



Request for Comments

Case Name: Dodero Variance
Case Number: VSP2020-00019

August 14, 2020

The Adams County Board of Adjustment is requesting comments on the following application:
Variance to allow the property to exceed the maximum structure coverage of the zone district.
This request is located at 9889 E 159TH PL. The Assessor's Parcel Number is 0157110001004.

Owner Information: DODERO KYLE AND
DODERO JAMIE
9889 E 159TH PL
BRIGHTON, CO 806028606

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 9/4/2020 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 TDimperio@adcogov.org.

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

Thomas Dimperio
Planner I

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The zoning of the property (Ag-1) only allows for 12.5% of lot coverage to be covered by a roof. However the home is only on .52 acres not the typical minimum 2.5 acres for Adams County homes zoned Ag-1. Due to the older age of the home and garage size, the owners personal truck does not fit in the current garage. Hail damage the past two summers has caused thousands of dollars in damage to the owner's truck, camping trailer and enclosed car trailer. Would like to apply for variance to build 1,200 sq ft Accessory building.

Many of the other homes in the Hi Land neighborhood have extra garages or accessory buildings that sit on their lots for storage and animals. Owner purchased property after driving through neighborhood and seeing so many other residents with additional accessory buildings.

This would not grant applicant any extra privilege not allowed to other residents in the neighborhood as many of the homes in the neighborhood have second garages or accessory buildings and all have the right to have their vehicles parked in a garage.

The lot is zoned A0-1 which allows only 12.5% of lot to be covered by a roof. However generally A0-1 zoning is for homes on a minimum of 2.5 acres. 12.5% of 2.5 acres would mean the property could have roughly 13612 sqft of lot covered by a roof. Being that the home sits on only .52 acres not the usual minimum 2.5 acres like most zoned A0-1 properties we are only allowed 2831 sqft of lot coverage with out a variance. The home and the garage currently on the lot account for 2,568 sqft.

Property was zoned A0-1 by county putting limitations on square footage that can be covered by a roof despite smaller size of lot compared to most properties zoned A0-1. House was not built to accommodate larger trucks of today in the garage. Home was built in a manner that it sits oddly on lot putting limitations on where an accessory building can be placed.

The variance, if granted, would be with in the intent of Adams County and increase the value of the home and surrounding homes. Owner is trying to build Accessory building vs putting up cheap car ports. Accessory building will only be used to store personal vehicles and recreational trailers.

The structure will not be a deterrent to the public as it will be used to store recreational toys and personal vehicles only.

Accessory building will only be used to store personal vehicles and trailers that have been damaged due to hail in previous years since moving into home. It will not be used for commercial or industrial use and would in no way change the zoning classification of the property.

My home sits in the middle of the lot and at an angle. I would like to get an additional variance of 5 ft for the set back to the back of the property, as the way the home sits on the lot an accessory building would be right at 9-11 ft behind patio structure on back of home. I would like extra room between house and accessory building in the event of a fire and for water drainage between the two buildings. If granted a 5 foot variance to the back property line there would be a nice slope for drainage away from the back of the house and front of the accessory building. The closest thing to the back property line is a gymnastics center that sits 40 ft away from the back property line.

Other homes sit on their lots in a way that allows them to have garage, sheds or barns behind the home or to the side with ample room between their home and accessory building as well as structure and property lines.

Most accessory buildings in the area sit in a way that there is ample room between the accessory building and the home. That way, in the event of a fire, it would be harder for the fire to jump structures. Also in the event of heavy rain and keeping water draining away from the home.

Due to the physical circumstances of the property the accessory building would be pushing the limits on the set back from the rear of the house without the variance of 5 feet to the back property line.

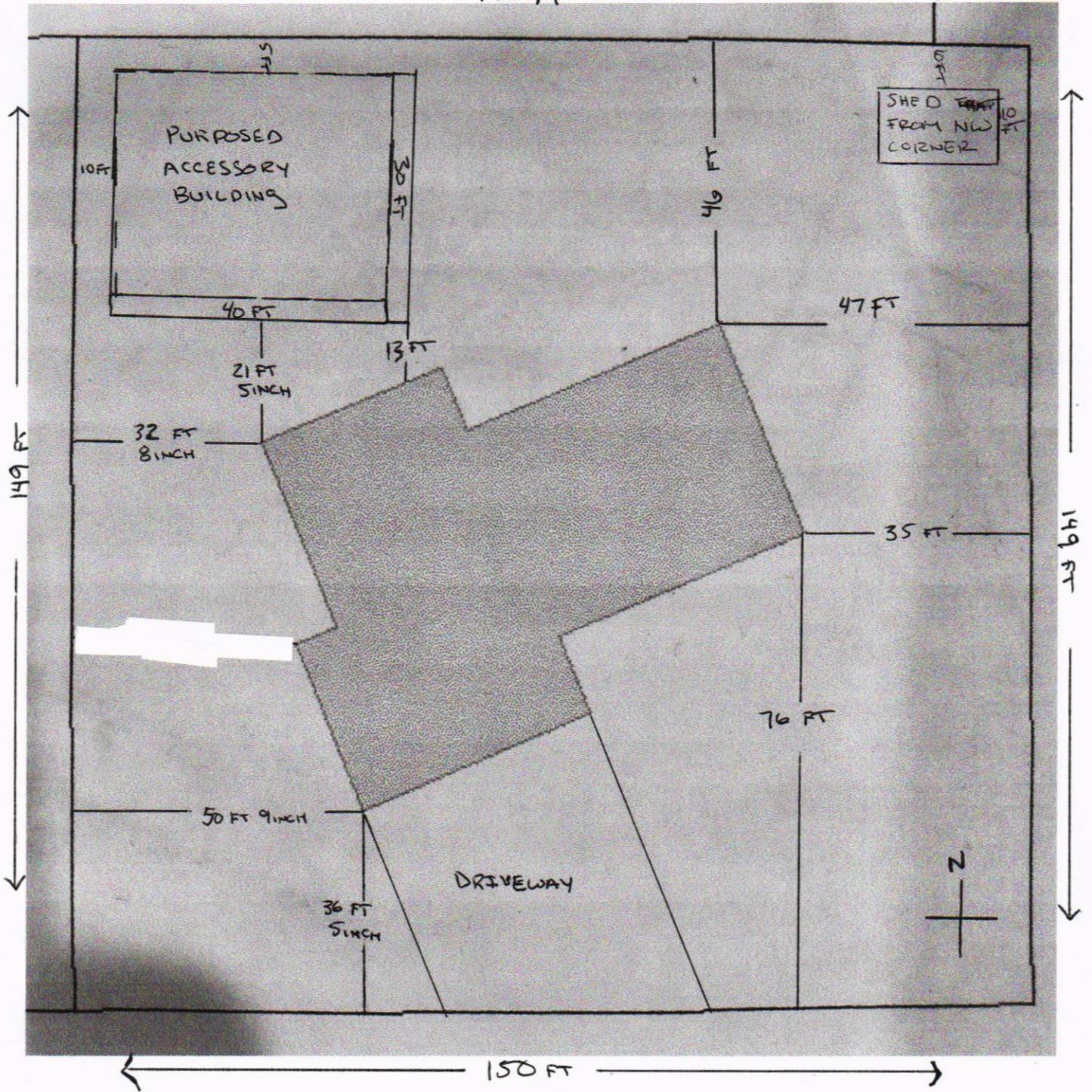
The home was built in the 70's on the lot in the exact manner it sits now.

The variance would be in harmony and intent of Adams County regulations. The variance if granted would also give the property a much better look with the accessory building not being so close to the home.

The variance if granted would in no way cause detriment to the public good as there is no neighbor behind the property.

The variance would not change the zoning of the property as the accessory building is being used for personal use only.

150 FT



Dodero Variance VSP2020-00019



Legend

- Address
- Highways
 -  Interstate
 -  Highway
 -  Tollway
- Streets
 -  Streets
 -  Ramp
-  County Parks and Open Space
-  Small Lakes
-  Major Lakes
- Rivers
 -  Canal
 -  Ditch
 -  Primary Creek
 -  River
 -  Secondary Creek
 -  Stream
-  Parcels
- Zoning
 -  Municipality
 -  A-1
 -  A-2
 -  A-3
 -  AV
 -  C-0
 -  C-1
 -  C-2
 -  C-3
 -  C-4

0.0 0 0.02 0.0 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes