Request for Comments

Case Name: Trailer World Variances
Case Number: PRA2021-00001

July 13, 2021

The Adams County Board of Adjustment is requesting comments on the following applications:
1. Variance to allow a commercial vehicle sales use to operate with only access on a local street (VSP2018-00037); 2. Variance to allow a lot to be less than 1 acre in area in the I-1 zone district (VSP2021-00014). This request is located at 1610 Denver Avenue, on Assessor's Parcel Numbers: 0181936438002 and 0181936438003. The applications are also in connection to an ongoing subdivision application on these properties.

Owner Information: TERRI SUSAN AND DAVID A. COLABELLO
532 TOLEDO ST
AURORA, CO 80011

Please forward any written comments on this application to the Community & Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by August 3, 2021 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates 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.

Greg Barnes

Greg Barnes
Planner III
For display purposes only.

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

Trailer World Variances
PRA2021-00001
May 13, 2021

Community Development Department
4430 South Adams County Parkway
Brighton, CO 80601

RE: VARIANCE HARDSHIP NARRATIVE LETTER for TRAILER WORLD (1610 Denver Ave. Watkins, CO)

Dear County Staff:

Western Engineering Consultants Inc. LLC (WEC) is providing this Variance Hardship Narrative on behalf of the Applicant and proposed business Trailer World.

- The Original Watkins Plat is attached for reference – recorded September 1926.
- The second attachment is a Land Survey Plat prepared by American West Land Survey Company dated July 17, 2017 regarding the parcels owned by the Applicant.
- The third attachment is titled “Trailer World”, a proposed re-subdivision of Blocks 29 and 36.

The Applicants property (this project) is separated by existing Fourth Street right of way and proposed on Blocks 29 and 36 of the original Watkins Plat, located in unincorporated Watkins, Adams County.

Specifically for this Variance – Existing Parcels D and E are located in Block 36 and are approximately 0.821 acres.

The property is currently zoned A1. The re-zoning application is for I-1 zoning which is required for the use proposed (RV Trailer Sales), but an I-1 Zone requires a minimum lot size of 1.0 acres (Item 1).

A Variance from Industrial I-1 Performance Standard 4-11-02-02- item #1 is herein requested.

The property (Parcels D and E) are bound on the west by open pasture (Ag zone), to the North unimproved Fourth Street and Parcels A-B-C of this project, to the east vacated Elgin Street and an undeveloped and unfarmed Ag zoned parcel, and to the South Interstate I-70.

It is the applicant’s desire to proceed to develop this property for their business. David and Terri Colabello own Parcels A-B-C-D-E and are proposing to replat them as Lots 1 and Lot 2 as shown in the attached plat.

Specifically per the Variance Application, the following items are answers to the provided questions:

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

Response: The primary physical constraint relates to the original Watkins plat that appears to have been segregated by Interstate 70 creating small parcel sizes for those original blocks that were modified per said CDOT ROW. Block 29 is 775.65 feet in length (3.463 acres in size) whereas Block 36 is only 205.48 feet in length.

Lot 2 (Parcels D & E) total only 0.821 acres which disallows said property from meeting Industrial I-1 minimum Lot size of 1.0 acres. An alternative would be if Fourth Street was vacated then proposed Lots 1 and 2 could be combined exceeding the 1.0 acre Industrial criterion. However the parcel east of Block 36 has no other form of public frontage (i.e. Right of Way) and therefore at this time Fourth Street cannot be vacated.
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.

Response: Yes. The original platted size of Block 36 was reduced by CDOT ROW for Interstate 70, otherwise it would meet Zone I-1 criteria #1. Some other neighboring properties have direct access to Highway 36 (Colfax) and thus could achieve meeting Performance Standard 4-09-02-11-02 Item #2. Circumstance #2 relates to the original Watkins plat parcel sizes and location of undeveloped Fourth Street.

The noted physical circumstances are combined with the Zoning Code irregularity explanation that follows. The current Adams County Zoning Code does not have a specific use for RV Sales which relegates RV Sales to be categorized in the County Planning purview to the next similar use which is Auto Sales (a Heavy retail and Heavy Service Use). Heavy retail requires a zoning of I-1.

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

Response: Granting of this variance request will not confer any special privilege to the applicant, and instead will relieve an existing physical constraint created by the Federal Government when Interstate I-70 right of way was acquired at the expense of Block 36 standard size.

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

Response: Agreed, the existing physical constraint created by the Federal Government when Interstate I-70 right of way was acquired at the expense of Block 36 standard size and is the sole reason Parcels D and E (proposed Lot 2) do not total 1.0 acre minimum.

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

Response: The hardship is not self-imposed, but rather the culmination of prior platting and Watkins incorporation and ultimately un-incorporation, the State Highway system, and the current Comprehensive Plan. All of which occurred several years if not decades prior.

6. That the variance, if granted, will be in harmony with the general purpose and the intent of the Adams County regulations and with the Adams County Comprehensive Plan.

Response: The variance if granted will relieve a Physical constraint that cannot meet a current Performance Standard, due to the fact that lot area is 0.821 acres. The proposed development is consistent with the current 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.

Response: The Variance if granted will not cause substantial detriment to the public good or impair the intent of Adams County standards and Regulations. The Variance, if granted will relieve a condition created by the Federal Government.

This property and project will provide additional tax revenue for Adams County and provide an improvement to an otherwise vacant and dormant area. Further, the proposed development will add value to a stagnant neighborhood and could be the catalyst for future and additional development and infrastructure improvements.
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.

Response: The Variance, if granted, only resolves a minimum lot size that was originally adequate prior to the capture of Interstate 70 right of way.

The Variance if granted would not permit a use that is otherwise not allowed. An RV Sales use by definition does not exist in Adams County Code whereas several RV Sales operations exist in Adams County.

Platting and zoning will remain to be completed through Adams County public processes. This Variance request simply resolves a minimum lot size requirement for I-1 Zone District.

You may have additional questions, please do not hesitate to contact me,

Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

End: Watkins Plat (September 1926)
      Land Survey Plat (July 17, 2017)
      Trailer World, a Re-subdivision of Blocks 29 and 36