



Request for Comments

Case Name:	Columbine Road Variance
Case Number:	VSP2018-00038

December 10, 2018

Adams County Board of Adjustment is requesting comments on the following request:

1) Variance request from lot width requirement for minor subdivision.

The Assessor's Parcel Number is **0182517115002**

The Property Address is **Kristen Ann Kelley**
5396 Columbine Road
Denver, CO 80221-1277

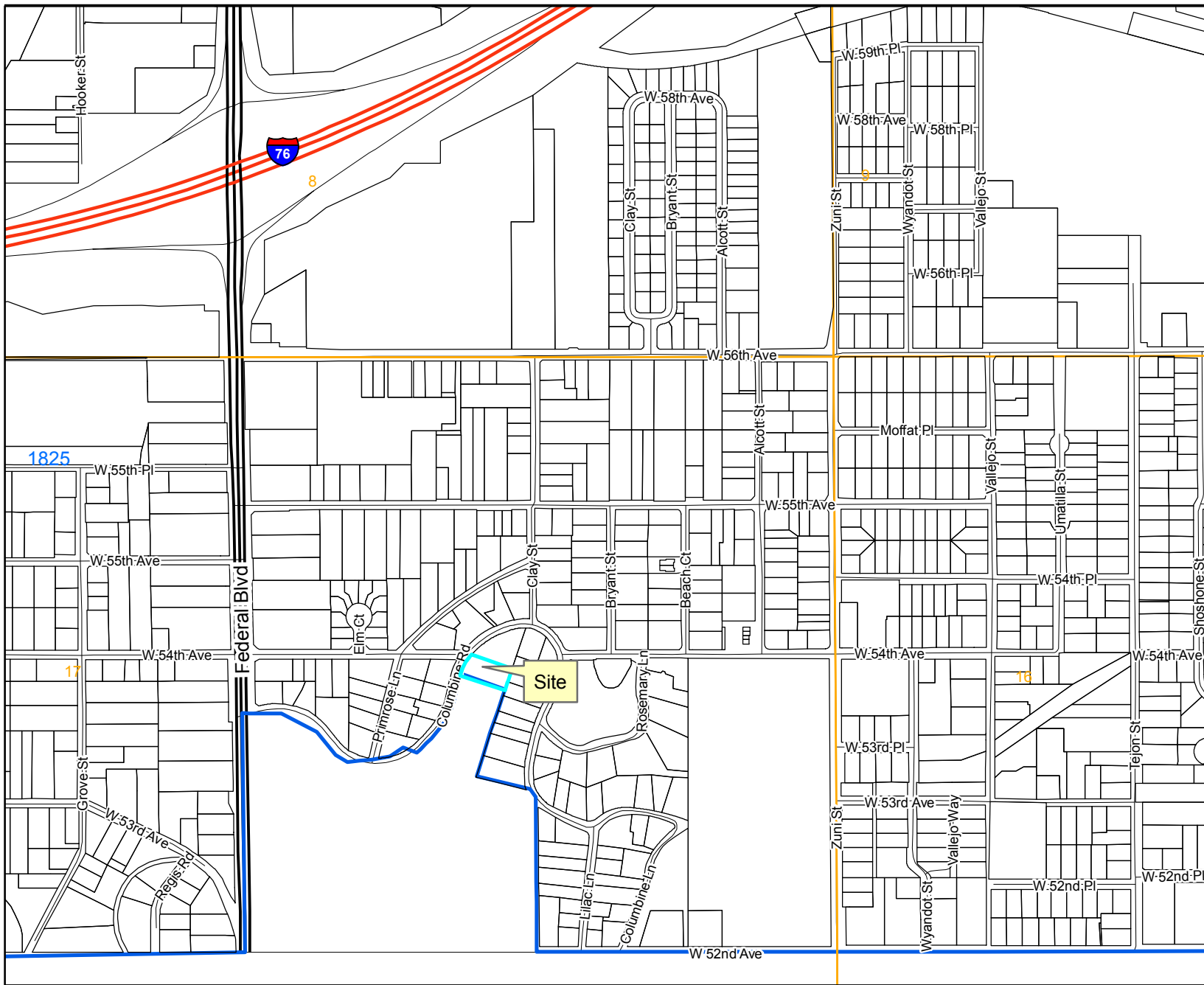
Applicant Information **same as above**

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. (720) 523-6855 by **December 31, 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 AGibson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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.

Anna Gibson
Case Manager



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)

Columbine Road Variance
VSP2018-00038



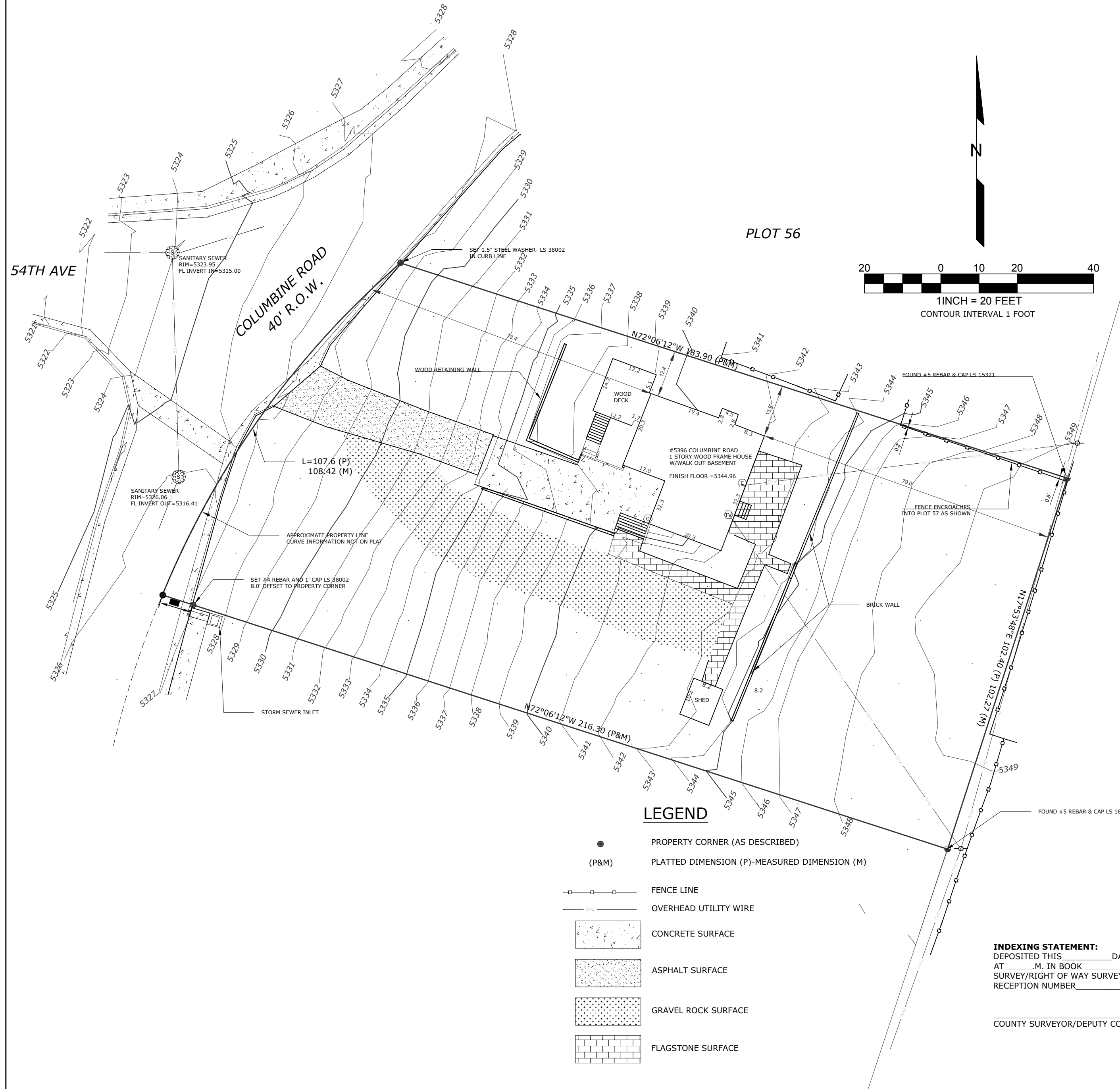
For display purposes only.



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

IMPROVEMENT SURVEY PLAT

A PART OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

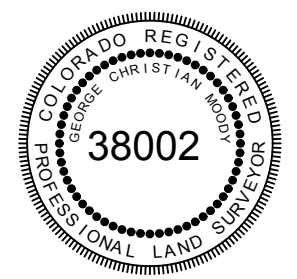


SURVEYORS CERTIFICATE:

I, GEORGE CHRISTIAN MOODY, A PROFESSIONAL LAND SURVEYOR DULY REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT, AND FIELD SURVEY UPON WHICH IT IS BASED WERE MADE UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY.

SIGNATURE: _____ DATE: _____

GEORGE CHRISTIAN MOODY
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38002



LEGAL DESCRIPTION:

PLOT 57, RE-SUBDIVISION OF BERKELEY HILLS PLOTS 6,7,18 TO 22, 26 TO 29 AND 34 TO 39, ALL INCLUSIVE.
COUNTY OF ADAMS, STATE OF COLORADO

5396 COLUMBINE ROAD
DENVER COLORADO 80221-1277

BASIS OF BEARING:

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF PLOT 57, RE-SUBDIVISION OF BERKELEY HILLS, COUNTY OF ADAMS, BEARS (S 17°53'48" W), AND THAT ALL BEARINGS ARE RELATIVE THERETO; BEING THE NORTHEAST CORNER OF PLOT 57, MONUMENTED WITH A #5 REBAR & 1.5" YELLOW CAP, LS 15321, AND THE SOUTHEAST CORNER OF PLOT 57, MONUMENTED WITH A #5 REBAR & 1.5" YELLOW CAP, LS 16099.

NOTICE:

ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

- ALL GENERAL NOTES, DEDICATIONS & EASEMENTS AS SHOWN ON THE RE-SUBDIVISION OF BURKELEY HILLS PLAT, AS RECORDED IN BOOK 3, PAGE 68, AT THE COUNTY OF ADAMS, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY MOUNTAIN NAVIGATION INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LINEAL UNITS HEREON ARE U.S. SURVEY FOOT. (1 US SURVEY FOOT = 0.3048006 METERS)
- DATE OF FIELDWORK 4-10-2018
- VERTICAL DATUM: NAVD8 BASED ON NETWORK GPS DATA CORRECTIONS AND GEOID 12B

MOUNTAIN NAVIGATION INC.
1824 SOUTH ZANG COURT
LAKEWOOD, COLORADO 80228
303.514.5232
EMAIL: INFO@MOUNTAINNAV.COM

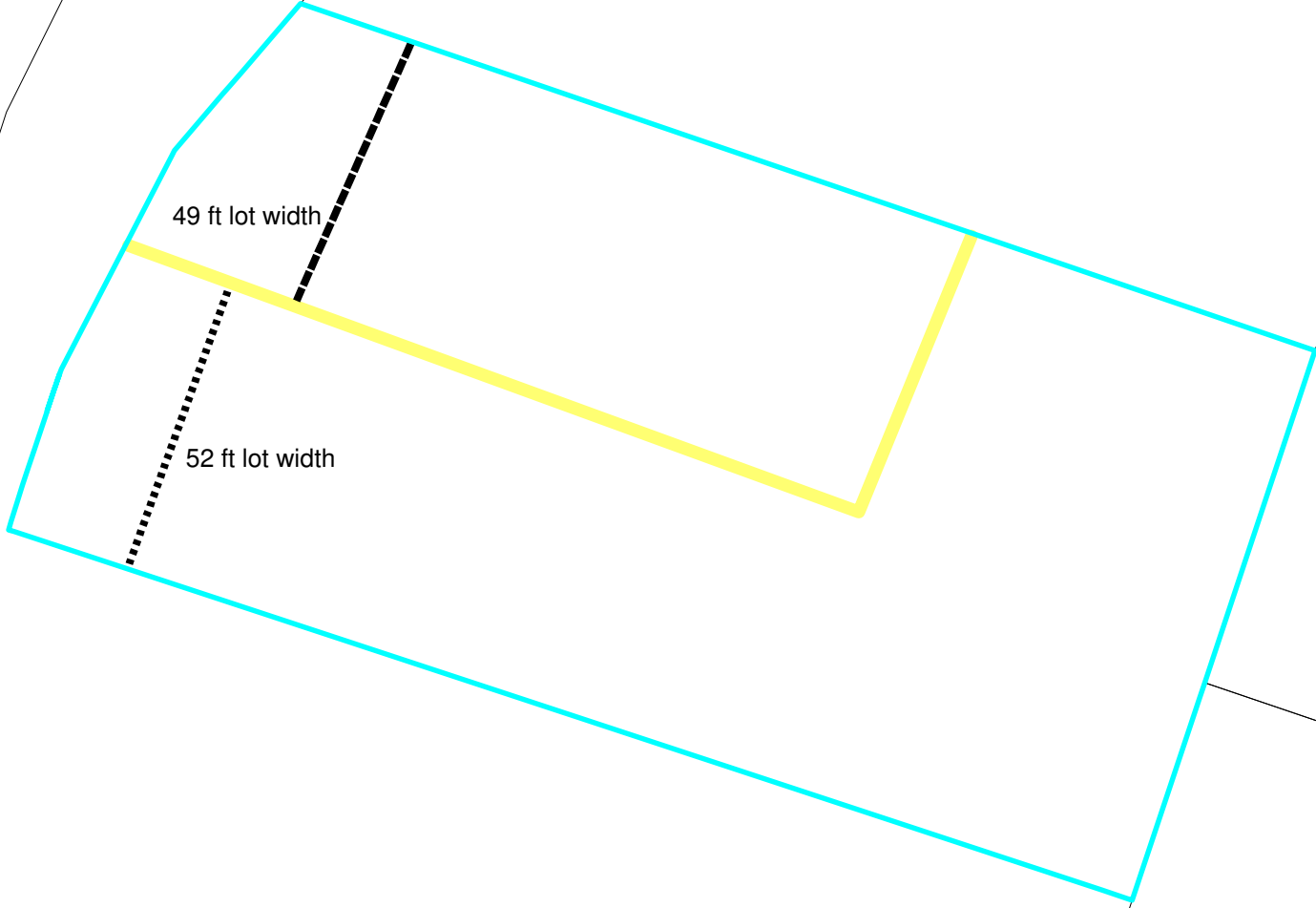
W 54th Ave

17

Columbine Rd

49 ft lot width

52 ft lot width



I am requesting a variance for street front footage prior to the subdivision of lot 57. The required lot width is 65 ft per single family home. The current lot is 107 feet at the street front. The lot has ample square footage for two single family homes, but due to its odd, narrow shape it will require a reduced lot width for one of the lots.

The lot is .47 acres, or 20473 square feet. The dimensions are approximately 107 ft at the street front by 216 ft. I would like to divide the front section of the lot down the middle to create 2 single family home lots, that will include an easement for a shared driveway entrance. The driveway is currently located in the middle of the property. Therefore, the variance request is to allow each lot to have 53.5 feet of street front (or an alternative division, if the country has a different preference). The north lot will retain over the 65-foot limit width further towards the back of the property.

Please see the proposed subdivision description and two sketches below for further details.

Proposal to split lot 57 in Berkeley Hills subdivision

Project description:

I propose to subdivide the lot at 5396 Columbine Rd, to create two single family residential lots. The current lot is 20,000 sq ft, but is long and narrow and on a hill and therefore it would require a variance for street front footage/access. The plan is to keep the original house intact as a rental, and build a new house for myself on the new lot. The new house will be L-shaped, mimicking the proposed shape of the land division. Although the proposed subdivision is an L-shaped lot, the new house will not overlap behind the old house. Two driveways with shared entrance from the street are already in place - one goes to the current house and one goes up to the back of the lot, where the second home will be located. The shared entrance would be maintained and designated as an easement for the subdivision. I am proposing to allow 54 feet street front to the current house and 32 feet of street front to the new lot, which would open up to 102 ft width at the back. Although it is an unusually shaped lot, it is the most sensible, aesthetic, and buildable use of the land. The building structure itself will be L shaped, to come down towards the street in order to conform to the rule of having the utility hookups within 150 feet of the street.

Other improvements would include adding a sidewalk. I would also put in place whatever is required legally to ensure that the strip of land between the houses would be non-buildable, ensuring easy fire access to both properties.

Background:

This project began with the intention of building a detached studio work space (for personal use, not commercial – I am a painter.) The detached building would have had plumbing and heat. In the planning process it became clear that it would be not much more difficult to make it a full residence. The property currently has an excessive amount of land that is disproportionate to the dwelling size and also difficult to maintain. The new subdivision would allow me to add an additional home to the neighborhood, and to create my own home with an attached studio space included.

Looking at the project from a community perspective, it is in line with other development in the neighborhood. The neighborhood winds around, is economically and architecturally eclectic, with a variety of lot sizes and shapes in all directions, and includes as well as the Franciscan Nunnery and the Aria development directly to south. My project would provide additional middle-income housing to Adams County, done in a thoughtful way that is minimally invasive to the surrounding residents. It is a productive use of the land, offering more of an upgrade to the neighborhood than the alternative of a single house with a detached studio.