Request for Comments

Case Name: 5317 Federal Blvd Setback Variance
Case Number: VSP2019-00045

January 2, 2020

The Adams County Board of Adjustment is requesting comments on the following application:
Variance from the required 40' arterial right-of-way setback from Federal Boulevard for principal structures in the R-3 zone district. This request is located at 5317 FEDERAL BLVD. The Assessor's Parcel Number is 0182517208044, 0182517208045, 0182517208046.

Owner Information: 53 Fed Partners, LLLP
2921 W. 38th Ave #343
Denver, CO 80211

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 1/27/2020 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 HPederson@adcogov.org.

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

Holden Pederson
Planner I
December 20, 2019

Community & Economic Development Department
Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

RE: 5317 Federal Boulevard Variance Application – Cover Letter
KA#: 218019

To Whom It May Concern,

On behalf of the Applicant, we are pleased to submit this Variance Request for the 0.88-acre property located west of Federal Blvd. and to the north of W. 53rd Ave, more specifically located at 5317 Federal Boulevard, Denver, CO 80221. The property is currently zoned R-3. The Applicant is initiating a variance request in order to allow the development and construction of a new townhome enclave to be known as Madeira Row.

While the current setback causes a development hardship to the property, we feel that the reduction requested will provide many benefits to the community at large including the further activation of Federal Boulevard, increased buffering to the neighborhood to the west, increased ability to manage historical nuisance storm water, and the ability to place exiting overhead utilities underground.

The applicant is proposing to develop 12 townhome units with a density of 14.0 dwellings per acre. This project will be comprised of 3-story buildings in 3-plex configurations (4 x 3-plex). Each unit has an attached garage with two parking spaces, and surface guest parking is located within the plan. Parking for the development is a ratio of 2.42 spaces per dwelling unit, including guest spaces. This addition to the community will help to diversify the housing options in Adams County.

The following table of contents contains those items as outlined in the Adams County Variance Checklist.

We are excited about the prospect of bringing this creative, high-quality project to Adams County. The Applicant and the design team look forward to working with city staff throughout the review process.

Respectfully,

KEPHART

Adam Kantor
Associate Principal
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