



## Request for Comments

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

November 4, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA, CO 800036450

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 11/26/2024 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 [CSpaid@adcogov.org](mailto:CSpaid@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Cody Spaid  
Planner II

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## 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](mailto:cedd-plan@adcogov.org)) if you have any questions.**

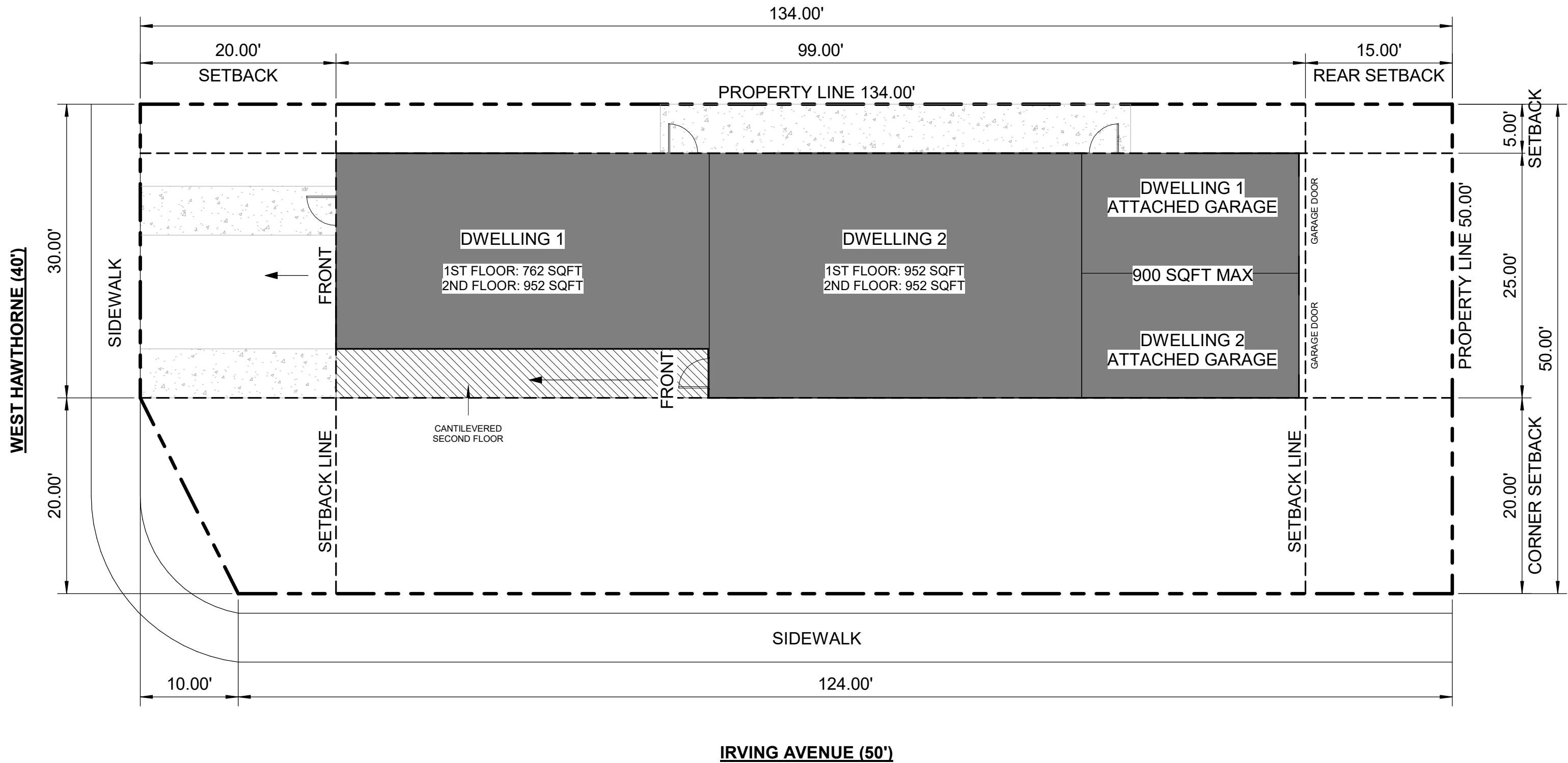
### **3-13-06-01-02 Two Family Lots Must be 3500 Sq Ft per dwelling unit.**

We would not be able to meet this dimensional standard due to the lot measuring approximately 6599 Sq Ft. We are requesting a variance to meet this requirement.

We estimate that the deficit to the 7500 sq. ft. lot minimum size is 401 sq. ft. based on the most recent survey. That 401 sq ft. would be the equivalent of a 3" wide line on the 134' East lot line. We hope that the zoning board can see it that way. We also would like to point out that the curved corner of the NW corner of the lot essentially takes away around 200 sq ft. of what would otherwise be a rectangular lot.

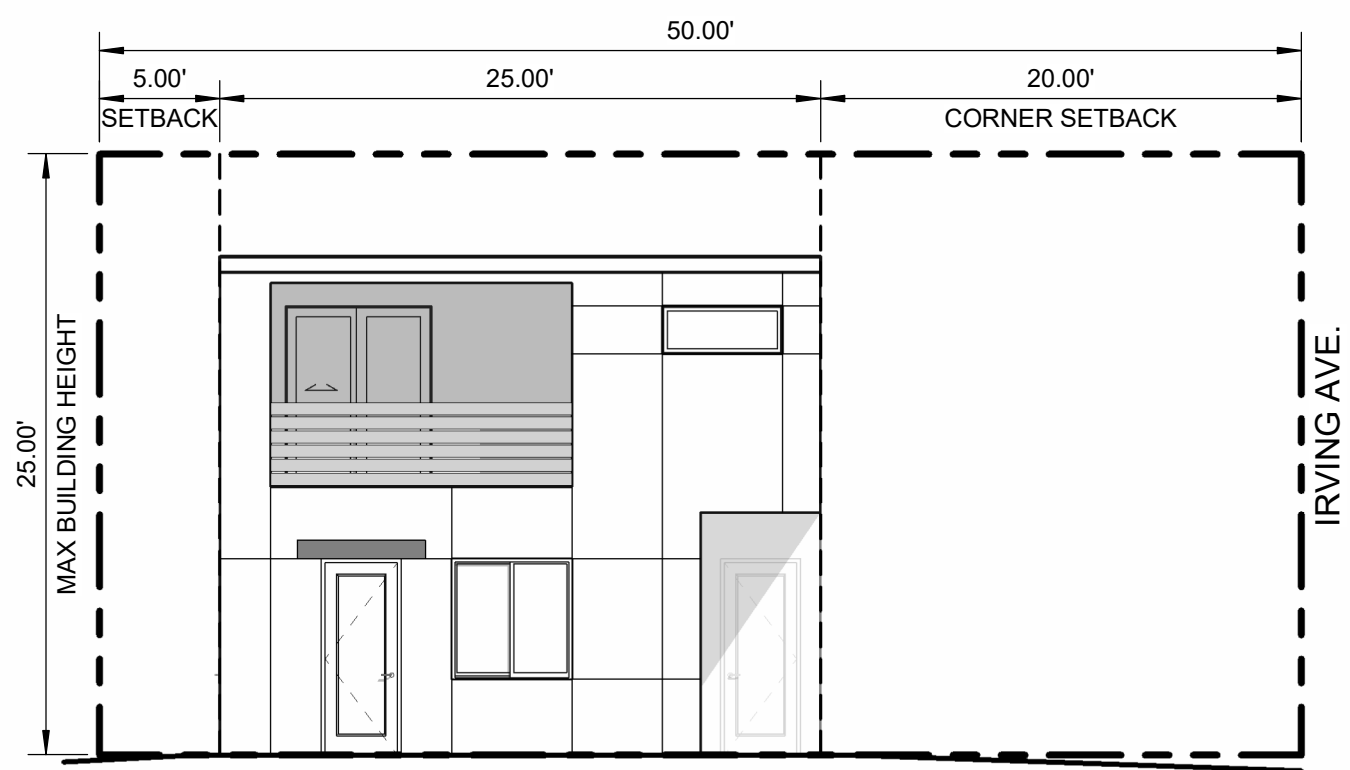
- **Why are you unable to meet this standard?**

We are unable to meet this standard due to the lot size being 6599 Sq Ft.

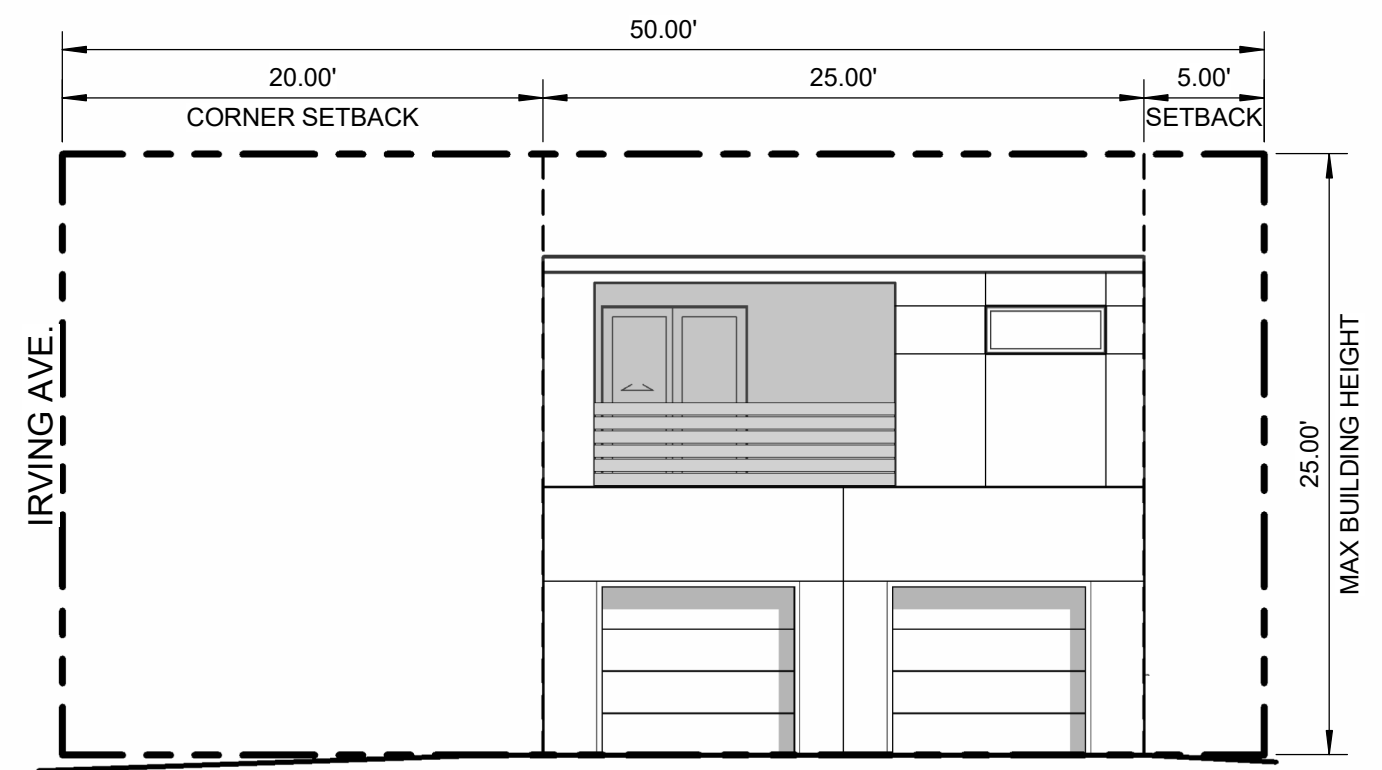


**1 SITE PLAN**  
1" = 10'-0"

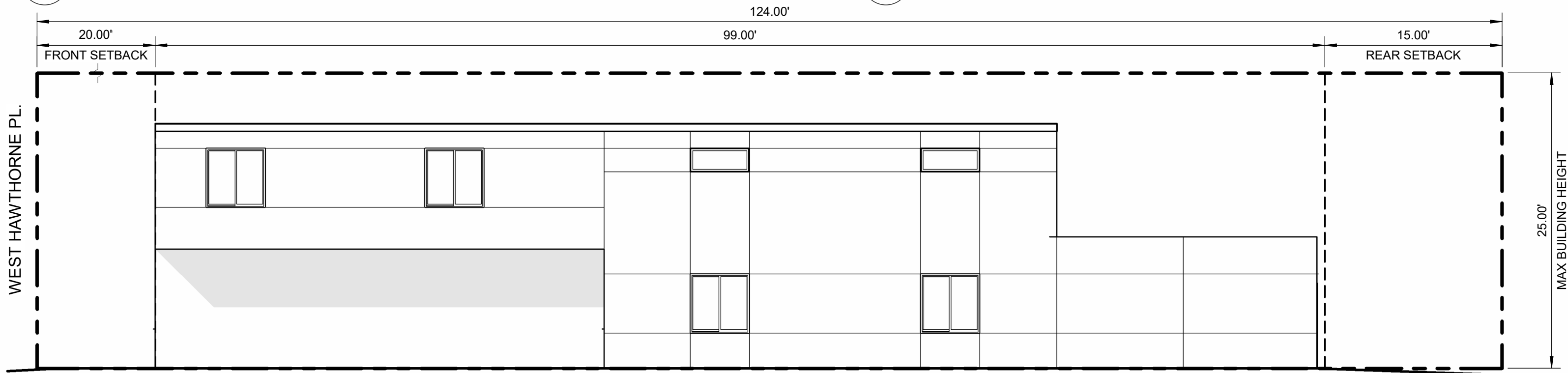
3290 HAWTHORNE PL.	SCALE: 1" = 10'-0" ISSUED:10/02/24
SITE PLAN	Drawing Number <b>01</b>



**1** NORTH ELEVATION - FRONT  
1/8" = 1'-0"



**3** SOUTH ELEVATION - REAR  
1/8" = 1'-0"



**2** WEST ELEVATION - SIDE  
1/8" = 1'-0"

3290 HAWTHORNE PL.

HEIGHT STUDY

SCALE: 1/8" = 1'-0"  
ISSUED:10/02/24

Drawing Number

**02**