxes | \$8,340.90 | |