Request for Comments

Case Name: Abilene Variance
Case Number: VSP2020-00006

February 25, 2020

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to exceed the maximum lot coverage allowed in the Agricultural-1 zone district.** This request is located at 13221 ABILENE ST. The Assessor’s Parcel Number is 0156930013003.

Owner Information:
MOEDING JOHN R AND
QUINBY LAURA L
13221 ABILENE ST
BRIGHTON, CO 806017224

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 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
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 only irregularity to the property is that it is Zoned A-1 and the Adams County Zoning states that A-1 property needs to be a minimum of 2.5 Acres. Chapter 3 - Zone District Regulations 3-08-07-01, Page 3-63. My property is Zoned A-1 but it is only 1 Acre.

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. In 3rd Creek Estates where our property is located, there are many houses on lots that are several different shapes and sizes. This Community has a rural feel and many here do enjoy the option of having an out Building or Barn, we are only asking for the same privilege.

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

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations. As mentioned earlier the Zoning is A-1 in 3rd Creek Estates. This property was developed on a 1 acre property.

5. The special circumstances or hardship 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.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

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.

This is a barn used for storage. There is a covenant here at 3rd Creek Estates and the building/Barn we want to build meets these rules. Upon reading the zoning codes, it does not appear to Conflict with any other comments or concerns.
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