

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Brendle-Raleigh
Case Number: VSP2019-00046

December 26, 2019

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a two-family dwelling (duplex) on a lot measuring approximately 7,400 square feet, where the minimum lot size is 9,000 square feet.** This request is located at 5254 Raleigh Street. The Assessor's Parcel Number is 0182518113026.

Owner Information: BRENDLE STEVE
5254 RALEIGH ST
DENVER, CO 802124037

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 GJBarnes@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.

A handwritten signature in black ink that reads 'Greg Barnes'.

Greg Barnes
Planner III

Stephen E. Brendle 5250 Raleigh Street Denver Colorado

Hardship Statement

I am requesting a variance for a duplex my 7,410-sf lot. The proposed duplex meets all of the setback and height requirements.

A brief history on how I found myself in this situation;

I was perusing purchasing a property where I could build an affordable duplex for my daughter and her soccer team roommates attending Regis University. The housing in this area is in very short supply, the students are being forced to live in substandard, crowded and in several cases illegal duplexes. I found the property on Raleigh that I thought might work and presented to Adams County Planning Department a footprint for a proposed duplex which met all the setbacks and height restrictions. This was a critical part of my due diligence - before I purchased the property. The Planner Emily Collins AICP took my request to a planning staff meeting where it was "confirmed that a duplex would be permitted on the subject property since the lot is considered legal, non-conforming lot size".

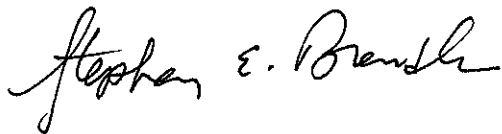
I purchased the property based on Emily's email and began the design, architecture, structural engineering and civil engineering. Less than a year later the plans were submitted through Development Services. It was well on its way through all the departments. I was shocked to find that the Planner that was assigned to the project said that it did not meet the required lot size to build a duplex. That I could only build a single-family home. This brings us to today.

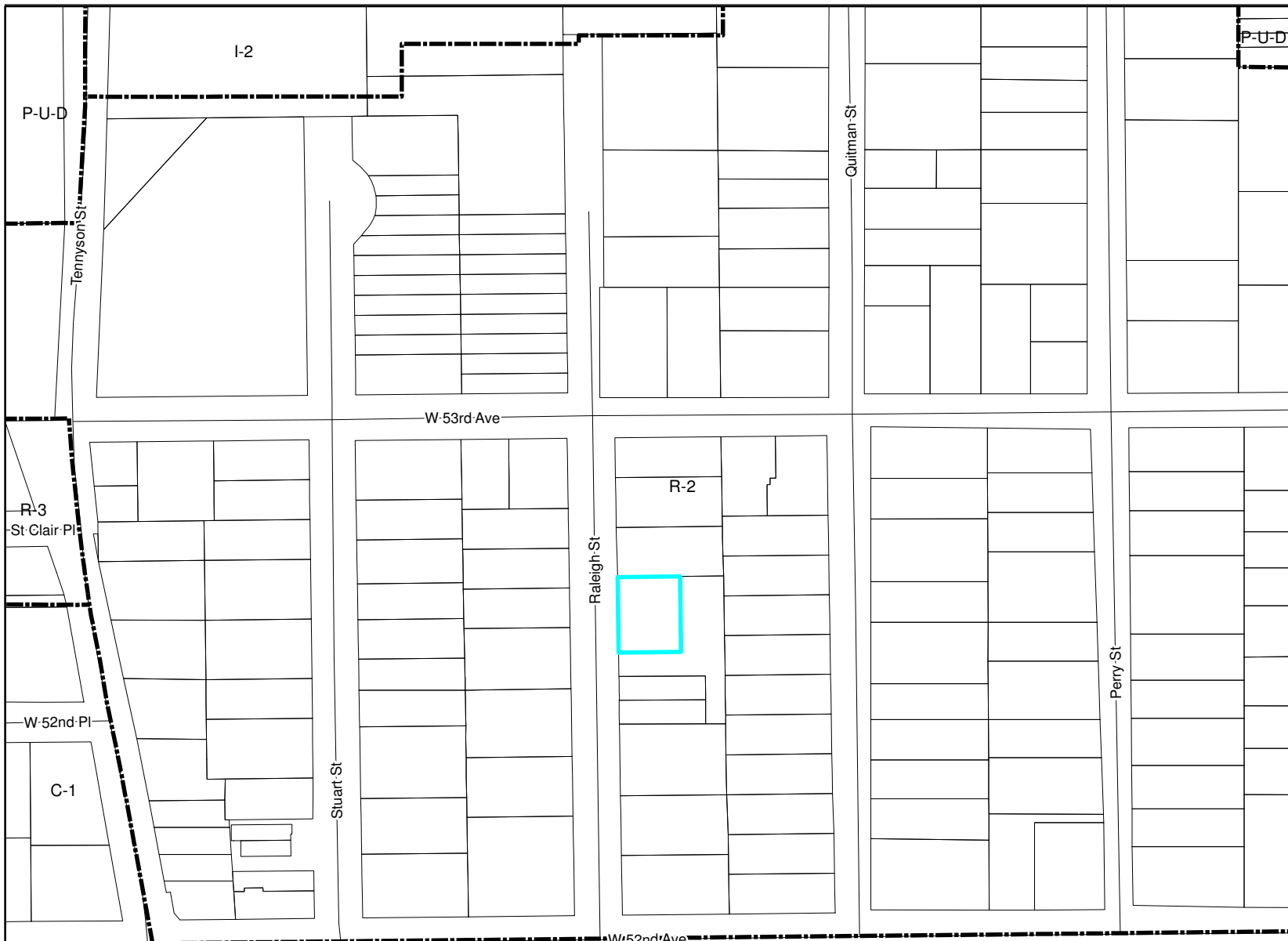
The area has several properties that have duplexes on lots that are 7,000 sf. There is a clear precedent in the area and this would be a major setback to me, the students and the community. Somehow the land use interpretation changed with the administration changes and I have now become its victim. This special circumstance and hardship are not self-imposed.

By granting this variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations. In fact, it fills a major need for affordable housing in the community that is so desperately needed.





Furthermore, 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 by providing new homes and helps move the process and regentrification of the community.

Respectfully submitted,

A handwritten signature in black ink that reads "Stephen E. Brendle". The signature is written in a cursive, flowing style.



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

City and County of Denver

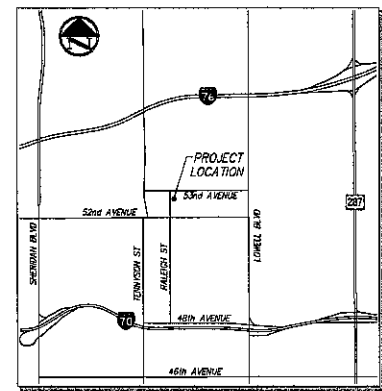
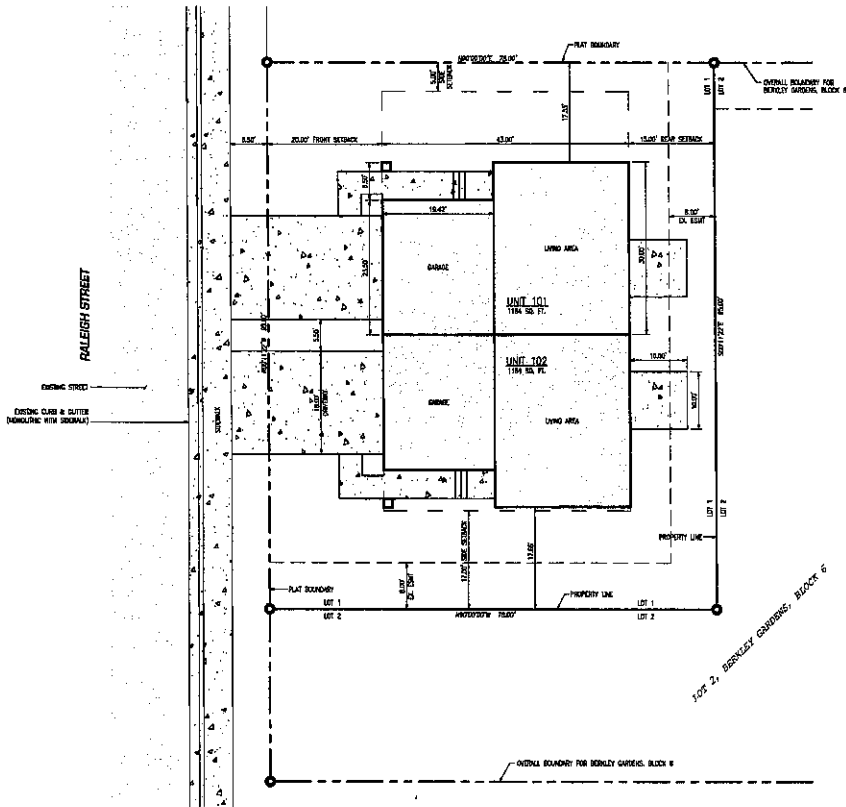
Brendle-Raleigh
VSP2019-00046



For display purposes only.



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

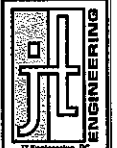


VICINITY MAP
NOT TO SCALE

PROJECT DATA

ZONING:	R-2 (Residential Two-Family)	
LOT SIZE:	REQUIRED 7,000 SF (MIN.)	ACTUAL 7,410 SF
MAX HEIGHT:	28'-0"	
FRONT SETBACK (WEST):	20' - 0"	20' - 0"
REAR SETBACK (EAST):	15' - 0"	15' - 0"
SIDE SETBACK (NORTH):	5' - 0"	17' - 4"
SIDE SETBACK (SOUTH):	17' - 0"	17' - 8"
BASEMENT LEVEL:	707 SF	
MAIN LEVEL:	707 SF	
SECOND LEVEL:	1,164 SF	
GARAGE:	496 SF	

10/18/19 BlueStakes.com/eng... 10/17/19... 10/15/19... 10/14/19...



J.T. Engineering, Inc.
 3845 South 2500 East
 South Valley, Utah 84045
 PH: 801.866.7722

REVISIONS	DATE	BY	DESCRIPTION

SITE PLAN
 5254 RALEIGH STREET, LOT 1 OF BERKLEY GARDENS BLOCK 6
 DENVER, ADAMS COUNTY, COLORADO

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: FEB. 16, 2019
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SHEET NO.
SP1
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