

## Request for Comments

Case Name: Holly 160th  
Case Number: VSP2018 00007

April 4, 2018

The Adams County Board of Adjustment is requesting comments on the following request: Variance from accessory structure minimum side corner setback in the Residential Estate (RE) zone district.

This request is located at 8551 E 160TH PL. The Assessor's Parcel Number is 0157104406005.

Owner Information: HOLLY, LAYNE AND HOLLY, KANDIS  
8551 E 160TH PL  
BRIGHTON, CO 806027558

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 (720) 523 6800 by 04/24/2018 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 [BJenson@adcogov.org](mailto:BJenson@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

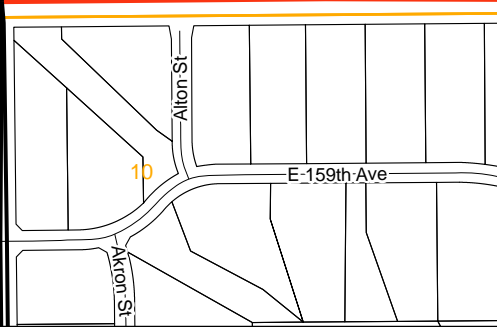
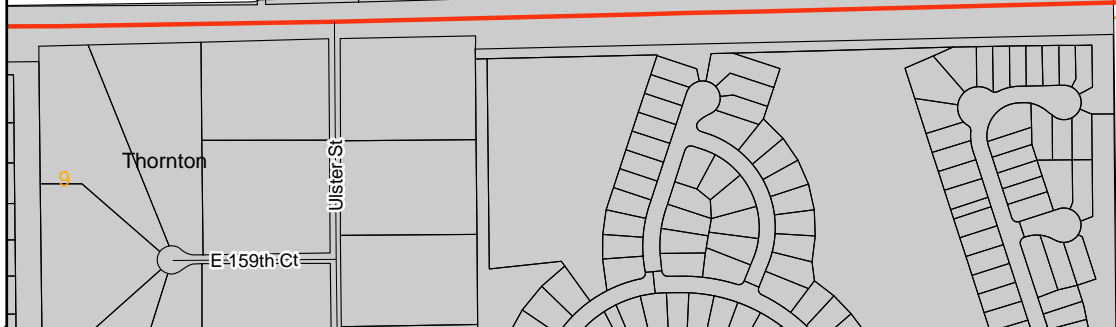
A handwritten signature in cursive script that reads "Brandon Jenson".

Brandon Jenson  
Case Manager



### LEGEND

- Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections



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For display purposes only.

AD TY

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



E 160th Pl



Willow Way



## HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope. The Shop cannot go on the North part of the property because of the Leach field. It also cannot go on the west due to drainage system and also how the house is placed so far west on the property. The shop will need to be placed in this location because it's also the only flat location on the property.
2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district. There are other houses on 1600th + 161st Ave. other corner lots have shops.
3. Granting the variance will not confer on the applicant any special privilege. This is the only place the shop can be placed. we are not asking anything that is not already on a corner lot.
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations. The house was placed on the far west part of the lot & the Leach field is on the north part. Also there is a gravel driveway flush with the house there fore leaves us with this as the only place to put the shop.
5. The special circumstances or hardship is not self-imposed. Property has two fronts because we are on a corner lot. county wants equally away from each street which would then put it <sup>directly behind house</sup> on the Leach field which is not possible.
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

we will comply with all regulation put forth by the county.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations. This will both increase visual appeal & value to property.
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property. Our intent is to use this for our personal use only. to use it as a garage + storage of personal items.