



Request for Comments

Case Name:	ERISMAN VARIANCE
Case Number:	VSP2018-00029

August 13, 2018

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

1) Request for a variance from the maximum lot coverage

The Assessor's Parcel Numbers is **0157309403010**

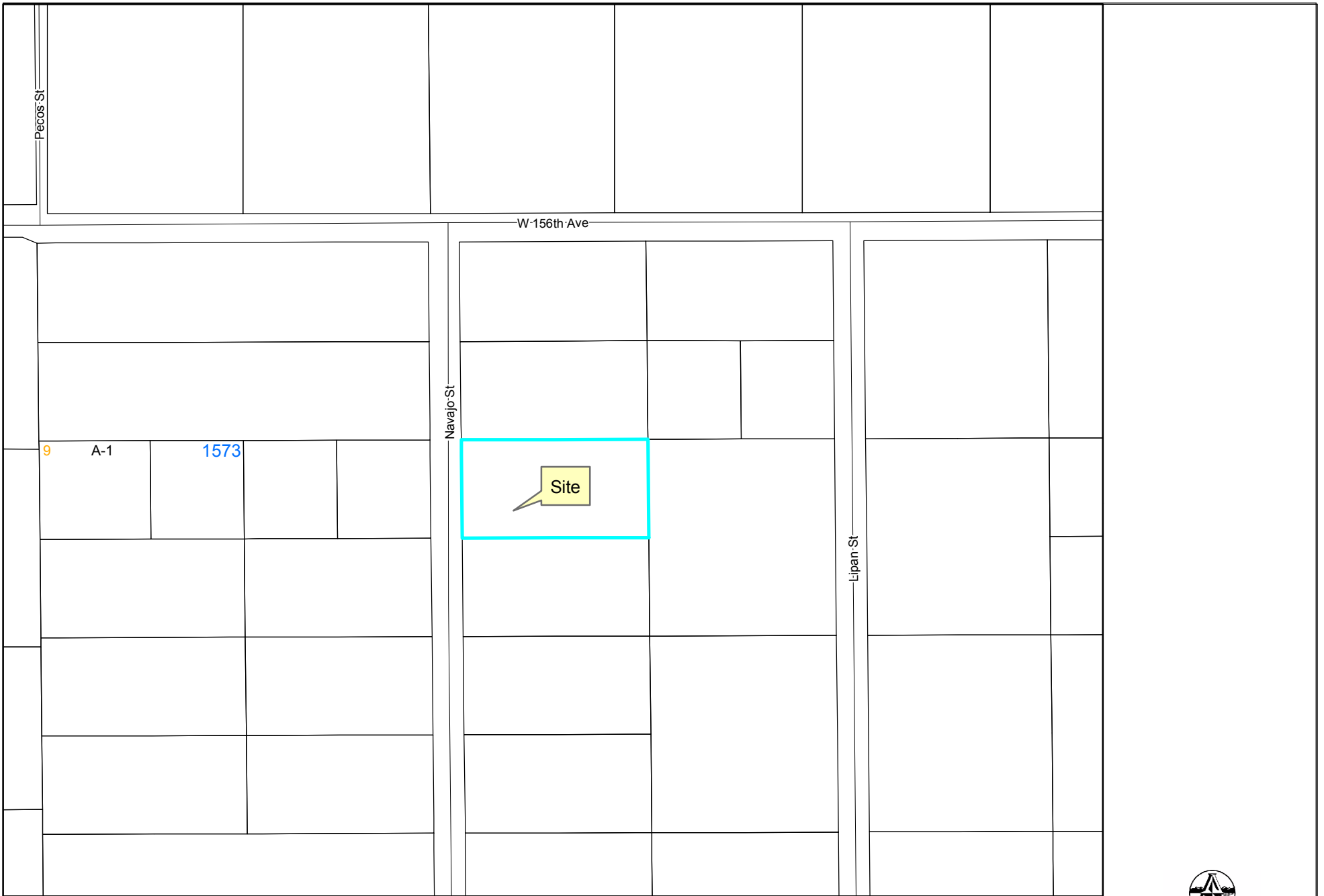
The Property Address is **Edwin and Barbara Erisman**
15538 Navajo Street
Broomfield, CO 80023-6331

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 **September 3, 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



Erisman Variance

VSP2018-00029



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

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria 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.**

The home, located at 15538 Navajo, was built in the 60s when regulations that accommodated safety and/or disability were somewhat not existence.

We love the home's location and neighborhood where we have been residents for more than 25 years. As homeowners in our 70s we believe an approximate 650 square foot addition would fix the home's configuration/space issues and allow us to "age in place".

We are requesting a variance because of the denial of **Permit number BDP18-3203**. The request includes adding a master bedroom and bathroom with an egress from the back of the home. **These are our safety concerns with the current configuration of the home:**

1. The nearest egress from the master bedroom is approximately 50 feet. The addition is blueprinted to have an outside door from the master bedroom.
 - i. we would be trapped in the case of a fire and
 - ii. it would very difficult for emergency personnel to access the bedroom should the need arise.
2. Purchasing a variable head position bed has helped with a COPD issue, however, because of the size of the bedroom the result has been having less than 2 feet of walking space on either side of the bed; a dangerous tripping hazard.
3. The current bathroom is 5' x 7' with a doorway of 24 inches. The size cannot accommodate retrofitting handicap/disability devices. The master bathroom blueprint proposes a large doorway with a roll-in shower.

For clarification, it is our intent to remodel the current bathroom as a guest bathroom and add an additional master bathroom.

4. Relocation of the laundry room. The current laundry room is converted garage space, 5 feet wide including a walkway - with a step into the living area. The location makes it impossible to install a front load washer/dryer which is far more conducive to senior living.

- 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.**

The variance would bring the home up to standards enjoyed by most senior living properties which have been built within the last 10 to 15 years. Although there are no comparable within this sub division I would refer to Heritage at Todd Creek and/ or Anthem Ranch.

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

No - Under the assumption there has been no prior requests for a similar hardship variance that has been denied.

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

The property is a well maintained Ranch Style home which can easily be modified to accommodate this variance request without obstruction/intrusion to any neighbor.

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

This hardship is due to the aging factor. I would argue that is not self-imposed.

- 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.**

This is a single family residence – approval of this variance will not alter the intent of 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.**

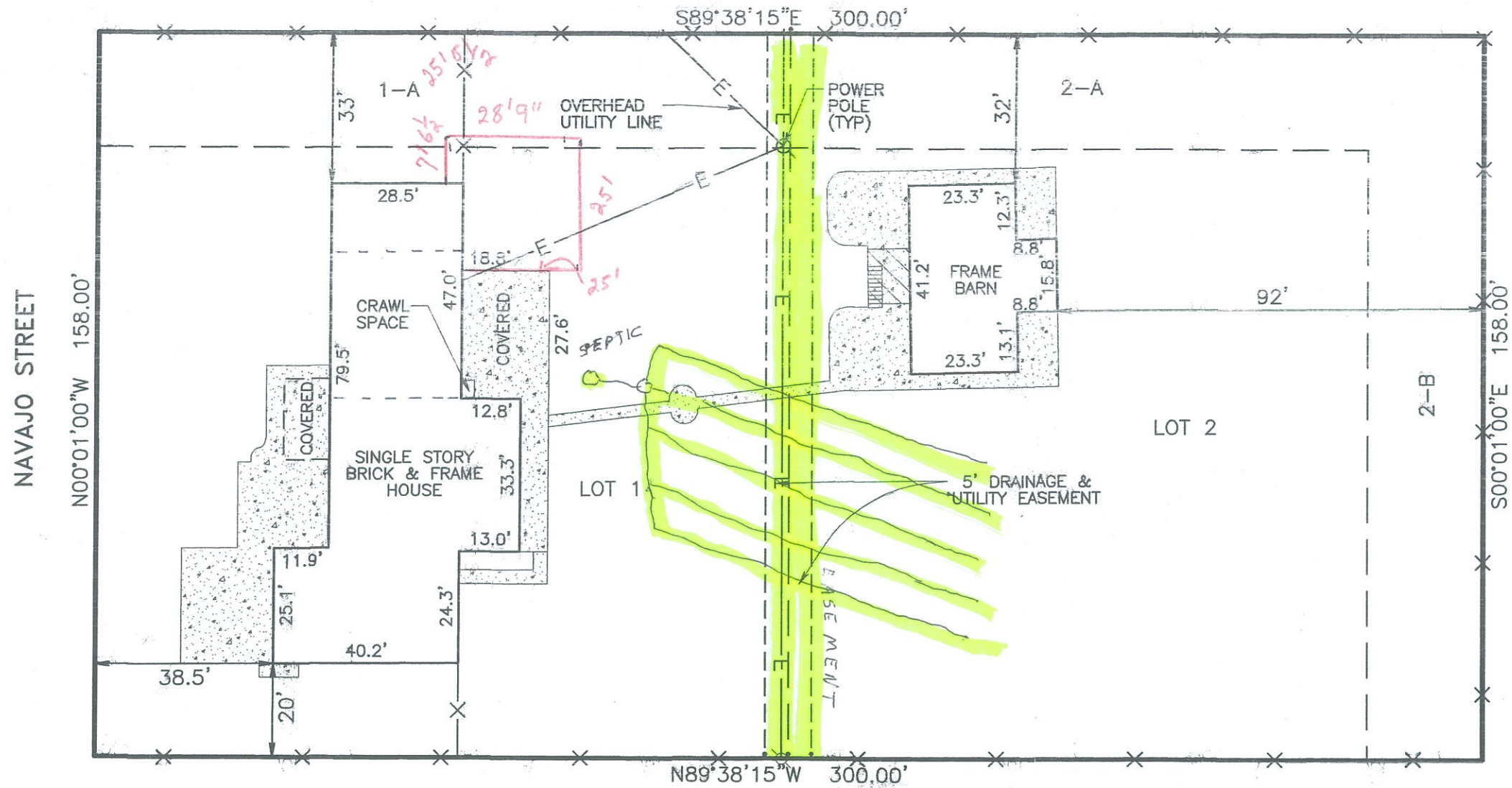
We hired the architectural firm of Whitten Design, a long time Boulder establishment, because of their experience in 1960's home renovation. The firm designed the blueprint so the addition will complement the current structure in size, design, color, and building materials.

It will be permitted through Adams County, meet all building codes, and constructed by Built By Krueger – Lafayette, Colo (recognized on the website Houzz as a highly rated contractor in the applicable area).

- 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.**

Absolutely not!

Improvement Location Certificate



15538 NAVAJO STREET
EDWIN & BARBARA ERISMAN

LEGAL DESCRIPTION PROVIDED BY:
ADAMS COUNTY ASSESSOR;
LOTS 1, 2, 1A, 2A, AND 2B, BLOCK 11,
MUSTANG ACRES 2ND FILING,
COUNTY OF ADAMS, STATE OF COLORADO.

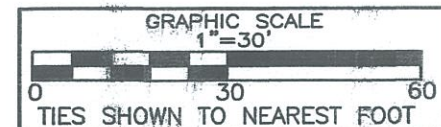
I hereby certify that this improvement location certificate was prepared for EDWIN & BARBARA ERISMAN;

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

THIS CERTIFICATE IS VALID ONLY FOR USE BY EDWIN & BARBARA ERISMAN; AND DESCRIBES THE PARCEL'S APPEARANCE ON 2-22-2018.

I further certify that the improvements on the above described parcel on this date, 2-22-2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Merle R. Hoos, PLS 38046
For and on behalf of
American West Land Surveying Co.
A Colorado Corporation



- = FOUND PIN.
- = FENCE LINE.
- ▭ = CONCRETE.



DRAWN BY: MRH | FIELD: MRH | JOB: 18-065

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