



Request for Comments

Case Name: 1500 Solana Drive Side Setback Variance

Case Number: VSP2024-00056

January 9, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance request to allow a 2-foot side setback in the R-1-C district where a 5-foot setback is required.** This request is located at 1500 SOLANA DR. The Assessor's Parcel Number is 0171926312028.

Owner Information: MASAMORI CAROLA
1500 SOLANA DR
DENVER, CO 802298302

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 **01/30/25** 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 DDeBoskey@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.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle major.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

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Which dimensional standard(s), performance standard(s), or physical requirement(s) can't 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.

We would like to add a carport on the east side of the house next to the garage. We have 15' of space from existing garage to the property line. The average, comfortable opening for a carport is 12'. This would put us within 5' zone of the property line which we are asking the variance for. Our fire rated wall will be 3' from the property line and our fire rated overhang would be 2' from property line. The size of the carport would be 13'x20'.

Why are you unable to meet this standard?

If we tried to build the carport without asking for variance, it would almost be impossible to get out of the car, in the carport, if the carport was built. We would have about 9' of space to park the car and open the doors. On average, cars are about 6 feet wide. This would leave about 1 ½ feet on each side which is not a reasonable amount to open your car door to get in or out.

Legal Description: SUB:CORONADO SECOND FILING BLK:18 LOT:27

1500 Solana Drive

Garport to property line

15'

Overhang will be 3' from property line

Post will be 4' from property line

20'

24'

House

Overhang

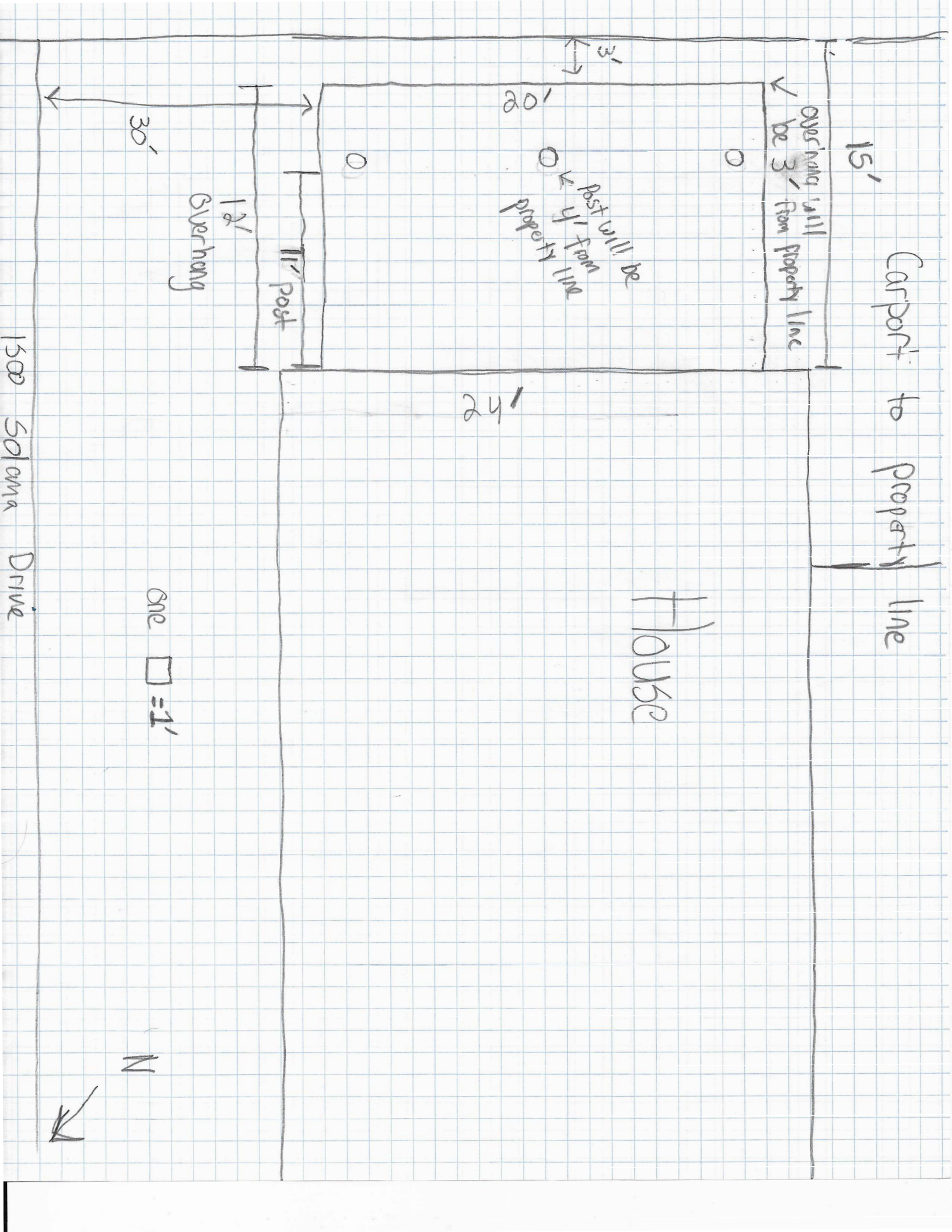
12'

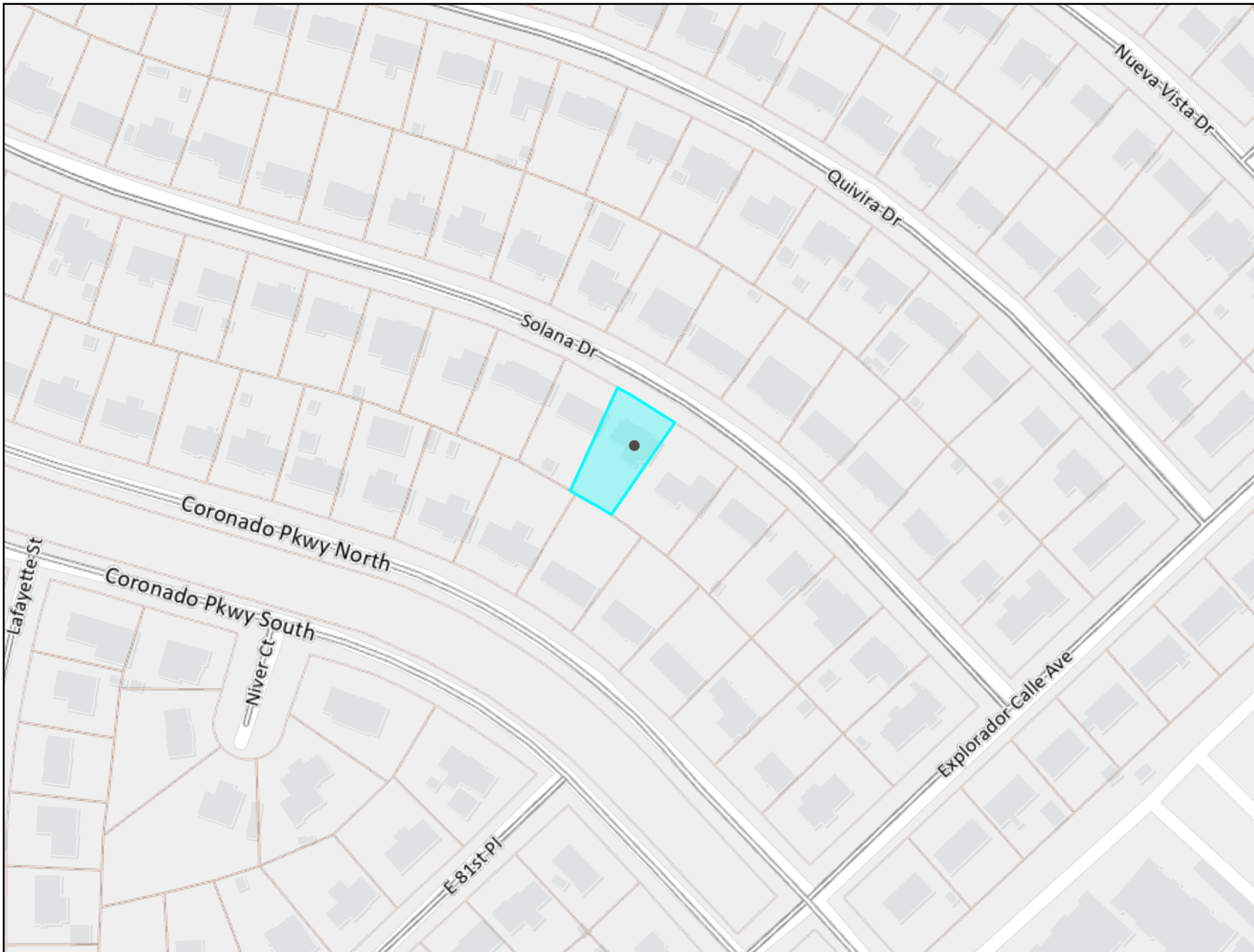
11' Post

30'

one □ = 1'

N





Legend

- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- ▨ P-U-D
- ▨ P-U-D(P)
- ▨ Conditions

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