



## Development Review Team Comments

**Date:** 5/13/2022

**Project Number:** PRA2022-00001

**Project Name:** NIEROS PROJECT VARIANCES

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**Commenting Division:** Planner Review

**Name of Reviewer:** Cody Spaid

**Date:** 05/05/2022

**Email:**

### **Resubmittal Required**

PLN01: Below the minimum lot size of 2.5 acres for an A-1 Property, as the lot is just above an acre. This severely impacts the ability for lot coverage as others in the A-1 district enjoy, as well as limits the building envelope with setbacks as compared to other full size lots.

PLN02: The site has three street frontages, with the house setback 30, 60, and 200 feet from each frontage, the front setback for an accessory building is very limited in scope when following at least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less.

PLN03: Applicant is asking for a variance from the north (57 feet) and west (20 feet) property lines from the proposed building.

PLN04: Applicant is requesting 14.9% structure coverage where 12.5% is required.

PLN05: Please add an elevation drawing of proposed building, what will the height be? Maximum height for Dwelling and Non-Ag. Structure is 35 feet, Ag structure is 70 feet. Building will require building permit.

PLN06: Please provide setbacks to ALL property lines from structure on site plan.

PLN07: Is there another location the building could be placed to reduce the request from 2 variances to 1? Most likely in the north-east corner.

PLN08: Please add smaller additional structures to site plan.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 05/04/2022

**Email:** memmens@adcogov.org

**Complete**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-400000. The installation of erosion and sediment control BMPs is expected for any ground disturbance.

ENG3: If applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG4: All vehicular access to County roads require an Adams County access permit. There are currently 3 access to this property that are no permitted. At the time of building permit, the applicant will be required to apply for an access permit for the existing accesses.

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**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 04/01/2022

**Email:**

**Complete**