



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:	1
Other:	

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

Guide to Development Application Submittal

All applications 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 MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org

Written Explanation:

- A clear and concise explanation of the proposal and why it is necessary.
- Complete the attached Written Explanation for Variance Request form.

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: 14521 Countrey Hills Dr

City, State, Zip: Brighton, CO 80601

Area (acres or square feet): 1.09 Acres

Tax Assessor Parcel Number: 14521

Existing Zoning: A-1

Existing Land Use: Approx. 5.83%

Proposed Land Use: approx. 8.48%

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: Jessica Asher

Date: 09/29/2024

Owner's Printed Name

Name: Jessica Asher

Owner's Signature

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.

3-08-06-06-01:Max structure coverage - lot served by well and septic: With the l



- Why are you unable to meet this standard?

3-08-06-06-01:Max structure coverage - lot served by well and septic: With the l



WHAT IS A VARIANCE and when may it be requested?

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:

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

How long does a 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

Contact the E-Permit Center at epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:

cedd-pod@adcogov.org | 720.523.6800



STAY CONNECTED

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



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Adcogov.org



ADAMS COUNTY
COLORADO

What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (Sec. 2-02-23-06):

- 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.

What is the variance 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 permits.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

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

3 MONTHS+

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.

1 YEAR

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see [Sec. 2-02-23-10](#).

Variance Application

Written Explanation:

Dear Adams County Community & Country Hill Neighbors,

We hope this message finds you well. As we have not had the pleasure of meeting everyone, we wanted to take a moment to introduce ourselves. This variance process can feel quite formal, and we hope to make it a bit more personal. Since moving into this beautiful town and neighborhood in June 2023, we've fallen in love with the area and are proud to call Country Hills our home.

Our family has recently come together under one roof, a decision motivated by a deep sense of gratitude. My father, Scott, a Colorado native, raised my brother and me as a single parent, demonstrating incredible hard work and sacrifice. I am forever grateful for his unwavering dedication and for God's provision in our lives. So, when the opportunity arose to live together, we embraced it wholeheartedly.

Scott, nearing retirement, has always found joy in his hobbies, especially working in the garage. To honor him and give him a space to continue pursuing what he loves, we hope to build a small garage tucked away in the back corner of our lot. Initially, we planned a larger structure in the front, but after careful consideration of our neighbors and the process, we chose a smaller garage in the backyard. However, due to our lot being smaller than we initially thought, we now require a variance.

We would greatly appreciate your full support on the building of this garage on our land.

Warm regards,

Mike & Jessica Asher and Scott Stuard

Proposal:

We are writing formally to request **ONE variance** for the construction of a beautiful, barn-looking garage in the back of our property. The garage will measure 30 feet deep by 42 feet wide and be 14 feet tall. The total square footage is 1,260 sq ft. on our property located at 14521 Country Hills Dr. Brighton, CO 80601. The purpose of this request is to seek approval for a variance in **lot coverage**. The existing zoning for my single-family residence is A-1. The garage will be 100% for personal use only and store vehicles and personal belongings only. We are confident, although the barn-looking garage is adorable and matches the make-up and aesthetics of the beautiful Country Hills neighborhood, that you will not even be able to see the garage from the street of Country Hills Drive.

- Request: Variance to allow a structure coverage of approximately 8.48% where the maximum coverage allowed is 7.5%.

- The site is within the Agricultural-1 zone district. (A-1)
- Acres: 1.09
- Subdivision: Country Hills Estates Subdivision
- **We are proposing to build a 30'x42'X14'(height) barn-looking garage in the BACK OF THE PROPERTY**
 - Physical standards
 - Lot coverage

Scaled Site Plan:

SITE PLAN:

Residents:

- Michael Asher
- Jessica Asher
- Scott Stuard

Physical Address:

- 14521 Country Hills Dr.
Brighton, CO 80601

Legal Description:

- Sub: Country Hills Estates
First Filing Lot: 6



Septic system: Based on the documents from Tri-county health [HERE](#) you can see the OTWS placement in the backyard (as of 3-22-23).

Visual of Building:



Why are you unable to meet this standard?

- THERE IS A PHYSICAL HARDSHIP SPECIFIC TO THE LOT**

- THE CIRCUMSTANCES THAT CAUSE THE NEED FOR A VARIANCE ARE NOT SELF IMPOSED:**

- Per county regulation;
 - (3-08-06-01) Minimum lot size for A-1 is 2.5 acres. 14521 Country Hills Drive's lot is significantly smaller than the minimum A-1 requirement.
 - Through this process it has been determined that the size of the lot on the 14521 Country Hills property is **actually 1.09 acres**.
 - This lot was originally purchased/home built in 1972. We purchased the lot in 2023. Due to the fact that we did not create the lot and that it does not meet the standard of 2.5 acres this proves a hardship (something out of our control) and this eliminates any special privilege being requested. We do not see the request for a garage as a privilege but a right as a property owner. In addition, many homes in the Country Hills Drive neighborhood have similar structures built in the back yard as we are requesting.
 - As you can see, in the table below compares the Adams County 2.5 acre regulation (3-08-06-01) to our actual square footage. Had the regulation been applied to this property we would not be asking for a variance as we would have plenty of space left to build this structure.
 - *Please note that in the second table below we will meet all other standards the county requires with our garage structure

Acreage	1.09 acres (how much land we actually have)	2.5 acres (A-1 regulation 3-08-06-01)
Square feet	47,480 sq ft	108,900 sq ft
7.5% of land (sq ft)	3,561 sq ft (can be used w/o variance)	8,167.5sq ft (can be used w/o variance)
SUBTRACT current structures on the property (below)		
Principal dwelling 1,751 sq ft	1,810sq ft left (3,561-1,751 = 1,810)	6,416.5 sq ft left
Garage 676 sq ft	1,134 sq ft left (1,810-676=1,134)	5,740.5 sq ft left
Attached porch 180 sq ft	954 sq ft left (1,134 - 180= 954)	5,560.5 sq ft left
Shed 80 sq ft	874 sq ft left (954-80 = 874)	5,480.5 sq ft left
Chicken coop 80 sq ft	794 sq ft left (874 - 80 = 794)	5,400.5 sq ft left
Proposed structure 1,260 sq ft	*NEGATIVE* -466 sq ft left (794 - 1,260 = -466) Variance REQUIRED	No variance needed
All structures above = 4,027 sq ft	4,027 sq ft = 8.48% of lot	4,027 sq ft = 3.69 % of lot

OUR PROPOSAL IS HARMONIOUS WITH THE NEIGHBORHOOD AND COMPATIBLE WITH THE PURPOSES OF THE REGULATIONS:

- As stated in the Adams County Comprehensive Plan, “...guiding and accomplishing a coordinated and harmonious development of the relevant territory, which, in accordance with present and future needs and resources, will best promote the general welfare of the inhabitants.” (§ 30-28-107) This is our goal too. We fell in love with Brighton and appreciate the efforts the city and county are making to keep the agriculture and culture of Brighton alive. We want to contribute to the beauty of the landscape as well as enjoy our hobbies and property. More importantly, we want everyone around us to enjoy the beautiful landscapes afforded by the land conservation in the Splendid Valley. We love and appreciate the rich history of the great city and state and we desire only to add to the beauty and function. Our adorable barn-looking garage will allow for our yard to blend with the farm landscape in the back and we feel will be aesthetically pleasing to anyone who happens to get a look at it. Although we are not sure many neighbors will even know it is there unless they are physically in our back yard looking at it. With our mature trees and full fencing we are sure this will simply blend into the background of the beautiful Country Hills. In addition, as you drive down through the neighborhood the majority of the neighbors have similar structures and we believe our garage will fit right in with the other neighboring properties.

Additional consideration for variance:

- Approval of the variances will allow us to confidently know that we are **NOT being deprived of a right that is commonly enjoyed by other lots** on our same street, neighborhood and zone district.
- Considering how many of our neighbors have been able to build their shops on their property proves **we will NOT be receiving any special privilege.**
- **The public good and safety will NOT be impaired** by our proposed shop.
- It is our understanding that the proposed use of our shop **is allowed in the zone district of Ag-1 and, if approved, would NOT further a non-conforming use.**
- **There will not be any new access points to access the garage.** We will access through our front fence which has a gate.

Thank you for considering these challenges as we seek a variance to make this project possible.

Additional information

Is it necessary to have a driveway for the accessory structure?

- A drive way is necessary as it will be utilized as a **personal** garage that will be accessed for personal use only. **NO NEW RIGHT OF WAY WILL BE REQUIRED.**
- Vehicles and personal belongings will be stored inside the garage for personal use only.
- There will NOT be a basement for this structure.

- A cement slab will be laid for the foundation of the structure.
- Our new proposal matches guidelines per Adams county Zone District Regulations
 - We will meet the criteria on the following Regulations under A-1:

Regulation	Regulation topic	Our proposal
3-08-03	Permitted accessory uses	#3 Recreational, accessory Additional garage structure for PERSONAL USE ONLY
3-08-06-06-01	Max structure coverage - lot served by well and septic	We will exceed 7.5% of lot coverage with this building - VARIANCE NEEDED HERE
3-08-06-04-01	Minimum Front Setback	Structure will be at least 10 ' from rear of principal dwelling or 100' from front property line
3-08-06-04-02	Minimum side setback	Structure will be 10' from side property line
3-08-06-04-03	Minimum rear setback	The structure will be more than 10 feet from the rear property line
3-08-06-05-01	Maximum height - accessory structures	Our structure will be under 20 feet tall - The structure's max height is 14' in the center bay.
3-08-06-06-04	Accessory building coverage	Our structure will NOT exceed twice the floor area of our principle structure.

Proof of Water and Sewer:



COLORADO
 Division of Water Resources
 Department of Natural Resources

Change in Owner Name/Contact Information for Well Permits For Use in Connection with a Real Estate Transaction

To be completed by the individuals or entities claiming ownership of a well permit, and submitted by titlecompanies/settlement agents as an uploaded attachment using the eForm Submittal Tool.

New Well Owner(s) Contact Information

Name(s)*:	MICHAEL DAVID ASHER AND JESSICA RENEE ASHER AND SCOTT W. STUARD
Organization ¹ :	
Mailing Address*:	14521 COUNTRY HILLS DRIVE
City, St., Zip*:	BRIGHTON, CO 80601
Phone:	(303) 868-3251
Email(s)*:	mike.asher555@gmail.com

*required fields to submit eForm

¹ONLY enter a name here if the Organization itself OWNS the well.

Well Permit

Well Permit Number*	Physical Address of the parcel on which the well is located (include city & zip)
209055	14521 COUNTRY HILLS DRIVE, BRIGHTON, CO 80601

*required field (except when using the title company eForm for wells where a valid permit number cannot be identified. In those cases, this form can still be completed and uploaded; however, the permit number would be left blank on this form)

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S.37-90-143. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. Filing this form does not convey real property.

Signature of the New Owner(s)*	Please print the Signer's Name* & Title	Date*
	Michael Asher	6-20-23
	Jessica Asher	6-20-23
	Scott W. STUARD	6/20/2023

*required fields

Note: If there are multiple owners with different mailing addresses or additional room is needed for signatures, please include this as an attachment to the form.



Legal Description:

14521 Country Hills Dr, Brighton, CO 80601-6705, Adams County 

APN R0006850

CLIP 8967818942

Location Information

Tax Information

PIN	R0006850
% Improved	73%
Alternate PIN	1569-18-0-01-005
Tax District	292
Schedule Number	R0006850
Legal Description	SUB:COUNTRY HILLS ESTATES FIRST FILING LOT:6

Statement of Taxes:



ADAMS COUNTY COLORADO TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0006850	0156918001005	Feb 23, 2024	Feb 22, 2024	2024-02-22-99-0871

ASHER MICHAEL DAVID AND
14521 COUNTRY HILLS DR
BRIGHTON, CO 80601-6705

Situs Address	Payor
14521 COUNTRY HILLS DR	PENNYMAC 6101 CONDOR DR MOORPARK CA 93021

Legal Description
SUB:COUNTRY HILLS ESTATES FIRST FILING LOT:6

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	130,000	7,800	2023	292	105.413
SINGLE FAMILY RES - 1212	396,000	23,760	2023	292	105.413

Payments Received	
Direct Deposit	Multi-Account Payment
Bank Account 1	

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$3,326.84	\$0.00	\$1,663.42	\$1,663.42
				\$1,663.42	\$1,663.42
				Balance Due as of Feb 22, 2024	\$1,663.42

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

Pay Your Taxes Here:

[Second Half Payment](#) Due 6/17/24 \$1,663.42

Cannot purchase a Web Certificate of Taxes Due if you have a mobile home. Please contact the office 720-523-6160 or come in Monday-Friday 8:00am to 4:30pm

[Purchase Certificate](#)
[Web Certificate of Taxes Due](#)

Print Forms
[Adams County Property Tax Notice](#)
[Redemption Certificate](#)
[Account Balance](#)
[Statement Of Taxes Due](#)
[Summary of Taxes Due](#)

Account Links
[Account Summary](#)
[Account Value](#)
[Transaction Detail](#)
[Verify My Email](#)

External Links
[Change of Address Form](#)

Payment Receipts
[Receipt from Feb 22, 2024](#)
[Receipt from Jun 6, 2023](#)
[Receipt from Feb 24, 2023](#)
[Receipt from Jun 10, 2022](#)
[Receipt from Mar 10, 2022](#)
[Receipt from Jun 15, 2021](#)

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 R0006850
Parcel Number 0156918001005
Owners ASHER MICHAEL DAVID AND
Address 14521 COUNTRY HILLS DR
 BRIGHTON, CO 80601-6705
Situs Address 14521 COUNTRY HILLS DR
Legal SUB:COUNTRY HILLS ESTATES FIRST FILING LOT:6

Inquiry

As Of
Payment Type First
 Second
Total Due \$0.00

Value

Area Id	Actual	Assessed	Mill Levy
292 - 292			105.4130000
RES IMPRV LAND - 1112	130,000	7,800	
SINGLE FAMILY RES - 1212	396,000	23,760	
Total Value	526,000	31,560	
Taxes			\$3,326.84