



## Request for Comments

Case Name: Hyatt Variance  
Case Number: VSP2020-00025

October 27, 2020

The Adams County Board of Adjustment is requesting comments on the following application: **Variance from the front setback requirements to construct an addition to an accessory structure.** This request is located at 12151 OAKLAND ST. The Assessor's Parcel Number is 0157135000037.

Owner Information: HYATT TIMOTHY AND  
HYATT ELIZABETH  
12151 OAKLAND ST  
HENDERSON, CO 806409632

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 11/18/2020 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](mailto:TDimperio@adcogov.org).

Once comments have been received and the staff report written, the staff report and public hearing notice 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Thomas Dimperio  
Planner I

BOARD OF COUNTY COMMISSIONERS

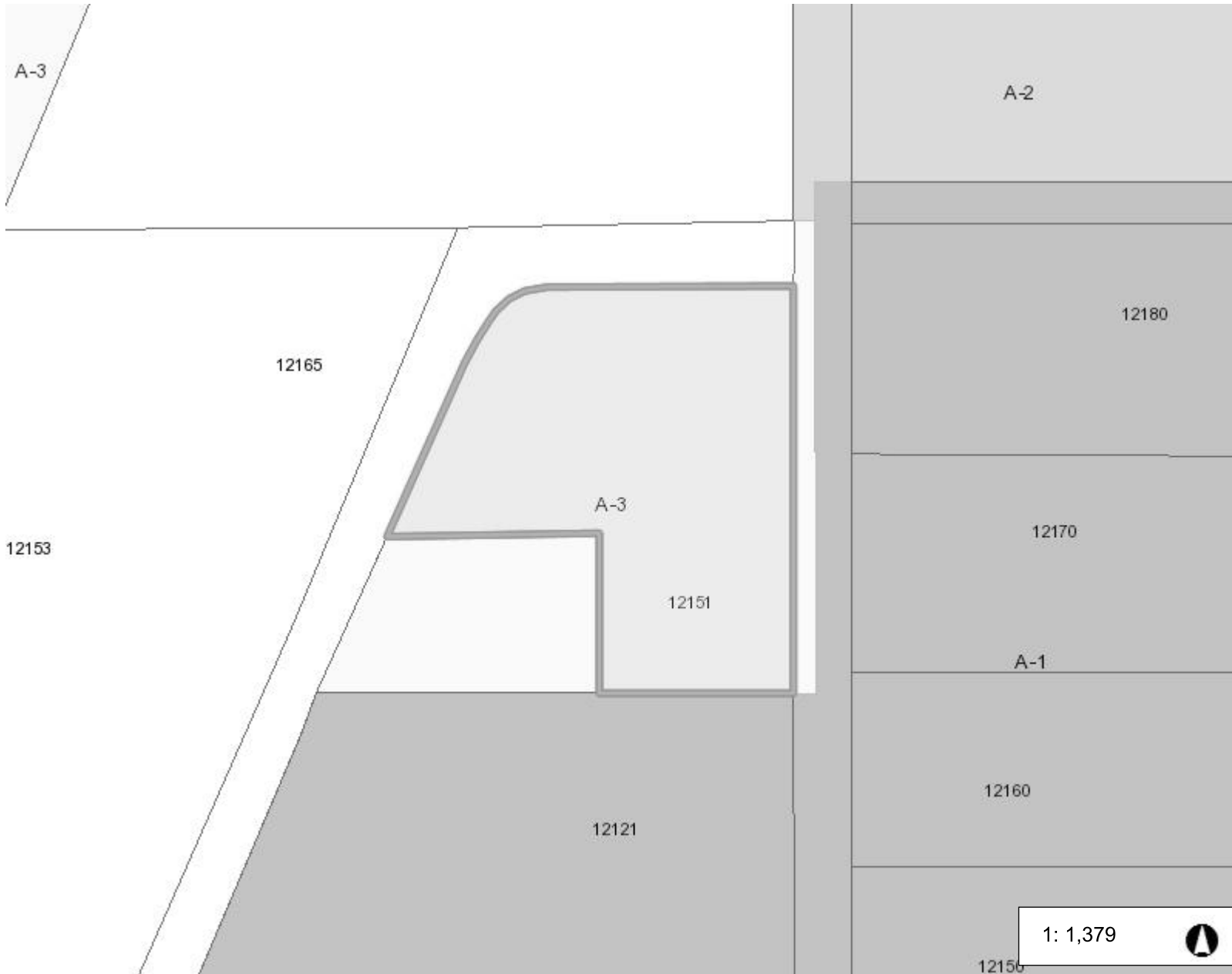
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

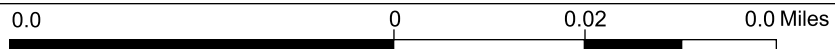
Mary Hodge  
DISTRICT 5



**Legend**

- Variances
- Pre-Apps
- ★ Temporary/Special Use Plat Cases
- Subdivision
- ▨ Waiver
- Special Zoning Conditions
  - ★ Use By Special Review
  - ★ AASI (1041)
  - ★ Certificate of Designation
  - ★ Conditional Use
  - ★ Conservation Plan
  - ★ Exemption
  - ★ Livestock Confinement Operation
  - ★ Waiver
- ▣ PUD Plats
- ⋯ Rezone
- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - ▬ Ramp
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - ⋯ Canal

1: 1,379 



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**

## HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 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. *I was told there is three frontages on my property. It has to have 100 feet on the front side, the side, and the back of the building. With this rule I cannot build on this property the addition I want to put on the existing building would leave me short of the 100 feet.*
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. *There are other buildings closer to the same road on the back of other properties than what mine would be. If variance is approved.*
3. Granting the variance will not confer on the applicant any special privilege. *I do not feel it would be a special privilege if this was not considered three frontages. I would be within the code. I feel this building will not obstruct any site or views on this roadway.*
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations. *With this regulation there is where I can put another building.*
5. The special circumstances or hardship is not self-imposed. *I read the code and thought I only needed 50 feet to the rear. I was not aware of the three frontage rule.*
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. *This structure will be in compliance*
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations. *It will not be close enough to the road to be a hazard to cars traveling on the road. The property behind the property is a warehouse and it will not obstruct there view.*
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. *The zoning would be the same I just want to add on to an existing building (pole barn).*

### Legend

-  Sidewalk/Pavement
-  Buildings
-  Property Line

