Request for Comments

Case Name: Lathrop Variance
Case Number: VSP2019-00027

September 11, 2019

The Adams County Board of Adjustment is requesting comments on the following application: To allow a 32 foot side corner setback from a proposed accessory building, rather than the required 50 foot setback. This request is located at 6279 E 163RD AVE. The Assessor's Parcel Number is 0157105301016.

Owner Information: LATHROP ROBERT W AND
LATHROP CAROL D
6279 E 163RD AVE
BRIGHTON, CO 806027970

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 October 3rd, 2019 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 MBarringer@adcogov.org.

The hearing will be held in the Public Hearing Room located at the Adams County Government Center 4430 South Adams County Parkway, Brighton, CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative’s presence at these hearing is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County’s toll free telephone number at 1-800-824-7842) prior to the meeting date.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Maggie Barringer
Planner I
August 23, 2019

Board of Adjustment
Adams County, Colorado

Re: Detached Garage – 6279 E. 163rd Avenue, Brighton
Hardship Statement

Dear Board Members;

This statement is intended to satisfy the criteria of Section 2-02-21-06 of the Adams County Standards and Regulations for a variance from the setback requirements from property line.

The Eagle Shadow South subdivision consists of 190 one acre or more lots with most of the homes built within the last ten years. The covenants require that all homes have an attached garage with a minimum capacity of three cars. Many of the homes built already have constructed a separate detached outbuilding of various shapes and sizes to accommodate collector cars, boats, motor homes, lawn tractors and similar vehicles. Our request is for a very modest, low profile, 24’ x 26’ two car garage with style and materials to match our house.

Because out lot is considered a corner lot on two major streets (163rd Ave. & Leyden St.), the east side yard setback is 50’ instead of the usual 20’. The position of the house on the lot, and the leach field location, prevents locating any detached garage on the property without seeking a variance from setback requirements. Any location on the west side requires a setback variance and relocation of electric feeder cable, expanding the single car garage on the south side also requires a variance from the 50’ setback to 163rd, and on the north side, there is insufficient room between the existing retaining wall/patio/mature trees and the leach field to locate a detached garage there.

As a result, we are proposing to locate the detached garage northeast of the house with a 32’ setback from Leyden St. and outside of the U&D easement which runs along the east property line. The garage would connect to Leyden St. with a concrete driveway and an 18” drainage culvert installed in the drainage way. All work will be done in a professional manner with MitchCo being the general contractor and building permits obtained from Adams County. The proposed garage and location has been approved by the Eagle Shadow South HOA Board.

Respectfully Submitted,

Rob and Carol Lathrop
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