



Request for Comments

Case Name:	Kitzman
Case Number:	VSP2017-00029

July 5, 2016

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

Requesting a variance to allow a side setback of 0 feet where 5 feet is required.

This request is located at: 8170 JASMINE ST

The Assessor's Parcel Number is: 0172129307002

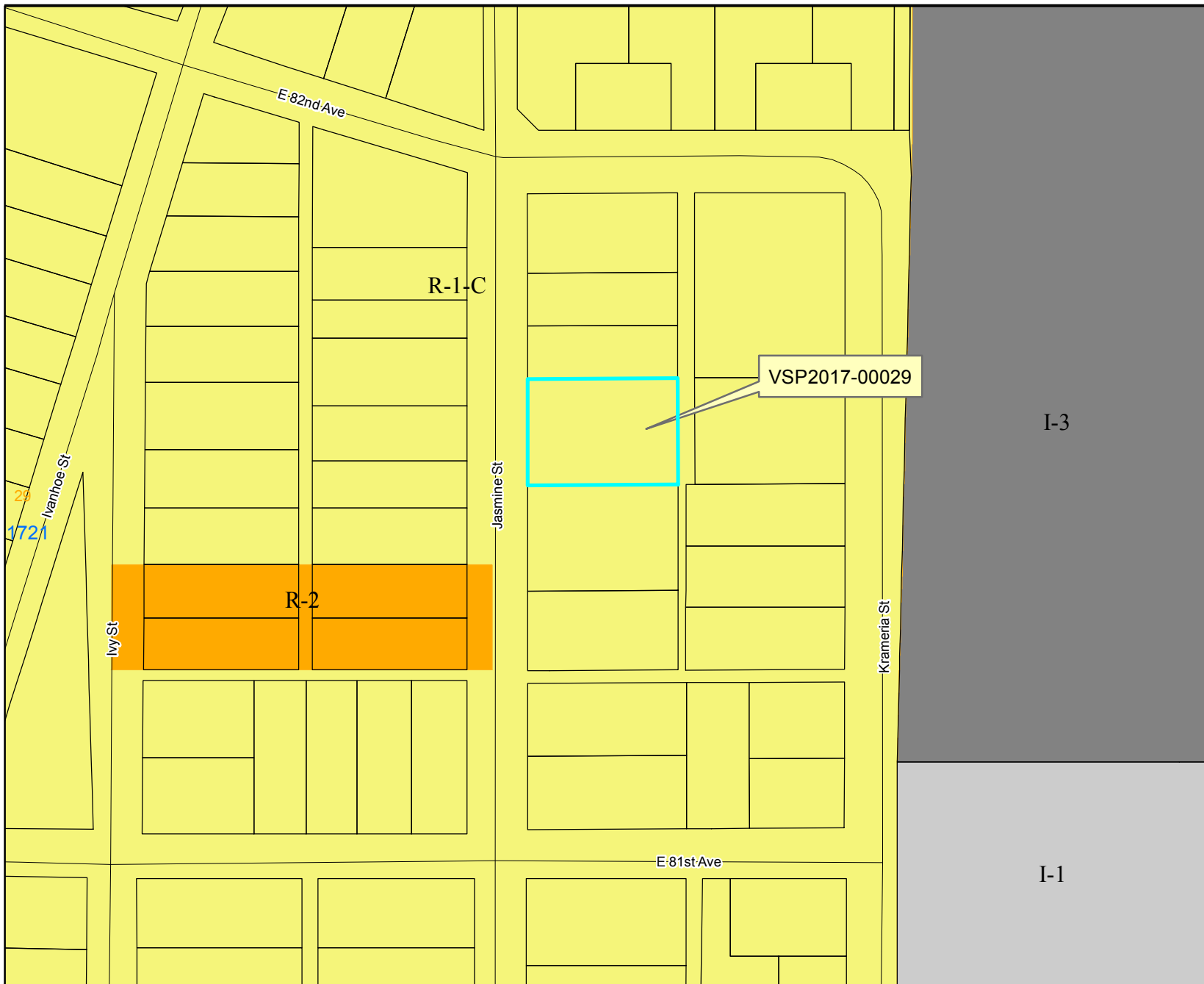
Owner Information: KITZMAN BENJAMIN P
7050 W COUNTY ROAD 20
LOVELAND, CO 805379307

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) 523-6800 by 07/26/2016 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 CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office. Once comments have been received and the staff report written, the notice of public hearing dates will be forwarded to you for your information.

































Thank you for your review of this case.

A handwritten signature in cursive script that reads "Christopher C. LaRue".

Christopher C. LaRue
Senior Planner



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

Kitzman

VSP2017-00029



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

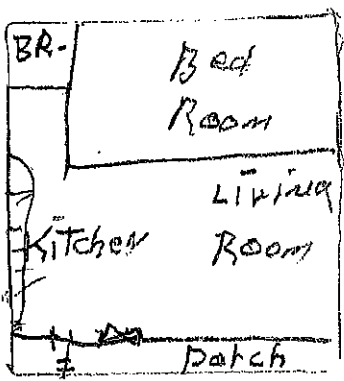
HARDSHIP STATEMENT

Answer all questions below explaining how the following hardship criteria for granting a variance have been satisfied (see Section 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. *In 1948 the original house was built too close to the property line on the north side; circumstances now require a 5 ft setback which we need, rather than the 1 ft setback.*
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. *In order for us to comply with the 5 ft. setback, we would have to tear down and move the north side of the house! That part of the house has been there since 1948; Ben purchased it as is.*
3. Granting the variance will not confer on the applicant any special privilege. *Since the original was built so long ago, granting the variance should not confer any special privilege and anyone purchasing the property would need that variance as well.*
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations. *Physically, that part of the property has to be torn down to conform with present regulations.*
5. The special circumstances or hardship is not self-imposed. *The local fire department states that we conform to rules by obtaining the variance when we had a renter in the house interested in buying the property.*
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 general purpose of the Code will comply and we are not trying to change anything about the property.*
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations. *We are not trying to change the property line and therefore it is not our intent to change standards and regulations.*
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. *For this residential property we are trying to maintain a permitted variance, and this would not result in any non-conforming use or change the zone.*

1ST
HOUSE
BUILT
IN LATE

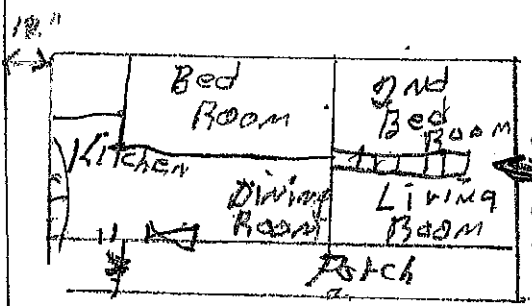
Site
History
+ Plan variance needed
8170 Jasmine



Well

1940's 1st Foot From
The North!

2nd
Addition



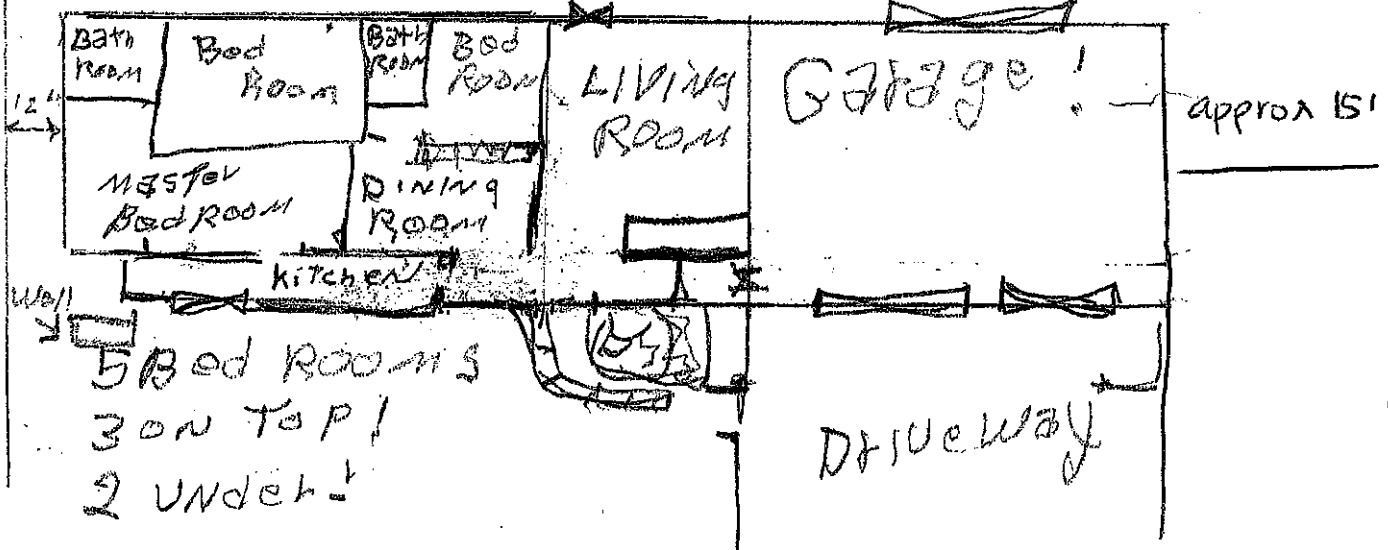
Well

EARLY 1950's

PLUSS
2 Bed Rooms
#S. Basements
TOTAL 4 Bed Ro.

3rd
Addition

IN
EARLY 1980's - ONLY ON SOUTH SIDE



5 Bed Rooms
3 ON TOP!
2 UNDER!