



Request for Comments

Case Name:	PREISENDORF GARAGE
Case Number:	VSP2017-00035

August 7, 2017

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

Variance from the minimum front setback requirement for an accessory structure in the Residential- Estate (R-E) zone district pursuant to Section 3-11-07-04-01.

This request is located at **16733 IVY ST**

The Assessor's Parcel Number is **0157105202009**

Applicant Information **PREISENDORF MICHAEL A AND PREISENDORF SANDRA L**
13923 JASMINE ST
THORNTON, CO 806029112

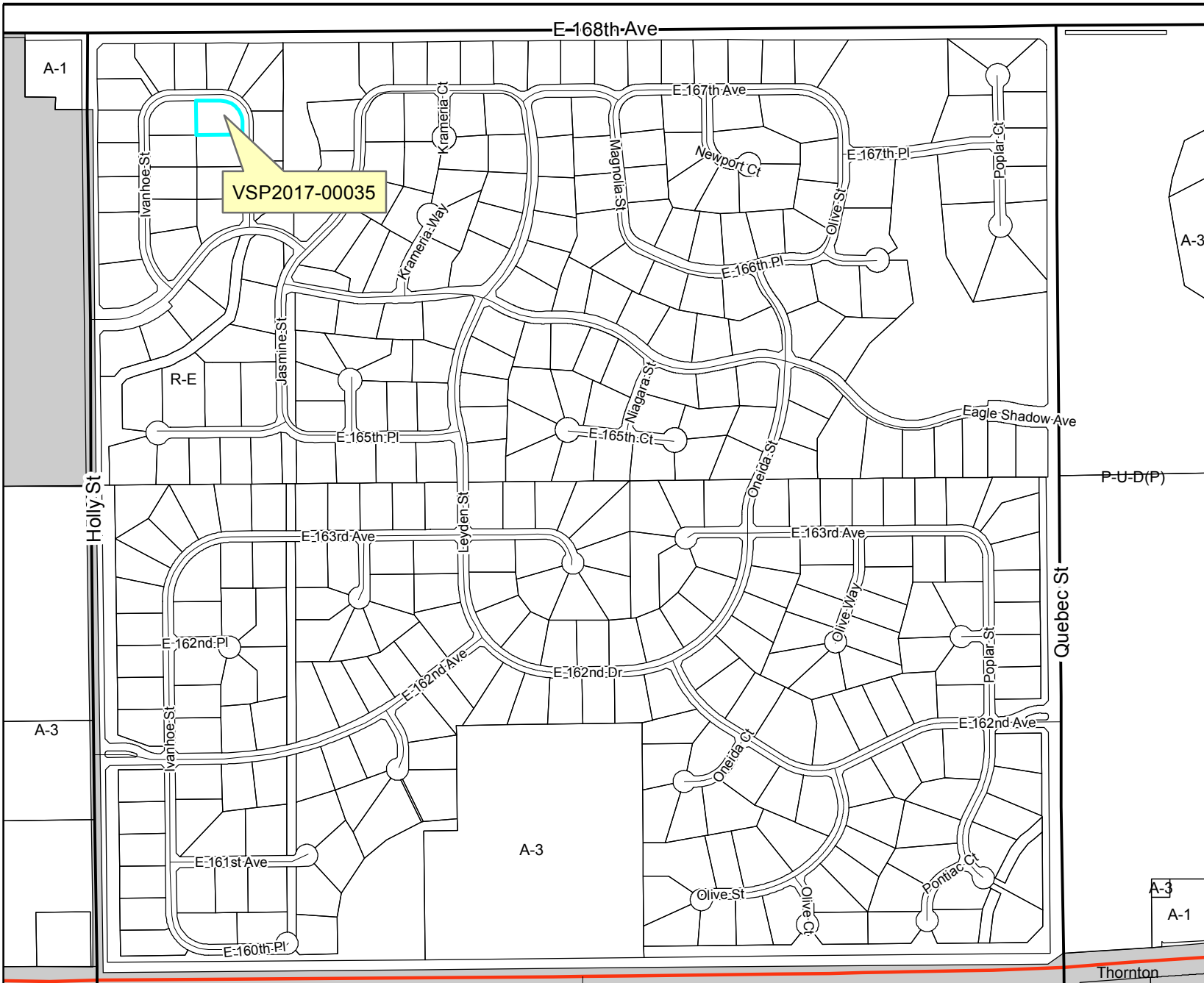
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **August 21, 2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@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.

Emily Collins

Emily Collins, AICP
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

VSP2017-00035
Preisendorf Garage Variance



For display purposes only.



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

Variance Request

July 27th 2017

To whom it may concern:

My name is Michael Preisendorf. My wife and I would like to build an outbuilding (1200sq/ft. garage - L30ft x W40ft x H14ft) on our property at 16733 Ivy Street, Brighton CO 80602. According to Code we would need to put the garage in the S.W. quarter of our 1 acre lot. We have two leach fields, A & B. Leach field A is 80ft x 100ft and on the S.W. quarter of the property and leach field B is 30ft x 100ft and is located directly *south* of our house. In order for us to follow the Code we would need to put the garage directly on leach field A and the driveway access would need to be placed directly on leach field B, both of which aren't options.

Of the 25 homes closest to ours, 6 of them have (out building/garages) similar to what we are proposing and a handful of the homes that do not, are currently planning on building soon.

Granting us the ability to build the proposed garage would not give us any special privileges that other home owners in our area would have. In fact, if we are unable to build an outbuilding/garage on our lot, it could make it harder to sell our property in the future. These larger homes in Eagle Shadow attract buyers looking for larger lots specifically for the ability to have large outbuilding/garages.

The garage cannot be placed in conformity with the regulations due to it being on a corner lot in conjunction with the specific sizes and locations of the two leach fields mentioned above. We only have one option for the garage which is on the N.W. quarter of our property. Due to the property being a corner lot, the N.W. quarter does locate the garage on an outside edge.

We are the second owners of this corner lot property and both leach fields were in place at the time of purchase.

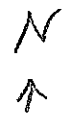
The garage will match the contours of our house and will be built in conjunction with the standards set by Adams County and our specific HOA requirements.

To our knowledge adding the proposed garage would not change the zoning or allow use which is otherwise not permitted in the zone district. A similar variance has been granted to 7 other properties in our development. (16620 Krameria Way, 16040 Ivanhoe St., 16280 Kearney Ave., 6359 163rd Ave., 16699 Newport Ct., 16170 Poplar St. and 6285 162nd Ave.)

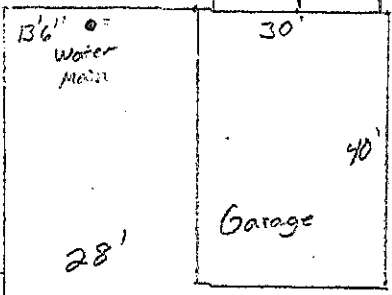
Thank you for your consideration.

Kind Regards,

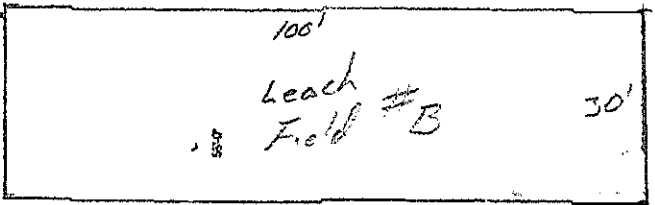
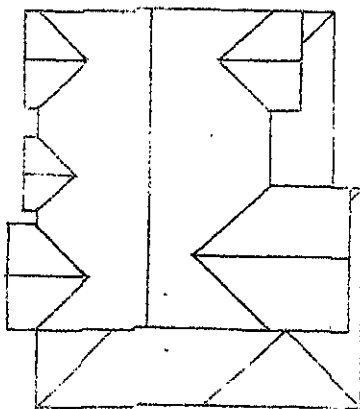
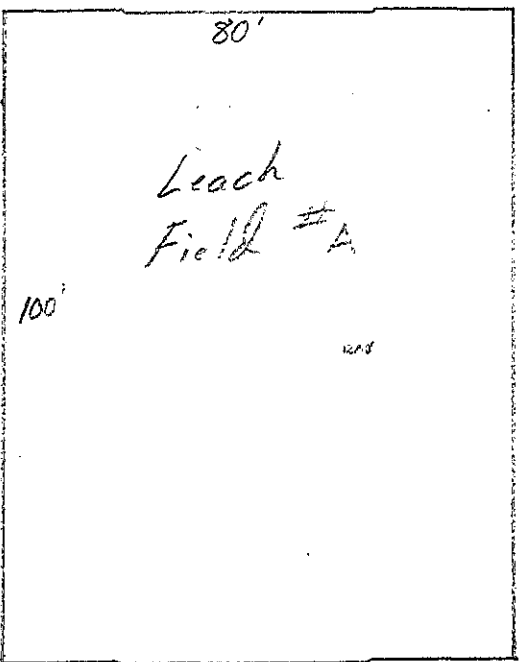
Michael Preisendorf



EAST 107th AVE



The Preisendorf Residence
Block 5, Lot 9
16733 Ivy St.

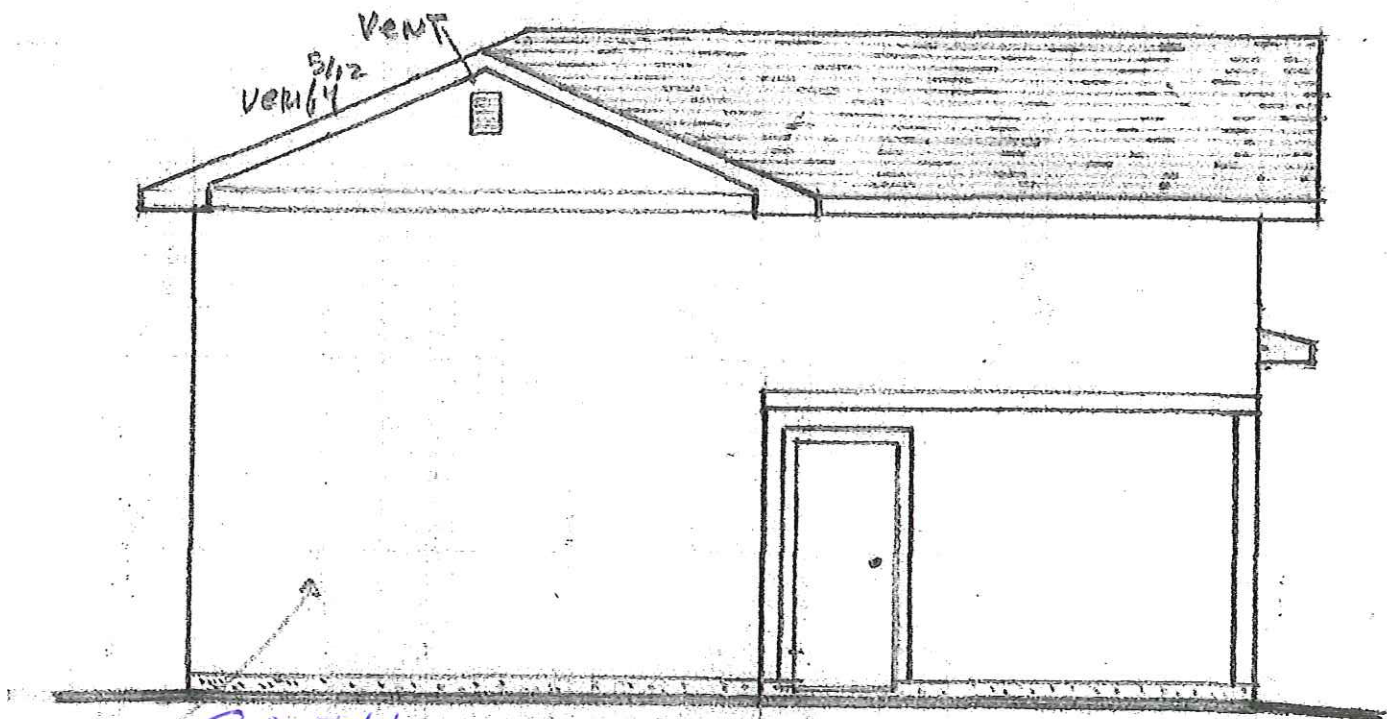


PROPERTY LINE

IVY ST

3-17-17
1 OF 7

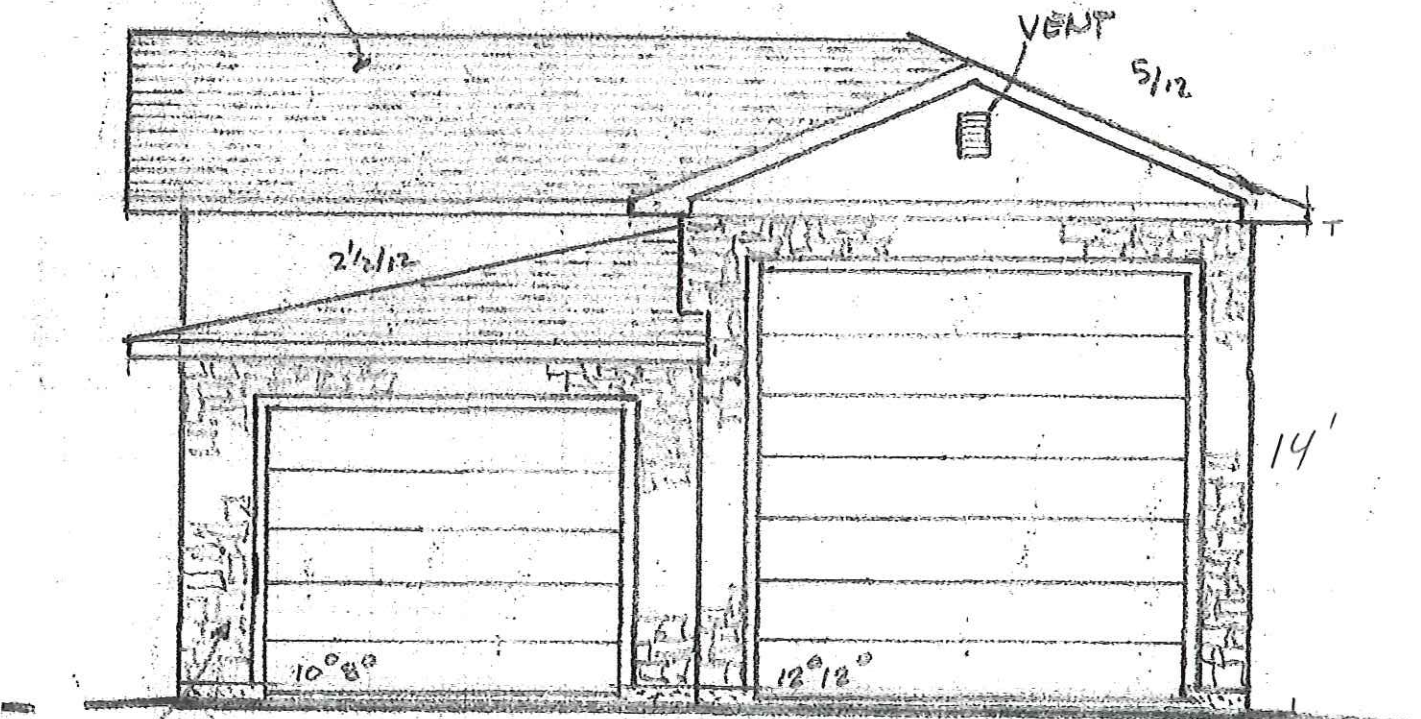
VENT
5/12



2H
SOUTH
WEST ELEVATION SCALE: 3/16" = 1'0"

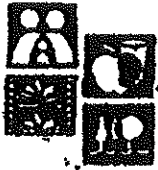
2CH RESIDENCE

VENT
5/12



ONE
NORTH
EAST ELEVATION SCALE: 3/16" = 1'0"

Septic 3/718-3182
Repair



Tri-County Health Department

Property Address 16733 E. 2nd St
 Permit # 2005-6532
 System Completion Date 10/10/05
 Installer Name Sullivan Septic
 Installer License # 4565-10510678
 Installer Address P.O. Box 1288, Loveland, CO
 Installer Phone 303-772-4019

Onsite System
As-Built Drawing

2-1000 gal septic tanks
with lift pump

