



Request for Comments

Case Name:	Erhardt Variance
Case Number:	VSP2018-00030

August 15, 2018

Adams County Board of County Commissioners is requesting comments on the following:

Variance from the maximum 7.5% structure coverage in the Agriculture-1 (A-1) zone district to allow construction of an addition to an existing accessory building.

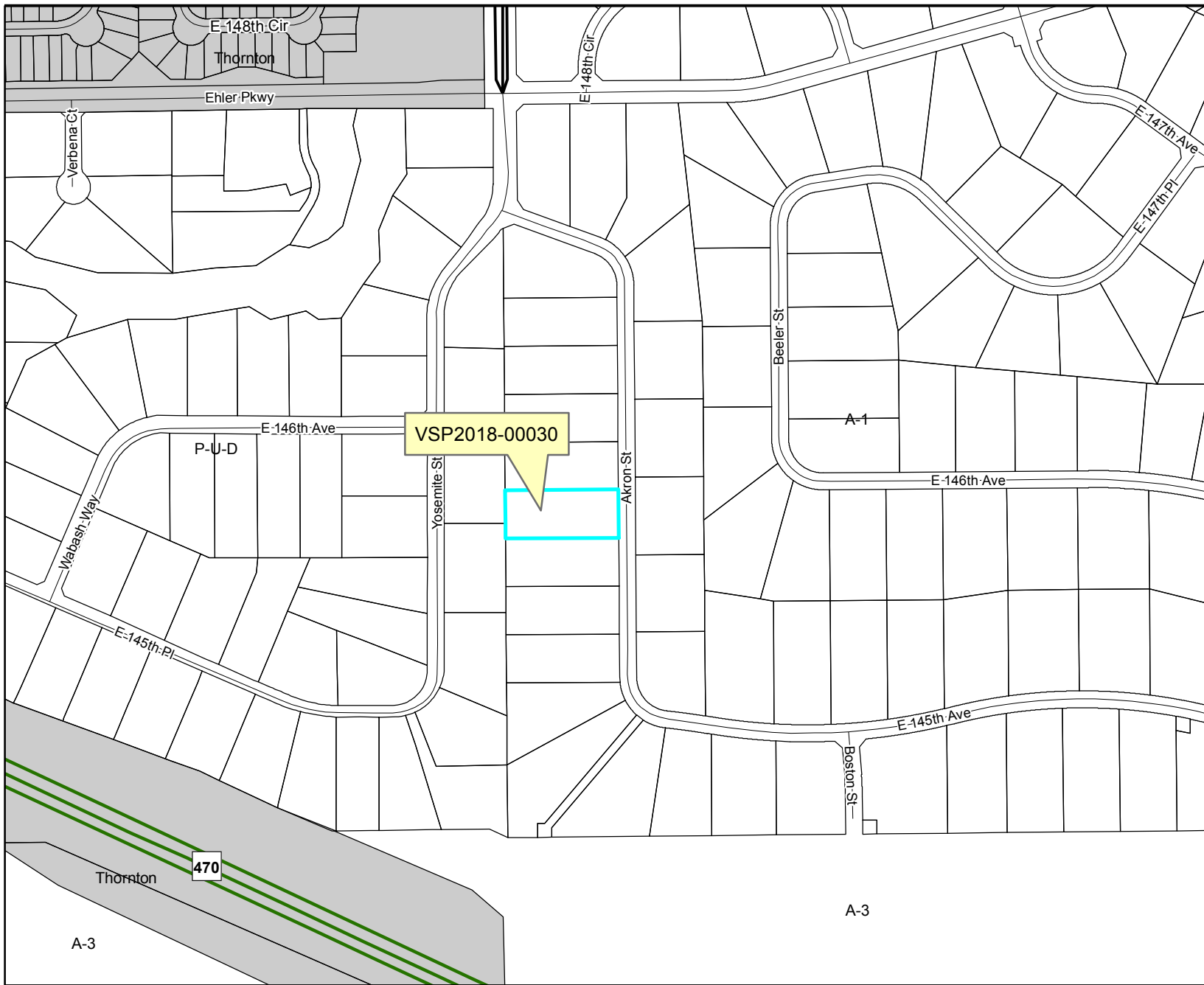
This request is located at **14581 Akron Street**
The Assessor's Parcel Numbers is **0157115304006**
Applicant Information **MARK S EHRHARDT**
14581 AKRON ST
THORNTON, CO 80602

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 **September 7, 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 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

- +— 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)

VSP2018-00030

Erhardt Variance



For display purposes only.



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

Sunday, April 15, 2018

Re: Variance Application hardship statement

I am requesting a variance to the county guidelines due to hardship. The property location is 14581 Akron St. Brighton Colorado 80602.

My lot is 1.6 acres and I have been informed me that my structures will exceed 7.5% of my lot if my outbuilding addition is approved. I currently can not fulfil the requirements of my HOA to keep all vehicles and trailers under roof with my current storage space. It is also inconvenient and less secure to store them offsite. I would not be able to enjoy the use of the things kept in the outbuilding as easily nor perform routine maintenance on the equipment at my current location without the addition. Enclosed you will find a drawing of the current space and how it is being utilized. Along with the drawing is a list of things I currently keep in the structure. I do not feel that my addition will negatively impact my neighbors as they already have outbuildings that are larger than the building I am requesting even with the addition. The addition will not encroach on any easement or septic fields. The approval of the outbuilding addition will allow me to fulfill my HOA requirements and allow me to keep my vehicles and trailers where I reside. This will make it easier to utilize such equipment as necessary. I am certain you understand the convenience and security that is provided by keeping my belongings on the site where I reside and appreciate your consideration.

ACCESSORY BUILDING

- 2) brought to the owner
- All finishes to be checked to ordering any materials
- 3) Location of existing construction. Each structure from utilities and environment
- 4) Exterior finishes to match
- 5) Doors and windows opening/unit sizes and dimensions must conform. Installation must be prior to start of construction
- 6) Final grading around clearances to utilities
- 7) Do not scale drawings

