



Request for Comments

Case Name: Olivas Garage Variance
Project Number: VSP2017-00046

October 19, 2017

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

Variance from the minimum required side and rear setbacks of 5 feet.

This request is located at **7907 Quivas Way**
The Assessor's Parcel Number is **0171933203034**
Legal Description is **SUB: PERL MACK MANOR EIGHTH FILING BLK: 49 LOT: 33**

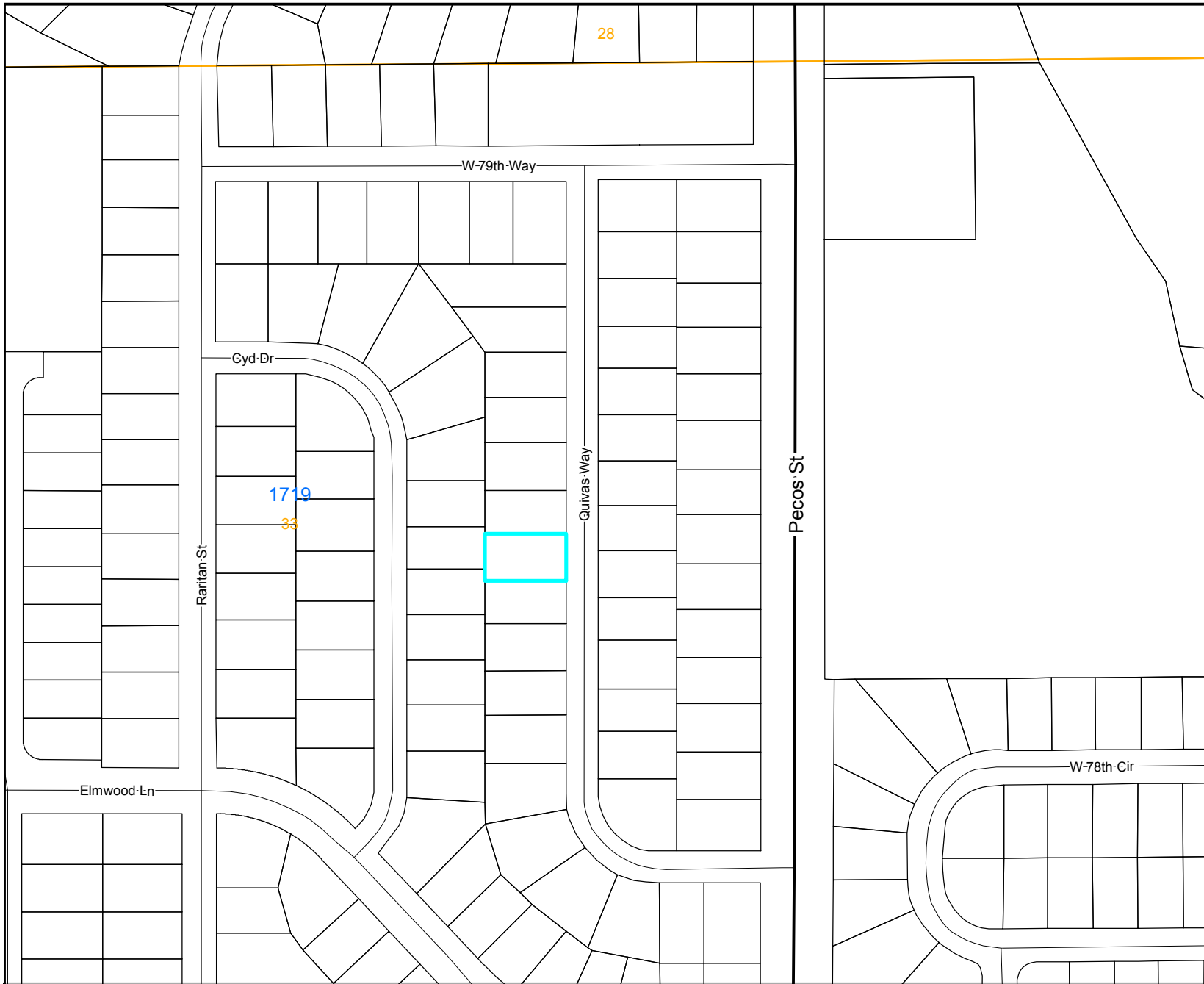
You were notified with this request because your property is within 600 feet of the site listed above.

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 or by phone at 720.523.6855 by **Thursday, November 9, 2017** so 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 email to LAdams@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. This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Libbie Adams
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

Olivas Garage Variance

VSP2017-00046



For display purposes only.



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

HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria 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. How?
There is no irregularity currently on the property.
Need ~~to~~ Extra Room TO PARK INTO garage FOR 2nd vehicle
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.
It would not deprive the applicant of rights commonly enjoyed by other properties in the same district.
3. Granting the variance will not confer on the applicant any special privilege.
I understand if granted the variance, I could not be under any special privilege.
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
Since the garage is built already, it can't be moved over since it's placed on foundation.
5. The special circumstances or hardship is not self-imposed.
There isn't money in the budget to simply build another garage.
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 was set up in . There has never been an issue. It's not overlooking the property. I didn't know there were these regulations that we needed to adhere by. I do apologize, but I would really appreciate the ~~variance~~ variance.
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations. How many feet?
The variance right now if granted, would not meet all requirements. It is off by a couple feet. 2 ft 2.2 ft
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.
It would not change the zone classification on the property.

