



Request for Comments

Case Name: Faller Residence Variances
Project Number: PRA2016-00003

February 3, 2016

Adams County Community and Economic Development Department is requesting comments on the following request:

Request for two variances 1) requesting a variance from the required 30-foot front setback 2) requesting a variance from the maximum 900 square foot structure coverage for an accessory structure

This request is located at 8071 IVY ST

The Assessor's Parcel Number is 0172129310002

































Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by February 24, 2016 in order that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to LAdams@adcogov.org.

Thank you for your review of this case.

Libbie Adams
Case Manager



LEGEND

-  Special Zoning Conditions
-  Section Numbers
-  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)
-  Airport Noise Overlay

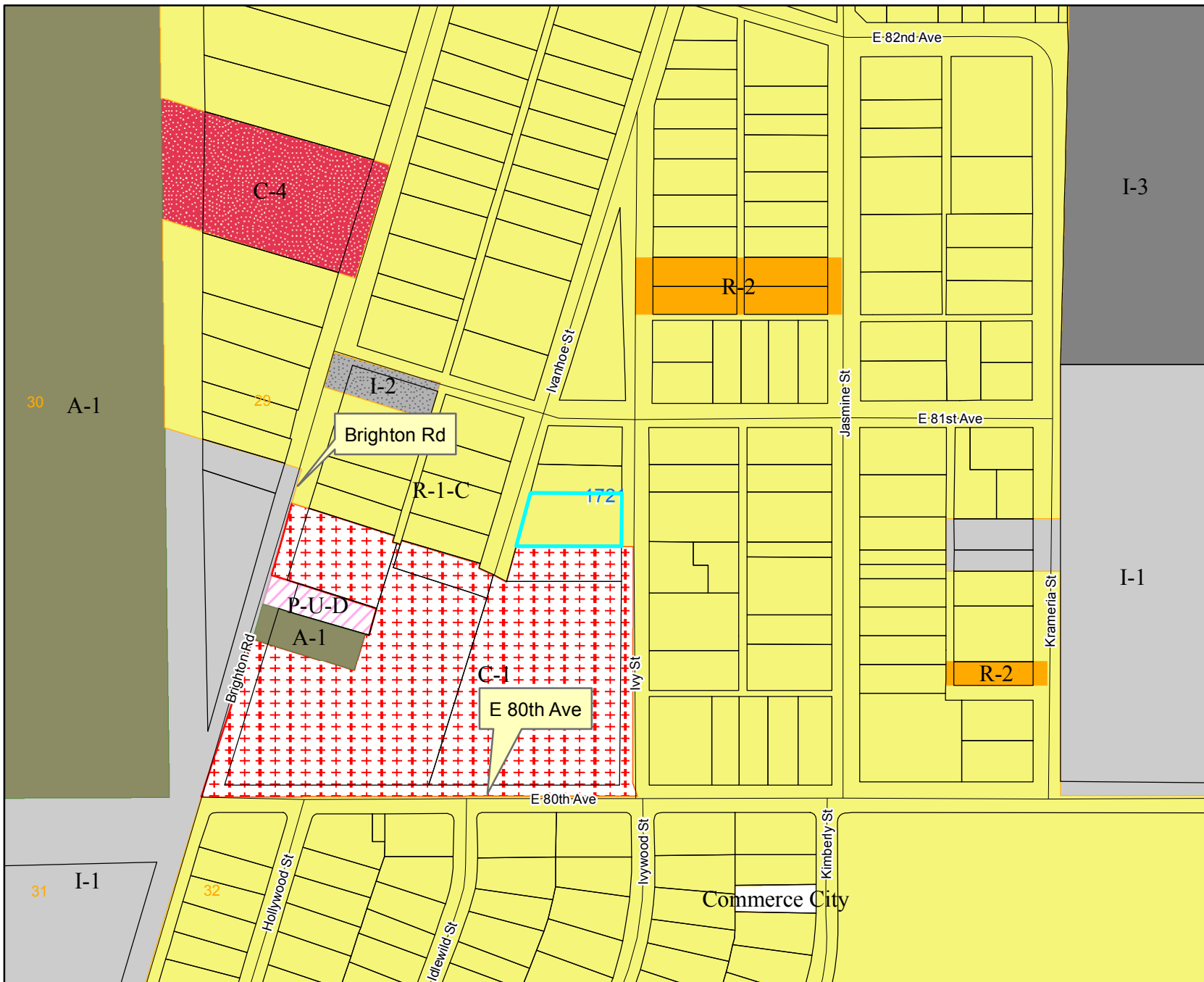
Faller Residence Variances
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























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This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



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Faller Residence Variances

PRA2016-00003



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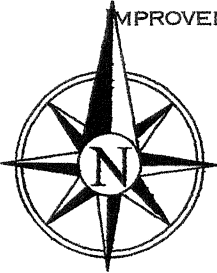
R.E.P.O.R.T

LAND SURVEYING

5460 WARD ROAD + SUITE 160
ARVADA, COLORADO 80002
(303) 420-4788

IMPROVEMENT LOCATION CERTIFICATE

DATE 12/31/2015 FEE \$225.00 JOB# 15-736
CLIENT LANDMARK GARAGES
ADDRESS 8071 IVY STREET
NAME DAVID FALLER

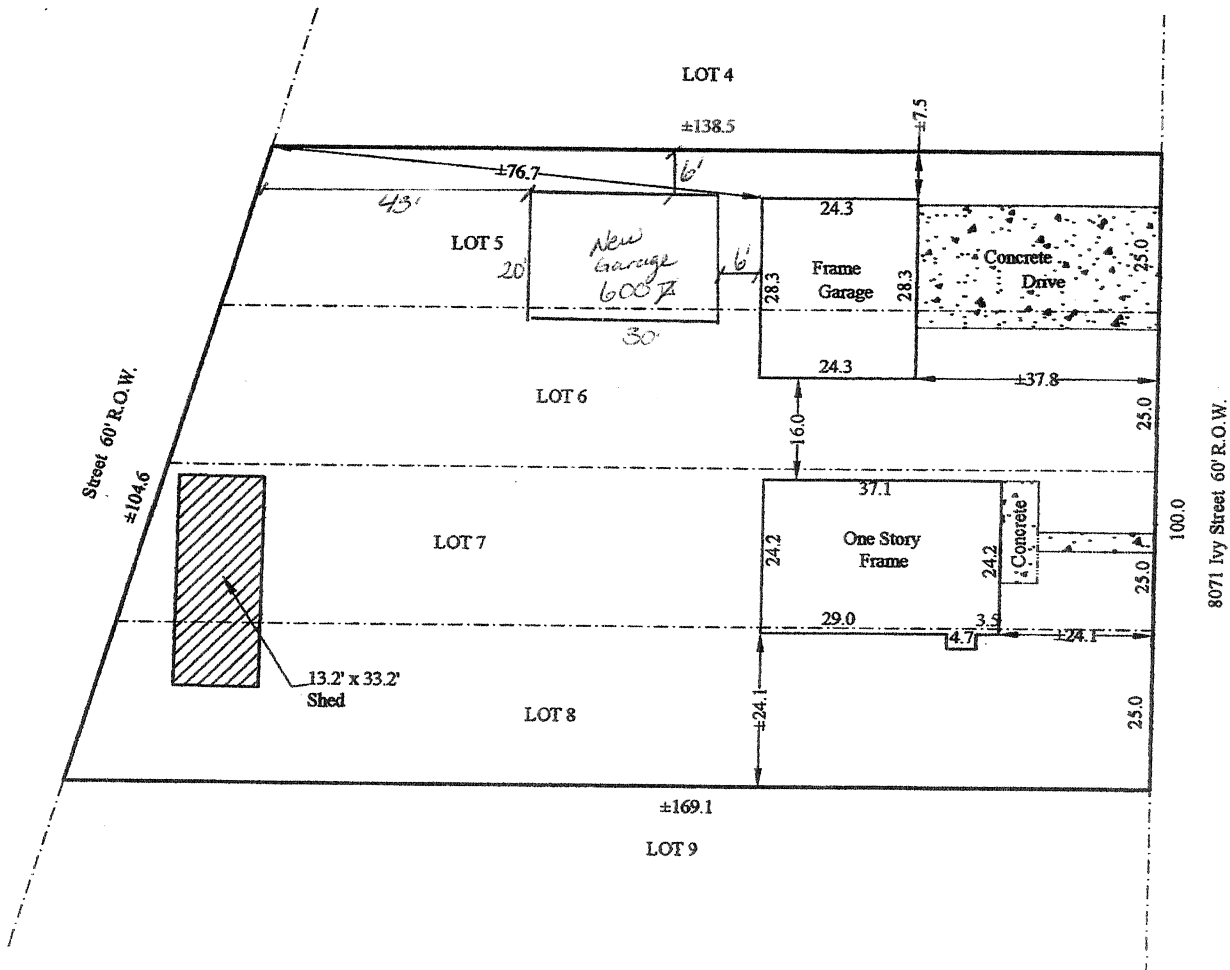


Scale: 1"=30'

Note:
Certificate is Based on Existing Possession Lines,
An Improvement Survey Plat is Recommended
for Precise Location of Improvements.

LEGAL DESCRIPTION (PER CLIENT)

LOTS 5 TO 8 INCLUSIVE, BLOCK 5,
DUPONT SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO



**SUBMITTAL ITEM C
EXPLANATION**

Accessory Structure Coverage:

We are requesting a variance of 802 SF on the total allowed square footage for accessory structures to allow the construction of a new detached garage. The garage will be 20 x 30 feet (600 SF) in size. The height of the proposed garage will be 14 feet tall, which is not greater than the house. It will meet required height limits as well as front and side setbacks. We will also be requesting a variance for the rear setback-which is a double front (See explanation below). The overall % lot coverage of the structures is less than the max allowed for the R-1-C zone district.

This garage is necessary for safe and secure storage of the property owners' vehicles, which do not fit in the current garage. The existing garage is used for personal vehicles, but can not fit more than 2 vehicles. The owner has multiple vehicles and motorcycle, which he would like to be securely stored in a garage and off the street.

The total lot area of this property is .37 Acres, or 16,117 SF. Existing structures on the lot are: House (897 SF), Existing detached garage (672 SF), and a shed (430 SF). Total area of existing accessory structures is 1102 SF. With the addition of the new garage (600SF), the total accessory structure square footage would be 1702 SF. The allowed square footage for accessory structures would be exceeded by 802 SF. Due to the large lot this property has, the total percent lot coverage by all structures would be just 16%.

Many houses in the same zone district have houses with attached garages in addition to a secondary detached garage. This property was constructed with a house and a detached garage, as opposed to a house with an attached garage. It is not practical, with the layout of existing structures, to construct an attached garage that would still have vehicle access to the additional garage. Therefore, we are requesting to construct a second detached garage. This would increase the accessory structures total area to exceeding the allowed amount of 900. However, it is not unreasonable to have two garages as many homes have both an attached and detached garage. The access to the second detached garage will use the existing driveway- a drive through garage will be created by adding a back garage door in the existing front garage. This will allow vehicles to drive into and park in the rear garage.

Rear Setback Variance

We are requesting a variance for the rear, west setback. This property is considered a double frontage lot due to Ivanhoe Street being to the west, or rear, property line. The house is 90 feet from the closest point on the rear property line. Therefore, the required rear setback is 90 feet. We are requesting to place the new garage such that the closest point of the garage to the rear property line is 43 feet. This would amount to a variance of 47 feet. Due to the location of the existing structures, there is no other location that the garage can be placed to achieve a larger rear setback.

SUBMITTAL ITEM C EXPLANATION

Please describe in as much detail as possible what you are requesting. You may refer to the questions below as guidance. The following questions are the approval criteria for you application.

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship, and are not applicable to other lands in the same district.
1) Double frontage lot
2) The lot is too narrow w/ existing structure location to fit the garage in another location or attach it to house & still have vehicle
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of ^{access} rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
Other properties have two garages - an attached & detached. We are unable to practically attach a 2nd garage to house.
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.

No

4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.

Yes

5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.

No

6. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.

Yes. structure will match existing structures

7. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

No

8. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

No it will not.