



Request for Comments

Case Name: Medrano Garage
Case Number: VSP2018 00013

May 10, 2018

The Adams County Board of Adjustment is requesting comments on the following request: Variance from the minimum side corner setback for a principal structure in the R-1-C zone district.

This request is located at 7995 JOAN DR. The Assessor's Parcel Number is 0171934204016.

Owner Information: MEDRANO, JOHN AND MEDRANO, ELISABETH
7995 JOAN DR
DENVER, CO 80221-4073

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 05/30/2018 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.

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.

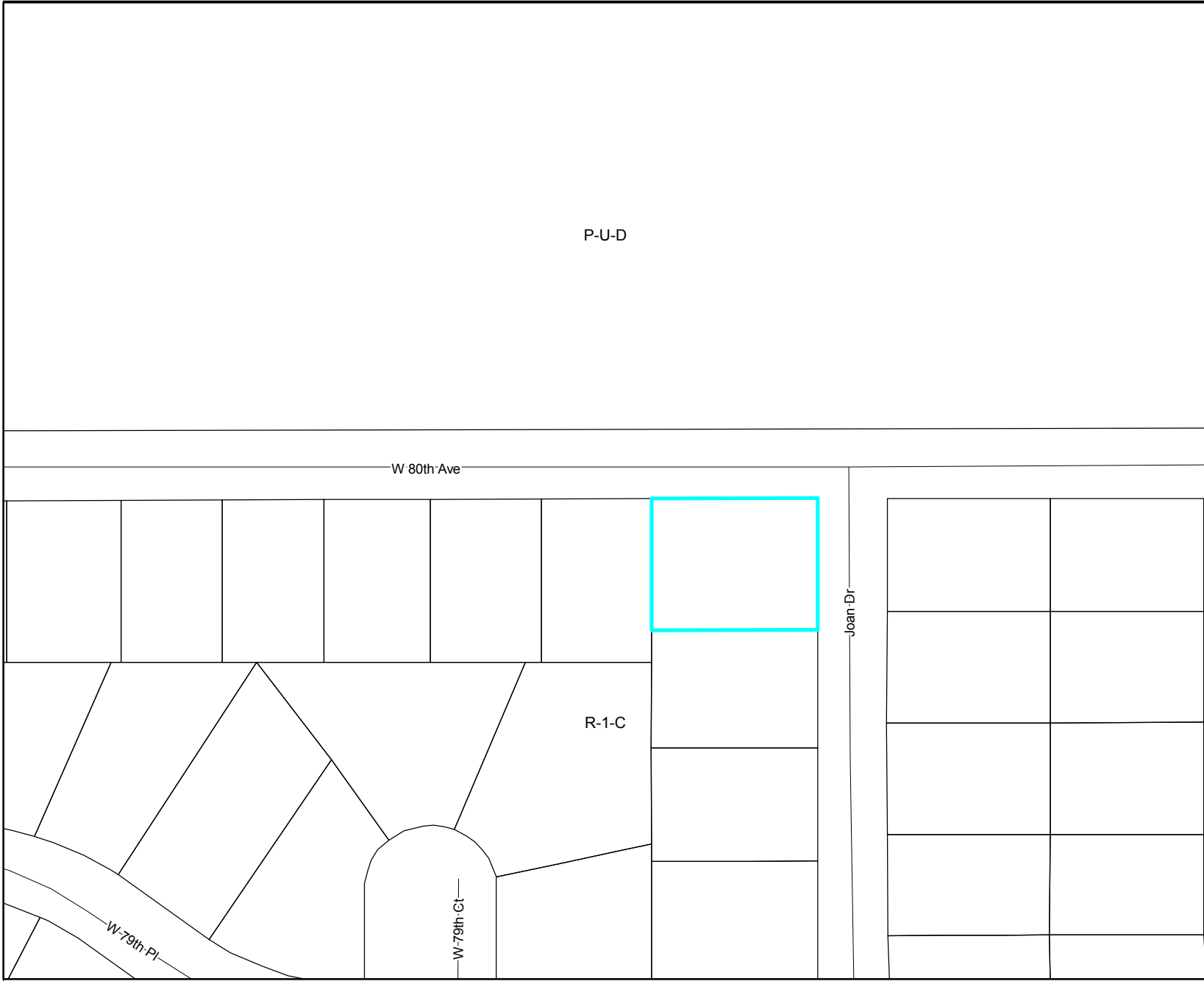
Thank you for your review of this case.

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

Brandon Jenson
Case Manager

Legend

- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections



Medrano Garage
VSP2018-00013



For display purposes only.



ADAMS COUNTY
COLORADO

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



HARDSHIP STATEMENT

Answer all questions below explaining how the following hardship criteria for granting a variance have been satisfied (See Section 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.**

There is only one option for the placement of an attached garage, that is attached to the home on the North side of the house. Being on a corner lot we have more restrictions.

- 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.**

We are asking the variance be granted because as the code stands the required setback does not allow a standard vehicle to be parked in said garage. The current set back is 20 feet. We are asking for a setback of 5 additional feet.

- 3. Granting the variance will not confer on the applicant any special privileges.**

We are the only home on our block without a garage or place to park our vehicles off the street.

- 4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.**

The current setback will not allow a full-size vehicle to fit inside the garage. The average full-size car measures 18 feet.

- 5. The special circumstances are hardship is not self-imposed.**

We are asking to build a garage since we do not have one at all. We don't have anywhere else to park our cars that is not off the street. We are on a corner lot and have had near experiences with our cars almost being hit. We have also experienced flooding into our basement from the north side of our home. Building a garage on the north side of our home would cover a big part of the ground where water tends to dwell.

- 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.**

The garage would be for Single Family Residential Use. Everyone around us and on our block has a garage. The only place to put an attached garage is on the North side of our home. That is why we are asking you to Grant us this variance and the ability to have a garage like everyone on our block.

- 7. Will not cause substantial detriment to the public good or impair the intent of these standards and regulations.**

We will be causing any sight obstructions or impeding on anyone's property line with our variance request.

- 8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district and 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.**

The garage would not be a detriment to anyone. We would not change the classification on the property. The garage is for single family residential use.