Public Works and Development
Lima Plaza Campus – Arapahoe Room
6954 S. Lima St., Centennial, CO 80112

REGULAR MEETING OF THE ARAPAHOE COUNTY BOARD OF ADJUSTMENT THURSDAY, 14 APRIL 2016, 1:00 P.M.

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM 11 FEBRUARY 2016	**VOTE:**

REGULAR AGENDA ITEMS

ITEM 1:	**CASE NO. BOA-2016-00002**		
LOCATION:	5901 SOUTH COUNTY ROAD 181, BYERS	**VOTE:**	
ACREAGE:	35.73 ACRES		**IN FAVOR**
EXISTING ZONING:	A-E		**OPPOSED**
APPLICANT:	ELIAS LOYA		**ABSTAIN**
CASE MANAGER:	ALAN SNYDER		
REQUEST:	TO CONSTRUCT A SINGLE FAMILY DWELLING AND DETACHED GARAGE THAT WILL ENCROACH 75' ON THE REQUIRED 100' SETBACK TO THE SOUTH PROPERTY LINE.	☐ **CONTINUED TO:** _____	
ITEM 2:	**CASE NO. BOA-2016-00003**		
LOCATION:	1753 S UINTA WAY	**VOTE:**	
ACREAGE:	N/A		**IN FAVOR**
EXISTING ZONING:	R-3		**OPPOSED**
APPLICANT:	LAWRENCE BLAUWEISS		**ABSTAIN**
CASE MANAGER:	ALAN SNYDER		
REQUEST:	TO BUILD AN 8' FENCE AROUND THE REAR PERIMETER OF THE YARD.	☐ **CONTINUED TO:** _____	
ITEM 3:	**CASE NO. BOA-2016-00004**		
LOCATION:	4855 S LISBON WAY	**VOTE:**	
ACREAGE:	N/A		**IN FAVOR**
EXISTING ZONING:	MU		**OPPOSED**
APPLICANT:	DEBORAH A. McCABE		**ABSTAIN**
CASE MANAGER:	MICHELLE LANTZ		
REQUEST:	TO CONSTRUCT A DECK THAT WILL ENCROACH 4' ON THE REQUIRED 20' REAR SETBACK.	☐ **CONTINUED TO:** _____	

ANNOUNCEMENTS:

- **The next regular Board of Adjustment meeting is scheduled for: 14 MAY 2016.**
  Planning Commission, Board of Adjustment, and Board of County Commissioner agendas, and other important Arapahoe County information, may be viewed online at *www.arapahoegov.com* or you may contact the Zoning Division at 720-874-6711.

BOARD OF ADJUSTMENT MEMBERS:

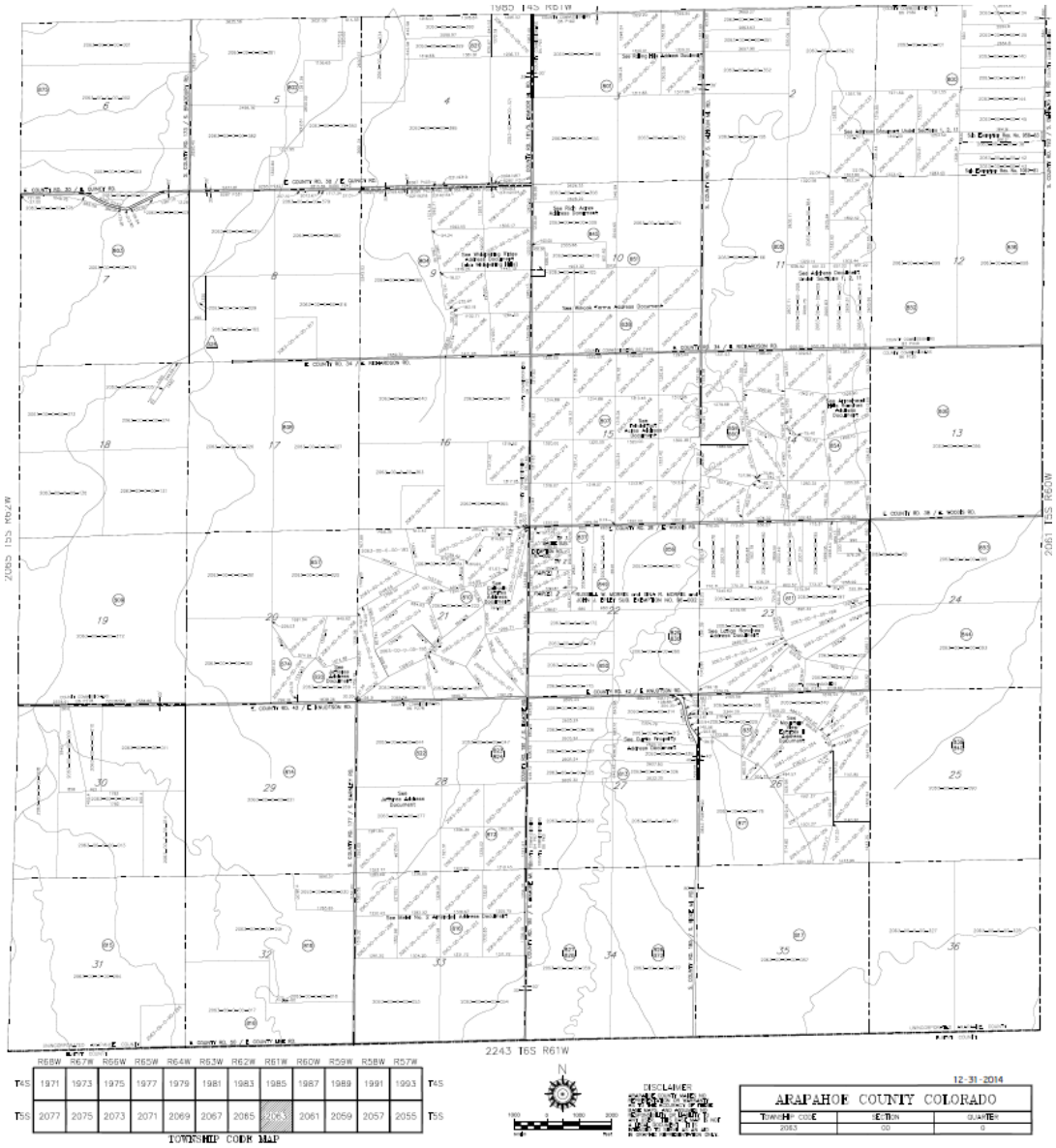
REGULAR MEMBERS:	ALTERNATES:
Howard Buchalter, Chair	**George A Robinson**
Ken Dingman, Chair Pro Tem	**Mary Garin**
Ronald Lombardo	**Elizabeth Crowe**
Stephen Sholler	**Ryan Turbyfill**
Beth Kinsky	

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Please contact the Zoning Division at 720-874-6711 or 720-874-6574 TDD, at least three (3) days prior to a meeting, should you require special accommodations.

BOARD OF ADJUSTMENT PUBLIC HEARING
April 14, 2016
1:00 P.M.

SUBJECT: CASE NO. B0A-2016-00002, ELIAS LOYA
VARIANCE
Alan Snyder, Community Compliance Officer **March 31, 2016**

<u>VICINITY MAP</u>; The site is located at 5901 S. County Rd. 181 in Byers. The property is zoned A-E (Agricultural) and located within Election District 3.



BOARD OF ADJUSTMENT PUBLIC HEARING
April 14, 2016
1:00 P.M.

SUBJECT: CASE NO. B0A-2016-00002, ELIAS LOYA
VARIANCE
Alan Snyder, Community Compliance Officer **March 31, 2016**

LOCATION: The site is located at 5901 S. County Road 181 in Byers. The property is zoned A-E (Agricultural) and located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North - A-E

South - A-E

East - A-E

West - A-E

PROPOSAL:

The owner, Elias Loya, is requesting approval of a variance to construct a Single Family Dwelling and a Detached Garage that will be 25' from the South property line. A-E setback requirements state that the all structures must be a minimum of 100' from all property lines. Due to the unusual shape of this lot, drainage concerns and a buried petroleum pipeline with a "no-build" easement, the owners are asking for relief from the
A-E setback requirements to construct the buildings. The applicant meets the 100' setback from all other property lines.

BACKGROUND:

The subject property is zoned A-E (Agricultural) which allows for ranch and farm uses. The maximum building height is 50 feet. The property is 35.73 acres. The applicant would like to build a Single Family Dwelling and a detached Garage 25' from the South property line. Existing drainage concerns, sloping terrain and a buried petroleum pipeline hinder the placement of the structures to meet current A-E standards.

13-1004 CONDITIONS FOR VARIANCE
The establishment of a hardship shall be clearly demonstrated by the applicant for variance, and the following conditions must be shown by the applicant:

13-1004.01
The strict application of these Regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Regulations.

13-1004.02
Any variance shall not grant special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located.

13-1004.03
Because of special, applicable circumstances, including size, shape, topography, or location, the strict application of these Regulations will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or that there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

13-1004.04
That the condition or situation for which the variance is sought is not of so general a nature that the formulation of regulations would be necessary to insure consistent application of the regulations.

13-1004.05
That the granting of a variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of these Regulations.

13-1004.06
That the granting of a variance will not be contrary to the objectives of the Arapahoe County Comprehensive Plan.

DISCUSSION:

Staff review of this application included a comparison of the proposal to the Comprehensive Plan, zoning and subdivision regulations, and an analysis of referral comments.

1. Comprehensive Plan:

The Byers Sub Area Plan designates this area for Mixed-Use (Commercial/Business/Light Industry).

2. Ordinance Review and additional Background Information

The property in question consists of 35.70 acres. The applicant would like to construct a Single Family Dwelling and a Detached Garage 25' from the South property line. These locations are needed due to the sloping terrain, drainage conditions, and a buried pipeline with "no-build" easement. The applicant meets the 100' setback requirement from all other property lines.

3. Referral Comments

Comments received as a result of the referral process are as follows:
- Planning: No Comment
- Engineering: No Comments
- East Arapahoe Advisory Committee

STAFF FINDINGS:

Staff has visited the site, reviewed the plans and supporting documentation, referral comments, as well as citizen input in response to this application. Based upon review of applicable policies and goals in the Land Development Code and analysis of referral comments, our findings include:

The Single Family Dwelling and detached Garage will be situated 25' from the South property line. The buildings meet the required 100'setbacks from the North, West and East property lines.

ATTACHMENTS:

1. Variance application
2. Letter of intent
3. Site Plan/Aerial of property
4. A-E Zone District Setbacks
5. Photos of site
6. Planning, Engineering and East End Advisory comments

March 10, 2016

To whom it may concern:

I am asking for a variance on my property at 5901 South County Road 181, I would like to build 25 feet from my property line. I would like to put a mobile home on the property the home measures 60 feet long and 30 feet wide. There is the Magellan Midstar Petroleum line going through the north east side of of the property, we need to stay away 50 feet from the line, we absolutely cannot cross the line, cannot put any dirt or take any dirt from the top of the petroleum line either.

I would want the home 25 feet south of the property, the further you go west the land slopes and becomes a pond of water with rain and snow weather and there is no where for it to drain besides down into the ground. Further west the land has several more slopes and the same problem occurs, all the dark spots on the map are water deposits that form. I would also like to build a garage east of the house 40X20 as well.

Thank you very much

Elias Loya

0 115 230 460 690 920 Feet

ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY

Map Generated On: 2/22/2016

Generated by Arapahoe County's **ArapaMAP**

Map Location

v 1.0

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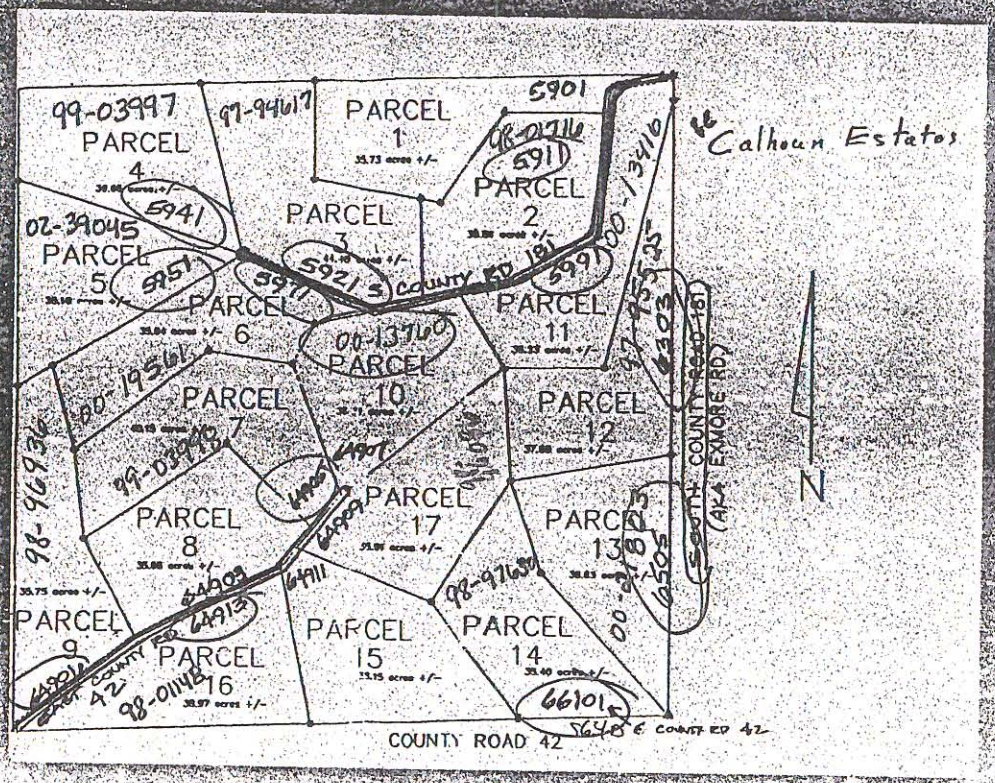
2063



Calhoun Estates
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
PARCEL 9
PARCEL 10
PARCEL 11
PARCEL 12
PARCEL 13
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99-03997
97-94617
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5971
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5991
00-13760
00-19561
99-03998
98-96936
64907
64909
64911
64903
64913
98-01148
98-97630
66101
5648
COUNTY ROAD 42
COUNTY ROAD 181
(AKA EXMORE RD.)
N

16

SECTION 4-300 A-E AND A-1 DISTRICT PERFORMANCE STANDARDS AND ALLOWED USES

4-301 Agricultural Zone District Performance Standards

Table 4-3 A. Performance Standards A-E & A-1 **NP = Not Permitted**		
LOT SIZE (minimum)	**A-E**	**A-1**
	35 acres	19 acres
LOT WIDTH (minimum)	**A-E**	**A-1**
	1320'	330'
ANIMALS (maximum per lot)	**A-E**	**A-1**
Pets	no limit	4
Agricultural Animals per acre	no limit	no limit
Agricultural Animals, Small, Non-Commercial	no limit	no limit
BUILDING HEIGHT (maximum)	**A-E**	**A-1**
Building Height (maximum)	50'	50'
SETBACKS	**A-E**	**A-1**
Front	100'	100'
Side	100'	50'
Rear	100'	50'
Side Corner	100'	100'
Accessory Front	100'	Front Building Line of Principal Structure
Accessory Side	100'	25'
Accessory Rear	100'	25'
Commercial Feed Lots (from all property lines)	200'	NP
Stable (private) - located on the rear half of the lot, 25' from all property lines, 50' from any dwelling unit		
Stable (commercial) - located on the rear half of the lot, 50 from all property lines, 100' from any dwelling unit		

New Search

Printer Friendly

PIN:	033946146
AIN:	2063-00-0-00-211
Situs Address:	5901 S County Road 181
Situs City:	Byers
	*Photo
	View Parcel Map
Full Owner List:	Holgun Elias L
Ownership Type:	Sole Ownership
Owner Address:	4535 Quiet Ct
City/State/Zip:	Denver, CO 80211
Neighborhood:	Ag - Twn 2063 And 2065
Neighborhood Code:	5004.00
Acreage:	35.7300
Land Use:	
Legal Desc:	That Part Of N 1/2 Of Sec 21-5-61 Desc As Beg 30.01 Ft W Of Ne Cor Of Sd Sec Th W 2862.25 Ft Th S 815.92 Ft Th Se 1039.42 Ft Th Ne 908.17 Ft Th E 814.69 Ft Th Ne 139.81 Ft Th Alg Curve Rt 129.38 Ft Th Ne 344.89 Ft Th Alg Curve Rt 16.28 Ft Th Ne 77.03 Ft Th N 30.01 Ft To Beg Ex M/R's Sec 21-5-61

Treasurer's Tax Information

Sales by Tax Year and Neighborhood
2015/2016
2013/2014
2011/2012
2009/2010
2007/2008
2005/2006
Complete Neighborhood Sales Information History

Tax District Levies

	Total	Building	Land
2015 Appraised Value	1,684	0	1,684
2015 Assessed Value	488	0	488
		2015 Mill Levy:	67.956

Sale	Book Page	Date	Price	Type
	D508 2734	07-27-2015	42,000	
	A812 6787	08-05-1998	50,000	

Land Line	Units	Land Value	Land Use
	35.7300 AC	1,684	Grazing Land Class VIC

Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.

The Arapahoe County Assessors Office does not warranty the accuracy of any sketch, nor assumes any responsibility or liability to any user.

Although some parcels may have multiple buildings and photos, at this time our system is limited to 1 sketch and 1 photo per parcel number. Sorry for any inconvenience.

New Search

CASE REFERRAL

DATE: 03/22/2016 **CASE #: BA2016-00002**

TO: Jason Reynolds - Planning

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 04/14/2016

DATE TO BE RETURNED: 03/31/2016

Please examine this Variance request, which has been referred to you because of the possible effect of the proposed land development upon your area and after review, check the appropriate line below and return to:

RECORDING SECRETARY TO THE BOARD OF ADJUSTMENT
PUBLIC WORKS AND DEVELOPMENT
6924 South Lima Street
Centennial, CO 80112

If you have any questions/comments, please feel free to call at (720)874-6711 or fax (720)874-6611. Please respond as soon as possible or no later than the abovementioned date.

☑ Have **NO** comments on this case as submitted.

Jason Reynolds Digitally signed by Jason Reynolds DN: cn=Jason Reynolds, o=Public Works and Development, ou=Planning, email=jreynolds@arapahoegov.com, c=US Date: 2016.03.28 10:49:26 -06'00'

Signature/Date

☐ Have the following comments to make related to this case:

Signature/Date

(attach additional sheets as necessary)

Submit by Email

CASE REFERRAL

DATE: 03/22/2016 **CASE #: BA**2016-00002

TO: Chuck Haskins - Engineering

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 04/14/2016

DATE TO BE RETURNED: 03/31/2016

Please examine this Variance request, which has been referred to you because of the possible effect of the proposed land development upon your area and after review, check the appropriate line below and return to:

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Centennial, CO 80112

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☐ Have **NO** comments on this case as submitted.

Signature/Date

☑ Have the following comments to make related to this case:

See attached.

Cathleen Valencia

Digitally signed by Cathleen Valencia
DN: cn=Cathleen Valencia, o, ou, email=CValencia@arapahoegov.com, c=US
Date: 2016.03.25 11:10:24 -06'00'

Signature/Date

(attach additional sheets as necessary)

Submit by Email

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

Dear Applicant,

Thank you for your submittal. Arapahoe County staff has reviewed the variance request for a single family home located at **5901 S. County Road 181** and offer the following comments.

1. The project site is outside the FEMA 100-year floodplain; however please utilize necessary construction best management practices (BMPs) to minimize erosion and offsite sediment transport.
2. As the builder of the single-family home, you are required to comply with Section 9 of the Arapahoe County Grading, Erosion and Sediment Control (GESC) Manual for construction of single-family lots. You should follow the typical erosion control templates for standard lot plans; please refer to Section 9 of the GESC Manual.
3. You must use the necessary construction Best Management Practices (BMPs) to ensure no construction materials or erosion leaves the construction site. Be aware, if construction materials or erosion leaves the property before the site is fully stabilized it may be considered an illicit discharge and therefore may require a permit or possibly a fine.
4. Designate a deposition location for the excavated material that will be exported from the site, if any. The deposition site, if within unincorporated Arapahoe County, must have an approved Arapahoe County GESC permit for the material to be imported.
5. Access must meet Arapahoe County Rural Engineering Standards. See the following link: http://www.arapahoegov.com/DocumentCenter/View/710.
    I. Existing unimproved parcels requiring a building permit that utilize access roads placed prior to the adoption of this Appendix R will be required to comply with this Appendix R unless a variance from the access road improvements requirements is granted.
    II. AR101.8 Variance and Waivers: When there are difficulties involved in carrying out the provisions of Appendix R a variance or waiver request with appropriate documentation and justification shall be submitted to the Building Official.
    III. AR102.1 Access Surface: Facilities, buildings or portions of buildings hereafter constructed shall be accessible to emergency response vehicles by way of an approved access and driveway surfaced with asphalt, concrete or other County approved all-weather driving surface.
    IV. AR 102.3 Drainage Crossings: For crossing any roadside ditch, a culvert shall be installed at the established flowline elevation under the access or driveway. The culvert shall be a minimum of eighteen (18) inches in diameter, consist of a minimum of sixteen (16) gauge corrugated metal pipe, and include flared end sections on each end of the culvert. All culverts shall have a minimum cover of six (6) inch compacted Colorado Department of Transportation (CDOT) Class 6 aggregate base course and be a minimum of twenty-four (24) feet in length. The slope, capacity, and flowline elevation of any drainageway and/or roadside ditch impacted by the construction of a drainage crossing shall be maintained.

6. Minimum access specification under Rural Engineering Standards Section AR103 include but are not limited to the following:
    I. AR103.1 Approved Materials: Accesses and/or driveways shall be placed on a minimum of twelve (12) inches of suitable compacted subgrade material.
    II. AR103.1.C All-weather surface: An all-weather driving surface shall be a minimum of six (6) inches of compacted CDOT Class 6 aggregate base course meeting gradation, compaction, and all other requirements per CDOT Standard Specifications for Road and Bridge Construction, or approved equivalent, when the material, thickness, and placement are certified and bear the stamp of a licensed Colorado Professional Engineer.
    III. AR103.6 Width of Access or Driveway: Accesses and driveways shall have a minimum unobstructed width of twenty (20) feet, as shown in Figure AR103.6-1.
    IV. AR103.7 Maximum and Minimum Grades: Accesses shall not exceed seven (7) percent in grade. Driveways shall have a minimum grade of not less than one-half (0.5) percent in order to prevent pooling within private property.
    V. Accesses and driveways shall be crowned in the center with a minimum cross slope of 2% to each edge.
7. Rural Engineering Standards Section AR104 – Permits: Arapahoe County Public Works and Development will ensure that the final design of the access and/or driveway meets the minimum requirements for reasonable emergency access, safety, and the protection of soil and water natural resources. In cases where an access or driveway does not meet the minimum requirements or where a traffic hazard is created, a permit may be denied.
8. Rural Engineering Standards Section AR105 – Certification and Acceptance:
    I. AR105.1 Access and Driveways: Sufficient guarantee must be given in the form of test reports, field reports, and drawings in conformance with the requirements of Appendix R (including geo-technical data, road base thickness, sub-grade moisture content, density, and compaction reports, as required). All submittals relating to the construction of accesses and driveways shall be submitted to Arapahoe County for review and acceptance, prior to release of a Certificate of Occupancy.
    II. AR105.1.A Sub-grade Testing: Subgrade shall be scarified to a minimum depth of 12-inches below finished grade. Subgrade shall be adjusted to a suitable moisture content and compacted.
    III. AR105.1.B Aggregate Testing: Aggregate Base Course materials shall be placed on an approved sub-grade found to be stable and non-yielding. At least one sample of aggregate base course for each 1,000 tons of materials placed shall be tested to determine gradation and Atterburg limits.
9. AR105.2 Certification Statement: A certification and stamp of a licensed Colorado Professional Engineer for an all-weather driving surface shall be provided. Please refer to Appendix R AR 105.2 for certification statement.

At times of building permit a letter must be submitted stating Rural Engineering Standards will be upheld for access road and driveway or a letter requesting variance to the requirements. **A letter must be submitted before a building permit can be released.** Please feel free to contact me if you have any questions.

Thank you,

Cathy Valencia

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

EAST END ADVISORY

CASE REFERRAL

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

DATE: 03/22/14

TO: Carl Kroh

FROM: **ARAPAHOE COUNTY BOARD OF ADJUSTMENT**

CASE #: **BOA -** 2016-00002

CASE MANAGER: Alan Snyder

HEARING DATE: 04/14/16

DATE TO BE RETURNED: 03/31/16

Please examine this Variance request, which has been referred to you because of the possible effect of the proposed development upon your area and after review, check the appropriate line below and return to:

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PUBLIC WORKS AND DEVELOPMENT
6924 S LIMA STREET
CENTENNIAL, CO 80112

If you have any questions/comments, please feel free to call at (720)874-6711 or fax (720)874-6611. Please respond as soon as possible or no later than the abovementioned date.

_____ Have **NO** comments on this case as submitted.

Signature _____ Date _____

_____ Have the following comments to make related to this case:
Please provide any facts in support of your comments. Also, note if you have personally visited or have knowledge of the site.

_____
_____
_____
_____

(Attach additional sheets as necessary)

Signature _____ Date _____

Alan Snyder

From: Arnold Hollingsworth <ajguitar2@yahoo.com>
Sent: Thursday, March 24, 2016 6:52 PM
To: Alan Snyder
Subject: Re: VAriance Referral

Alan, I see no problem to the county, or the roadways, or the community if this permit is granted. thanks for the correspondence. Arnold Hollingsworth east end advisory committee. ajguitar2@yahoo.com

---

From: Alan Snyder <ASnyder@arapahoegov.com>
To: "ajguitar2@yahoo.com" <ajguitar2@yahoo.com>
Sent: Tuesday, March 22, 2016 2:12 PM
Subject: VAriance Referral

Arnold: for your review and comments please.

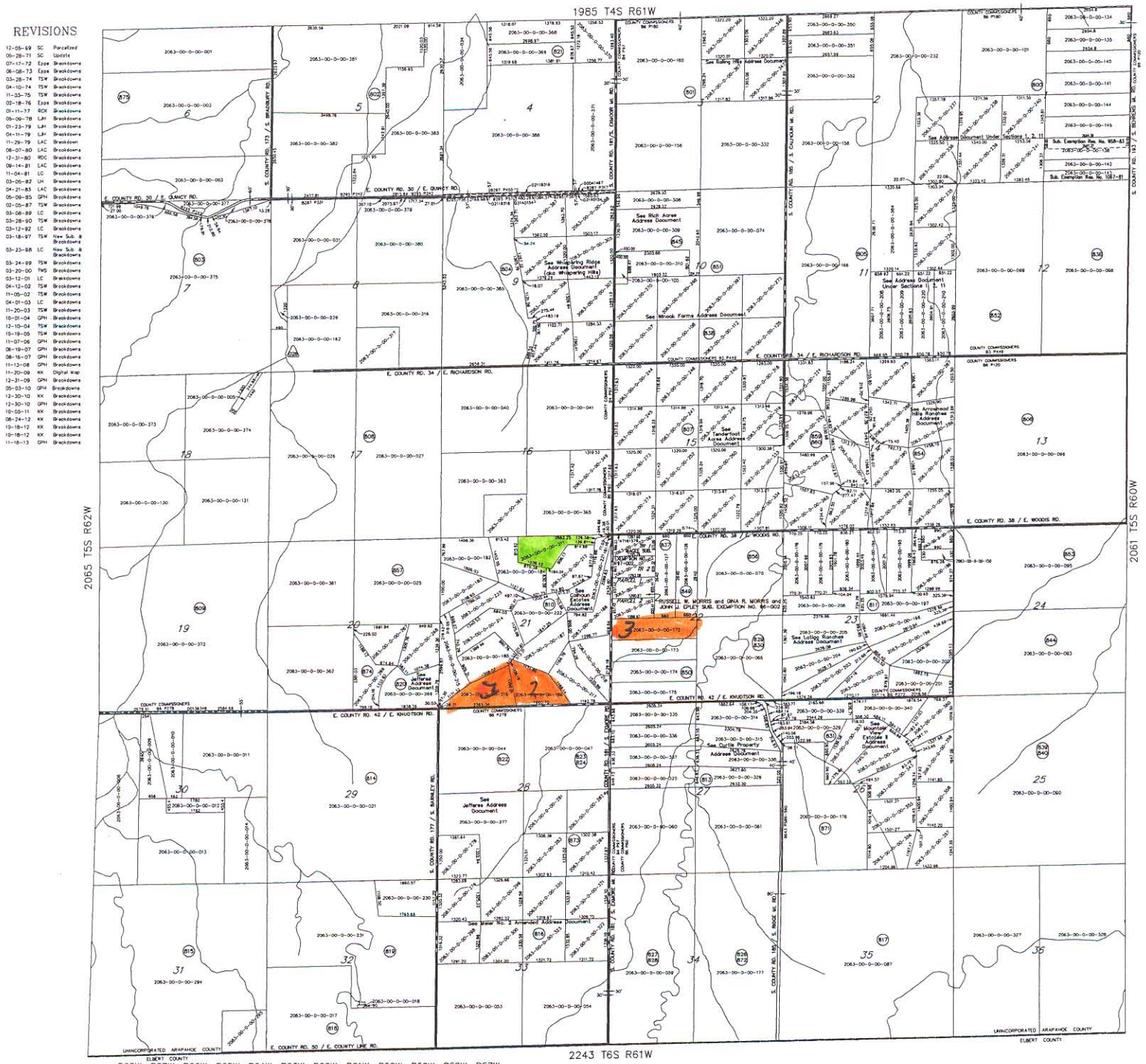
Thanks,

Alan

Alan Snyder
Community Compliance Officer
Arapahoe County
Public Works and Development
720-874-6712

BOA-2016-00002 Applicant

VARIANCES/SPECIAL EXCEPTION



	R68W	R67W	R66W	R65W	R64W	R63W	R62W	R61W	R60W	R59W	R58W	R57W	
T4S	1971	1973	1975	1977	1979	1981	1983	1985	1987	1989	1991	1993	T4S
T5S	2077	2075	2073	2071	2069	2067	2065	2063	2061	2059	2057	2055	T5S

TOWNSHIP CODE MAP

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scale feet

DISCLAIMER
ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THESE BASE MAPS, AND ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS BASE MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

12-31-2014

ARAPAHOE COUNTY COLORADO		
TOWNSHIP CODE	SECTION	QUARTER
2063	00	0

1 BOA-2014-00013 Landing strip - Approved

2 BA02-11-02 - Mother-in-Law - Approved

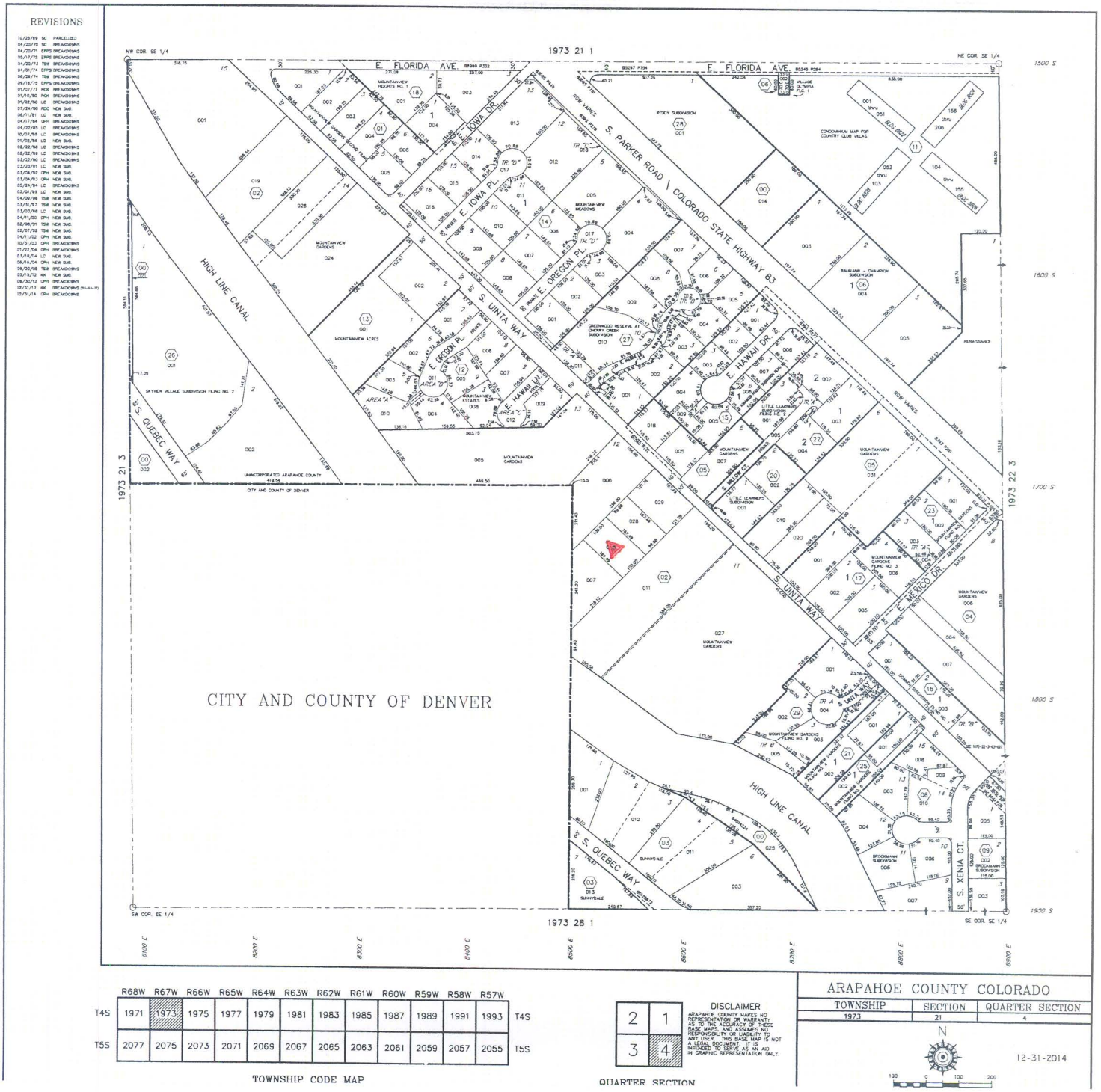
3 BA98-09-06 - Lot width - Approved

BOARD OF ADJUSTMENT PUBLIC HEARING
April 14, 2016
1:00 P.M.

SUBJECT: CASE NO. BOA-2016-00003, LAWRENCE BLAUWEISS VARIANCE

Alan Snyder, Community Compliance Officer **March 31, 2016**

VICINITY MAP; The site is located at 1735 S Uinta Way in the Mountain View Gardens Subdivision. The property is zoned R-3 (Obsolete-Residential) and located within Election District 4.



BOARD OF ADJUSTMENT PUBLIC HEARING
April 14, 2016
1:00 P.M.

SUBJECT: CASE NO. BOA-2016-00003, LAWRENCE BLAUWIESS VARIANCE
Alan Snyder, Community Compliance Officer **March 31, 2016**

LOCATION: The site is located at 1735 S Uinta Way in the Mountain View Gardens Subdivision. The property is zoned R-3 (Obsolete-Residential) and located within Election District 4.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North - R-3 (Obsolete-Residential)

South - R-3 (Obsolete-Residential)

East - R-3 (Obsolete-Residential)

West - R-3 (Obsolete-Residential)

PROPOSAL:

The owner, Lawrence and Janet Blauweiss, is requesting approval of a variance to construct an 8' tall privacy fence around the back yard and pool/spa area for safety and security reasons. BOA-2015-00010 was approved to increase the height of the residence from 25 to 35 in elevation.

I. BACKGROUND

The subject property is zoned R-3 (Obsolete-Residential) which allows single-family dwelling units and Type A group Homes as principal permitted use. The maximum building height is 25 feet.

13-1004 CONDITIONS FOR VARIANCE
The establishment of a hardship shall be clearly demonstrated by the applicant for variance, and the following conditions must be shown by the applicant:

13-1004.01
The strict application of these Regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Regulations.

13-1004.02
Any variance shall not grant special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located.

13-1004.03
Because of special, applicable circumstances, including size, shape, topography, or location, the strict application of these Regulations will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or that there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

13-1004.04
That the condition or situation for which the variance is sought is not of so general a nature that the formulation of regulations would be necessary to insure consistent application of the regulations.

13-1004.05
That the granting of a variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of these Regulations.

13-1004.06
That the granting of a variance will not be contrary to the objectives of the Arapahoe County Comprehensive Plan.

II. DISCUSSION

Staff review of this application included a comparison of the proposal to the Comprehensive Plan, zoning and subdivision regulations, and an analysis of referral comments.

1. Comprehensive Plan:

The Comprehensive Plan designates this area for residential uses.

2. Ordinance Review and additional Background Information

The applicant is proposing construction of an 8' tall fence to enclose the back yard and pool/spa area for safety and security purposes. BOA-2014-00010 was approved to allow the new residence to be built at the 35' height elevation.'

3. Referral Comments

Comments received as a result of the referral process are as follows:

- Board of County Commissioners: N/A
- Planning:
- Engineering:
- County Attorney:

III. STAFF FINDINGS:

Staff has visited the site, reviewed the plans and supporting documentation, referral comments, as well as citizen input in response to this application. Based upon review of applicable policies and goals in the Land Development Code and analysis of referral comments, our findings include:

1. The proposed privacy fence will be 8' in height.
2. There have been no inquiry calls.

Attachments

1. Variance application
2. Letter of intent
3. Plot plan
4. Site plan
5. Ownership record
6. Aerial of property
7. Referrals from Engineering and Planning
8. Map of Variances in area

Arapahoe County
Colorado's First

ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BOA·2016·00003

DATE 3/17/16 MANAGER ALAN

NAME OF APPLICANT Lawrence Blauweiss

ADDRESS 1735 S. Uinta Way Denver, Co 80231

ZIP CODE 80231 PHONE 303-246-3787 E-MAIL Larrytheb@comcast.net

ADDRESS OF PROPERTY NEEDING VARIANCE 1735 S. Uinta Way

LEGAL DESCRIPTION OF PROPERTY

CURRENT ZONING R·3 SURROUNDING ZONING

STATE VARIANCE REQUEST IN (FEET & INCHES) SEE ATTACHED

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) SEE ATTACHED

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)

x

x

PROPERTY OWNER'S SIGNATURE

x

APLICANT'S SIGNATURE

****

REGULAR MEETING: SECOND THURSDAY OF EACH MONTH, 1:00 P.M. IN THE ARAPAHOE ROOM
AT ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT BUILDING:
6924 S Lima Street., CENTENNIAL CO 80112 Phone: 720-874-6711

FEE: REGULAR MEETING: $450.00
SPECIAL MEETING: $900.00
POSTING SIGN: $ 11.00

TO FILE APPLICATON, SUBMIT THE FOLLOWING

COMPLETED APPLICATION FORM
PLOT PLAN (8 1/2" X 11" OR 8 1/2" X 14")
FILING FEE
OTHER SUBMITTALS-NO LARGER THAN 11" X 17"

YOU WILL RECEIVE POSTING INSTRUCTIONS FOR THE PROPERTY AFTER COMPLETED APPLICATION IS RECEIVED.

3·17·16
DATE RECEIVED

Alan
RECEIVED BY ZONING DEPARTMENT

Alan Snyder

From: Larry Blauweiss <contactus@5thavenuedesigns.com>
Sent: Friday, March 18, 2016 2:53 PM
To: Alan Snyder
Subject: letter of intent

March 18, 2016

LETTER OF INTENT

Reference fence variance for 1735 S Uinta Way
Denver, Co. 80231

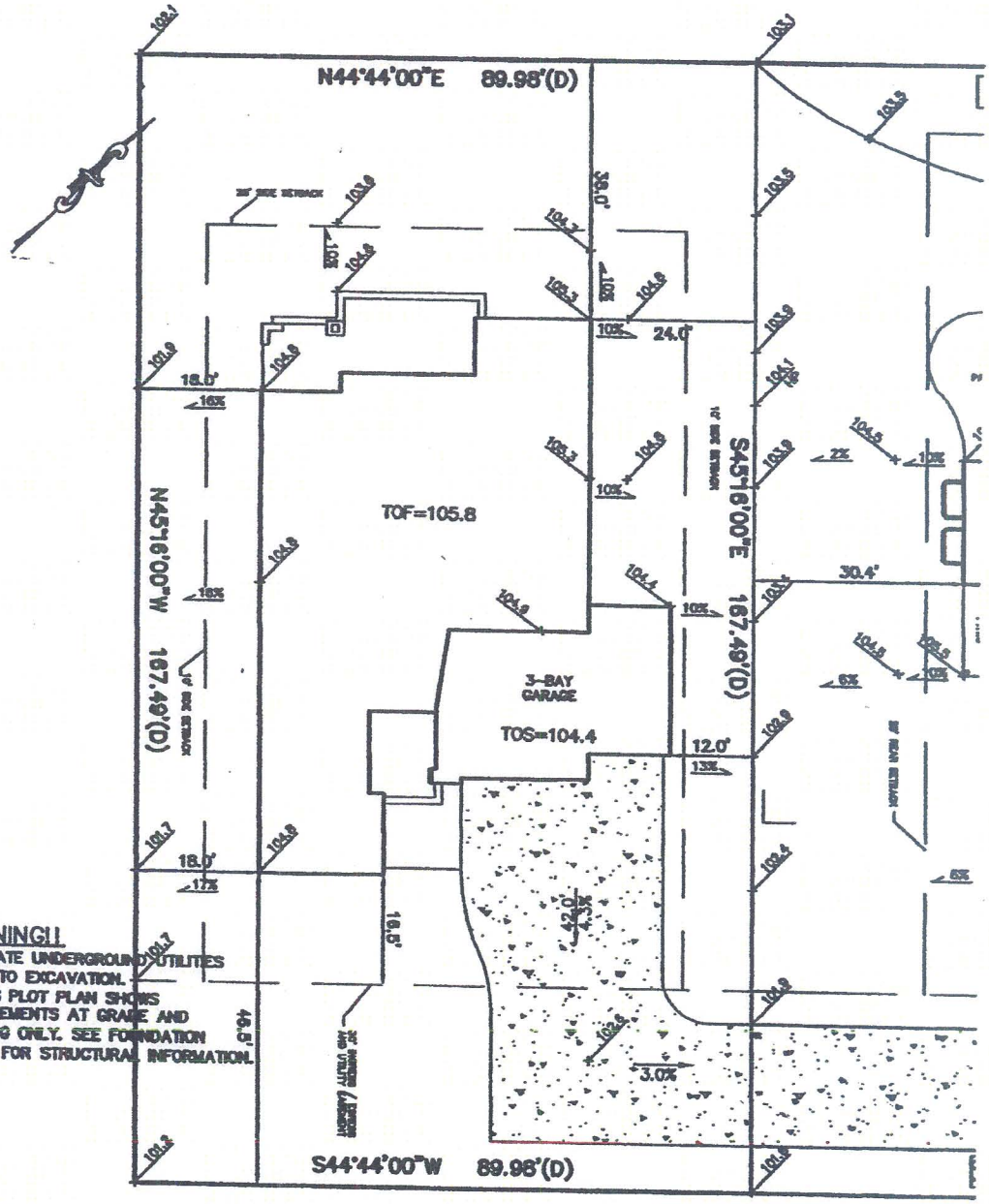
Our intent is to construct 8 foot fence to match existing 8 foot cedar fence built by our home builder. Currently the fence only covers the rear of our property. We plan on building a complete perimeter fence to enclose in ground swimming pool to be installed. We will match existing cedar fence using self closing door locks. The horizontal support bars will be facing the interior as to not be used for climbing. This will keep a consistent appearance around the property. Also will make it impossible for children or animals to get access to the pool.

LARRY BLAUWEISS

AZTEC CONSULTANTS, INC.
8000 South Lincoln Street, Suite 201 Littleton, Colorado 80122 • Phone: (303)713-1898 • Fax: (303)713-1897
www.aztecconsultants.com

PLOT PLAN

BERKELEY HOMES

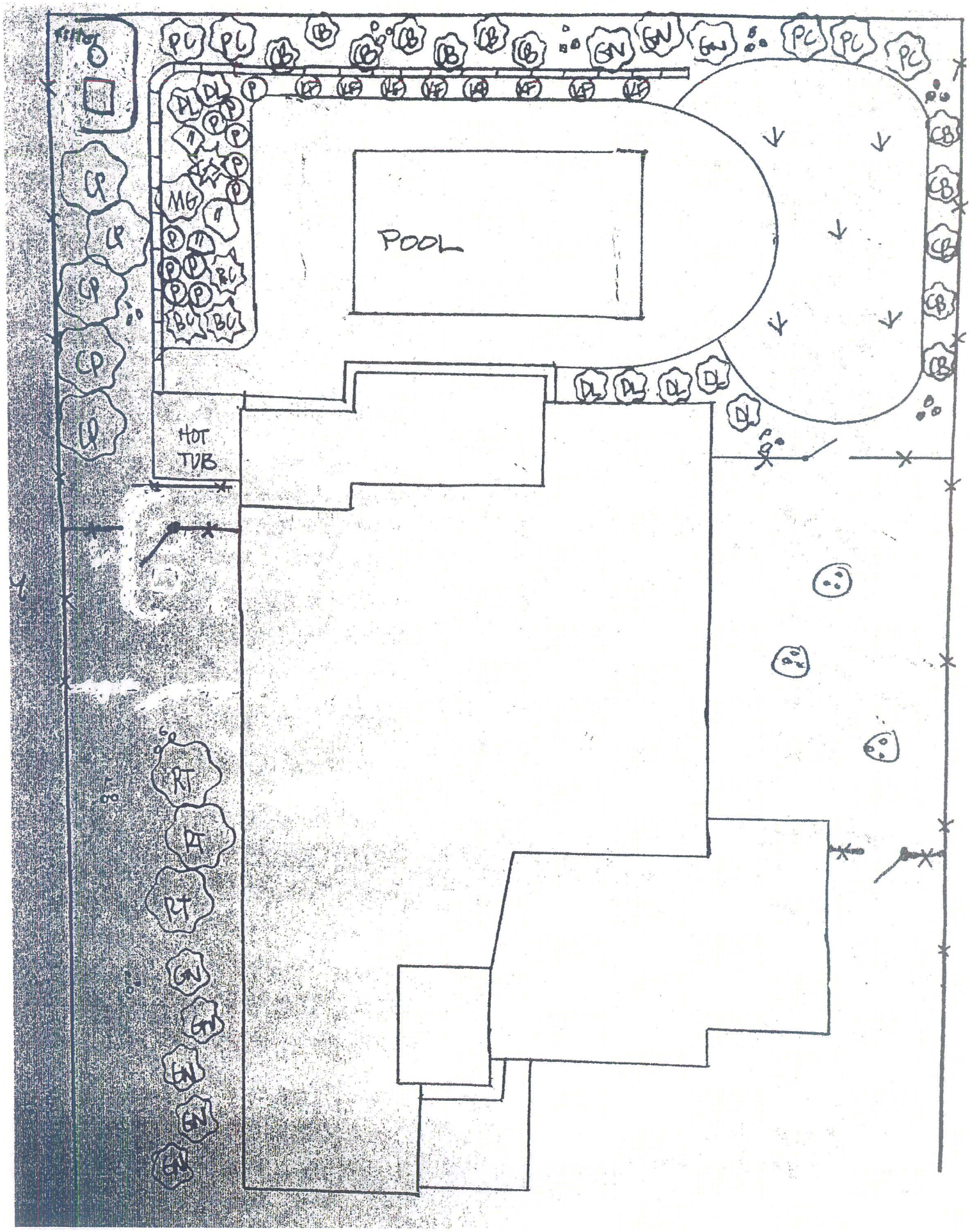


WARNING!!
1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.

NOTE:
SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)

LOT SPECIFIC NOTES:

NOTE:



POOL
HOT TUB
PC
CB
GN
DL
P
MG
BC
CP
RT

New Search

Printer Friendly

PIN:	035068803
AIN:	1973-21-4-02-028
Situs Address:	1735 South Uinta Way
Situs City:	Denver
	*Photo Sketch
	View Parcel Map
Full Owner List:	Blauweiss Larry, Blauweiss Janet
Ownership Type:	Joint Tenancy
Owner Address:	1735 S Uinta Way
City/State/Zip:	Denver, CO 80231-2911
Neighborhood:	Mountain View / Paula Dora
Neighborhood Code:	1623.00
Acreage:	0.0000
Land Use:	Single Family
Legal Desc:	That Part Of Tract 12 Mountainview Gardens Desc As Comm At The Most Nly Cor Of Sd Tract Th Sw 215.4 Ft Th Se 15.5 Ft Th S 211.4 Ft Th Ne 145 Ft To The True Pob Th Ne 89.98 Ft Th Se 167.49 Ft Th Sw 89.98 Ft Th Nw 167.49 Ft To The True Pob Mountainview Gardens

Treasurer's Tax Information

Sales by Tax Year and Neighborhood
2015/2016
2013/2014
2011/2012
2009/2010
2007/2008
2005/2006
Complete Neighborhood Sales Information History

Tax District Levies

	Total	Building	Land
2015 Appraised Value	120,000	0	120,000
2015 Assessed Value	34,800	0	34,800
		2015 Mill Levy:	91.518

Sale	Book Page	Date	Price	Type
	D510 7463	09-21-2015	0	
	D510 7464	09-21-2015	955,000	
	D401 3994	02-20-2014	322,000	

Building	Building	Attributes	Recorded
	1	Quality Grade	Excellent
		Improvement Type	Single Family
		Bedrooms	2.00
		Bathrooms	4.00
		Architectural	1 Story/Ranch
		Heat Method	Forced Air Unit
		Cool Method	Central Air / Package Unit
		Year Built	2015
		Roof	Asphalt/Composition Shingle Roof
		Fireplaces	2.00
		Exterior Wall	Local Stone
		Construction Type	D - Wood or Steel Studs Frame

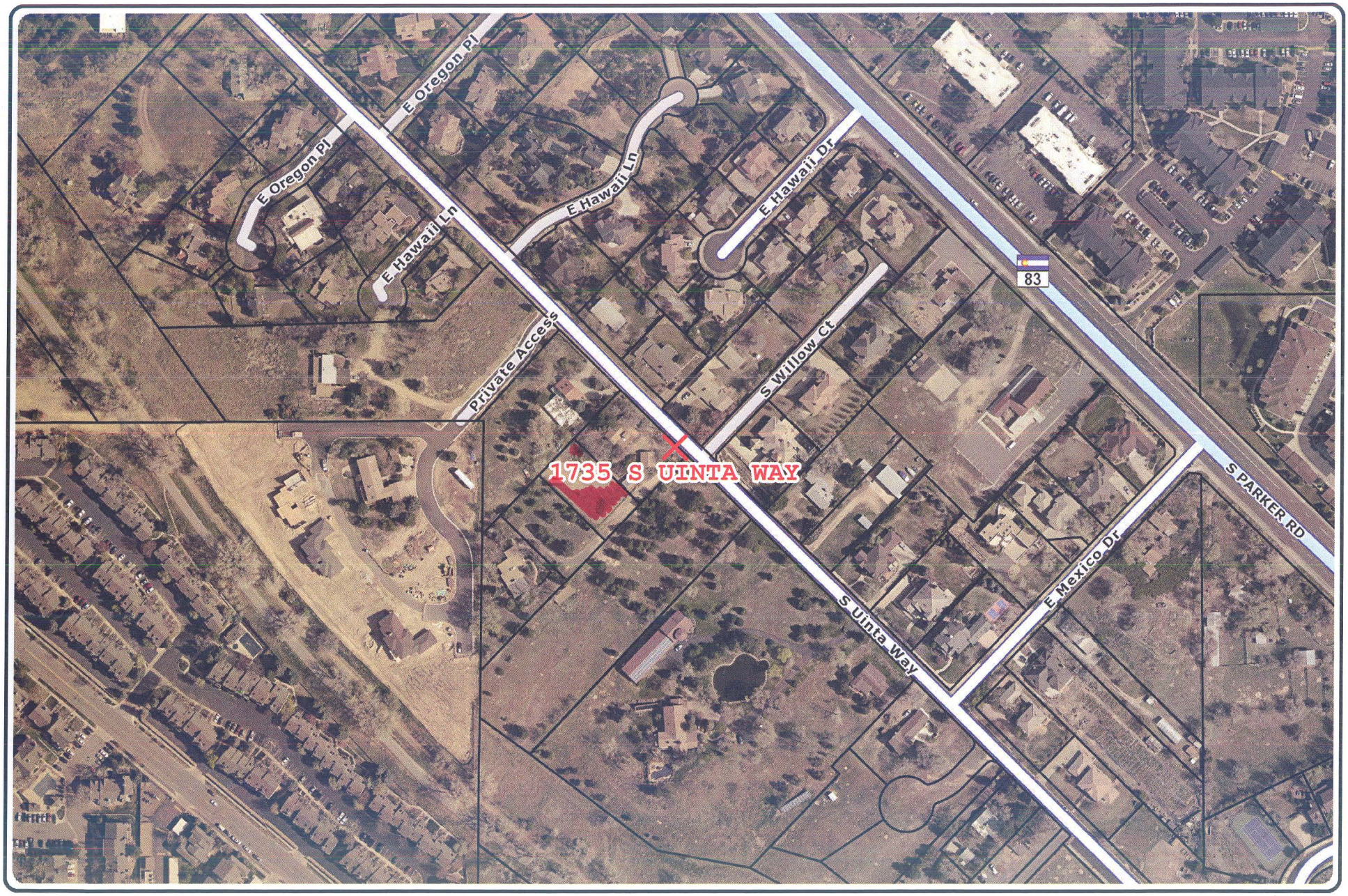
Area	Building	Description	SqFt
	1	Basement Finish	1197
		Attached Garage	715
		First Floor	2728
		Covered Porch	40
		Covered Porch	110
		Basement Total	2728
		Patio slab or Terrace	220
		Bldg Total Area:	**2728**

Land Line	Units	Land Value	Land Use
	1.0000 LT	120,000	Single Family Residential

Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.



N
W E
S

0 115 230 460 690 920 Feet

ARAPAHOE COUNTY MAKES NO REPRESENTATION
OR WARRANTY AS TO THE ACCURACY OF THIS MAP
OR THE DATA THAT IT DISPLAYS.
ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY
OR LIABILITY TO ANY USER.
THIS MAP IS NOT A LEGAL DOCUMENT.
IT IS INTENDED TO SERVE AS AN AID IN
GRAPHIC REPRESENTATION ONLY

Map Generated On: 3/22/2016

Generated by Arapahoe County's ArapaMAP

Map Location

v 1.0

CASE REFERRAL

DATE: 03/22/2016 **CASE #: BA**2016-00003

TO: Chuck Haskins - Engineering

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 04/14/2016

DATE TO BE RETURNED: 03/31/2016

Please examine this VARIANCE request, which has been referred to you because of the possible effect of the proposed land development upon your area and after review, check the appropriate line below and return to:

RECORDING SECRETARY TO THE BOARD OF ADJUSTMENT
PUBLIC WORKS AND DEVELOPMENT
6924 South Lima Street
Centennial, CO 80112

If you have any questions/comments, please feel free to call at (720)874-6711 or fax (720)874-6611. Please respond as soon as possible or no later than the abovementioned date.

☑ Have **NO** comments on this case as submitted.

Cathleen Valencia Digitally signed by Cathleen Valencia DN: cn=Cathleen Valencia, o, ou, email=CValencia@arapahoegov.com, c=US Date: 2016.03.24 12:31:25 -06'00'

Signature/Date

☐ Have the following comments to make related to this case:

Signature/Date

(attach additional sheets as necessary)

Submit by Email

CASE REFERRAL

DATE: 03/22/2016 **CASE #: BA**2016-00003

TO: Jason Reynolds - Planning

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 04/14/2016

DATE TO BE RETURNED: 03/31/2016

Please examine this VARIANCE request, which has been referred to you because of the possible effect of the proposed land development upon your area and after review, check the appropriate line below and return to:

RECORDING SECRETARY TO THE BOARD OF ADJUSTMENT
PUBLIC WORKS AND DEVELOPMENT
6924 South Lima Street
Centennial, CO 80112

If you have any questions/comments, please feel free to call at (720)874-6711 or fax (720)874-6611. Please respond as soon as possible or no later than the abovementioned date.

☑ Have **NO** comments on this case as submitted.

Jason Reynolds Digitally signed by Jason Reynolds DN: cn=Jason Reynolds, o=Public Works and Development, ou=Planning, email=jreynolds@arapahoegov.com, c=US Date: 2016.03.29 11:08:10 -06'00'

Signature/Date

☐ Have the following comments to make related to this case:

_____

_____

_____

_____

_____

Signature/Date

(attach additional sheets as necessary)

Submit by Email

BOA-2016-00003 Applicant

VARIANCES

	R68W	R67W	R66W	R65W	R64W	R63W	R62W	R61W	R60W	R59W	R58W	R57W	
T4S	1971	1973	1975	1977	1979	1981	1983	1985	1987	1989	1991	1993	T4S
T5S	2077	2075	2073	2071	2069	2067	2065	2063	2061	2059	2057	2055	T5S

TOWNSHIP CODE MAP

2	1
3	4

QUARTER SECTION

DISCLAIMER
ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THESE BASE MAPS, AND ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS BASE MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

ARAPAHOE COUNTY COLORADO

TOWNSHIP	SECTION	QUARTER SECTION
1973	21	4

N

12-31-2014

scale 100 0 100 200 feet

1 BOA-2014-00017 SIDE SB

2 BOA-2015-00003 F SB

3 3 2014-00010 - Hgt

4 BOA.2015.00015 - REAR SB

10 BA-02.10.2 SIDE/REAR SB'S

5 BA82-11.65 FENCE

4 BA83-09.08 SIDE SB

7 BA92.05.01 Front SB

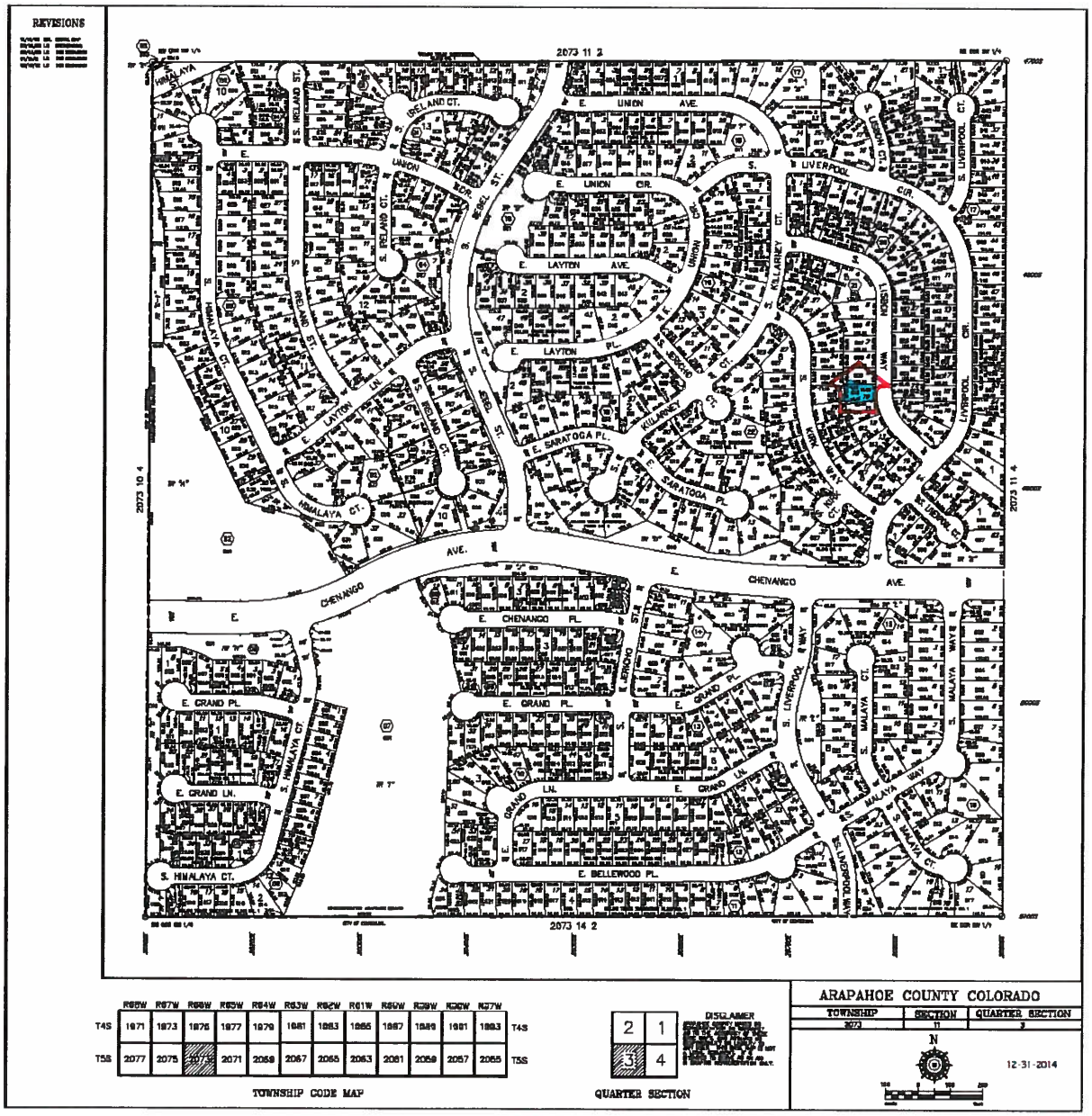
8 BA98.05.04 SETBACKS

9 BA92-01.03 SIGN

BOARD OF ADJUSTMENT PUBLIC HEARING
April 14, 2016
1:00 P.M.

SUBJECT: CASE NO. B0A-2016-00004, DEBORAH A. MCCABE
VARIANCE
Michelle Lantz, Community Compliance Officer **March 22, 2016**

VICINITY MAP; The site is located at 4855 S. Lisbon Way in the Willow Trace Subdivision. The property is zoned MU-PUD (Mixed Use-Planned Unit Development) and is located within Election District 3.



BOARD OF ADJUSTMENT PUBLIC HEARING

April 14, 2016
1:00 P.M.

SUBJECT: CASE NO. B0A-2016-00004, DEBORAH A. MCCABE
VARIANCE
Michelle Lantz, Community Compliance Officer **March 22, 2016**

LOCATION: The site is located at 4855 S. Lisbon Way in the Willow Trace Sub-division. The property is zoned MU-PUD (Mixed Use-Planned Unit Development) and is located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North - MU-PUD

South - MU-PUD

East - MU-PUD

West - MU-PUD

PROPOSAL:

The owner, Deborah McCabe, is requesting approval of a variance to construct a deck that will encroach 4' into the required 20' rear setback. The Willow Trace sub-division consists of small lots rendering them difficult to add usable recreational areas.

BACKGROUND:

The subject property is zoned MU-PUD which allows for single dwellings and Type A Group Homes. The lot in question is 5663 sf in size. There is a history of approved variances for decks and patio covers in the area.

13-1004 CONDITIONS FOR VARIANCE
The establishment of a hardship shall be clearly demonstrated by the applicant for variance, and the following conditions must be shown by the applicant:

13-1004.01
The strict application of these Regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Regulations.

13-1004.02
Any variance shall not grant special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located.

13-1004.03
Because of special, applicable circumstances, including size, shape, topography, or location, the strict application of these Regulations will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or that there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

13-1004.04
That the condition or situation for which the variance is sought is not of so general a nature that the formulation of regulations would be necessary to insure consistent application of the regulations.

13-1004.05
That the granting of a variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of these Regulations.

13-1004.06
That the granting of a variance will not be contrary to the objectives of the Arapahoe County Comprehensive Plan.

DISCUSSION:

Staff review of this application included a comparison of the proposal to the Comprehensive Plan, zoning and subdivision regulations, and an analysis of referral comments.

1. Comprehensive Plan:

The Comprehensive Plan designates this area for Residential Neighborhood.

2. Ordinance Review and additional Background Information

The required rear setback per the FDP (Final Development Plan) is 20'.The property in question consists of 5663 square feet. The applicant is proposing construction of a deck that will encroach into the rear setback.

3. Referral Comments

Comments received as a result of the referral process are as follows:

- Board of County Commissioners: N/A
- Planning:
- Engineering:
- County Attorney:

STAFF FINDINGS:

Staff has visited the site, reviewed the plans and supporting documentation, referral comments, as well as citizen input in response to this application. Based upon review of applicable policies and goals in the Land Development Code and analysis of referral comments, our findings include:

1. The proposed patio deck will be in the rear of the property. The lot is small in size which renders the rear yard difficult to use. There were no inquiry calls after the property was posted and Notices of Public Hearing sent to adjacent property owners.

ATTACHMENTS:

1. Variance application
2. Letter of intent
3. Site Plan/Project Layout
4. Aerial/Street photo of property
5. HOA approval letter
6. Ownership record
7. Referral Comments – Engineering and Planning
8. Map of variances in area

Arapahoe County
Colorado's First

ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BOA-2016-00004

DATE 16 MAR 16 MANAGER Michelle Lantz

NAME OF APPLICANT DEBORAH A. McCABE

ADDRESS 4855 S. LISBON WAY AURORA, CO

ZIP CODE 80015 PHONE 719-325-9890 E-MAIL COLORADOSPRTGIRL@YAHOO.COM

ADDRESS OF PROPERTY NEEDING VARIANCE SAME AS STATED ABOVE

LEGAL DESCRIPTION OF PROPERTY WILLOWTRACE FILING 2, LOT 10, BLOCK 5, 02-37031

CURRENT ZONING MU SURROUNDING ZONING

STATE VARIANCE REQUEST IN (FEET & INCHES) 4 FEET.

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) BASED ON THE PLOT MAP OF MY PROPERTY, THERE IS ONLY 28.1' OF DISTANCE FROM MY BACK FENCE TO MY HOUSE WHICH WOULD ONLY ALLOW FOR AN 8'-WIDE DECK GIVEN THE 20' SET-BACK AND I AM REQUESTING A 12' DECK.

ZONING RESOLUTION REFERENCE: REFERENCE 13-1004.02
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)

DEBORAH A. McCABE

Deborah A. McCabe
PROPERTY OWNER'S SIGNATURE

Deborah A. McCabe
APLICANT'S SIGNATURE

****

REGULAR MEETING: SECOND THURSDAY OF EACH MONTH, 1:00 P.M. IN THE ARAPAHOE ROOM AT ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT BUILDING:
6924 S Lima Street., CENTENNIAL CO 80112 Phone: 720-874-6711

FEE: REGULAR MEETING: $450.00
SPECIAL MEETING: $900.00
POSTING SIGN: $ 11.00

TO FILE APPLICATON, SUBMIT THE FOLLOWING

COMPLETED APPLICATION FORM
PLOT PLAN (8 1/2" X 11" OR 8 1/2" X 14")
FILING FEE
OTHER SUBMITTALS-NO LARGER THAN 11" X 17"

YOU WILL RECEIVE POSTING INSTRUCTIONS FOR THE PROPERTY AFTER COMPLETED APPLICATION IS RECEIVED.

18 March 2016
DATE RECEIVED

Tammy Tenge
RECEIVED BY ZONING DEPARTMENT

17 March 2016

Letter of Intent

To Whom it May Concern:

I am requesting a variance of 4 feet to allow for a 12 foot wide deck. As I only have 28 feet from the back fence to my house, and given a 20 foot required set back, I would only be allowed to have an 8 foot deck which does not provide adequate space for my family. I am aware of numerous homes in my neighborhood that have decks and I would just like to be able to enjoy the same at my residence.

Your consideration into this matter is greatly appreciated.

Deborah Anne McCabe
4855 S. Lisbon Way
Aurora, CO 80015
719-325-9890

IMPROVEMENT LOCATION CERTIFICATE

NO. 02-WT2-10-5

Surveying, inc.
Residential - Boundary - Construction
6841 S. YOSEMITE ST. #125
ENGLEWOOD, CO 80112

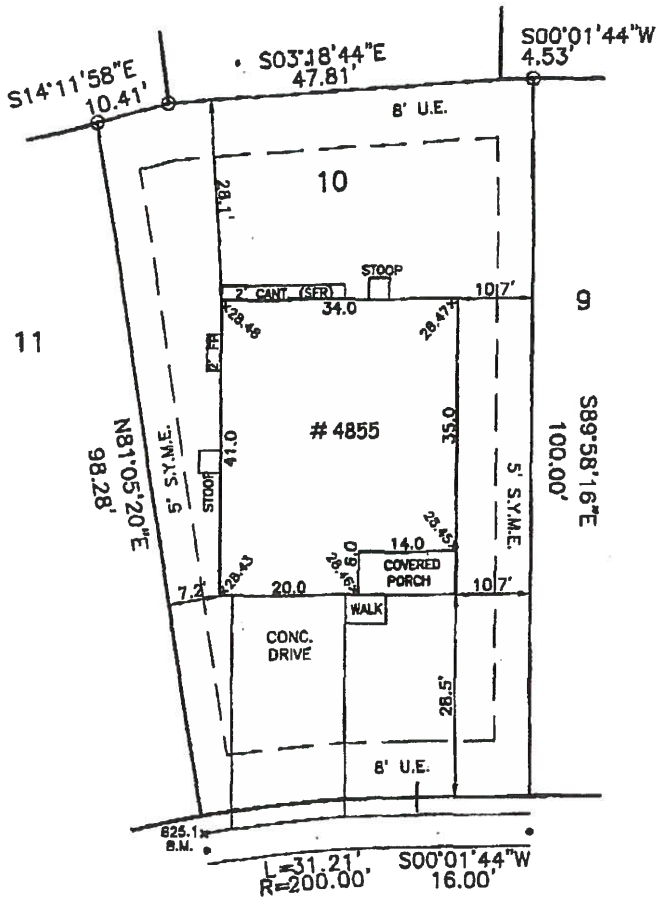
DESCRIPTION OF FOUND MONUMENTATION

O- REBAR WITH YELLOW CAP. PLS # 11330 (TYPICAL)

•- DISK SET IN SIDEWALK 5' OFFSET TO LOT CORNER.

02-37031
5 Sept 02

P:\WILLOW TRACE SUBDIVISION FILING NO. 2\dwg\BLOCK 5.dwg 09/21/02 09:54:13 AM, lkratz



SOUTH LISBON WAY
50' R.O.W.

0 20 40
SCALE: 1"=20'

IMPROVEMENT LOCATION CERTIFICATE I HEREBY CERTIFY THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RICHMOND AMERICAN HOMES OF THE PROPERTY DESCRIBED AS:

LOT 10, BLOCK 5 , WILLOW TRACE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
ALSO KNOWN AS: 4855 SOUTH LISBON WAY

AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE: 05-29-02, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENTS CROSSING OR BURDENING ANY PART OF SAID PARCEL. EASEMENTS SHOWN HEREON WERE TAKEN FROM THE RECORDED PLAT DESCRIBED ABOVE, AND NO OTHER RESEARCH OF TITLE WAS PERFORMED IN CONNECTION WITH THIS CERTIFICATE.

BY: [signature]

DATE: 05-29-02

UPDATED 07-26-02

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 17508

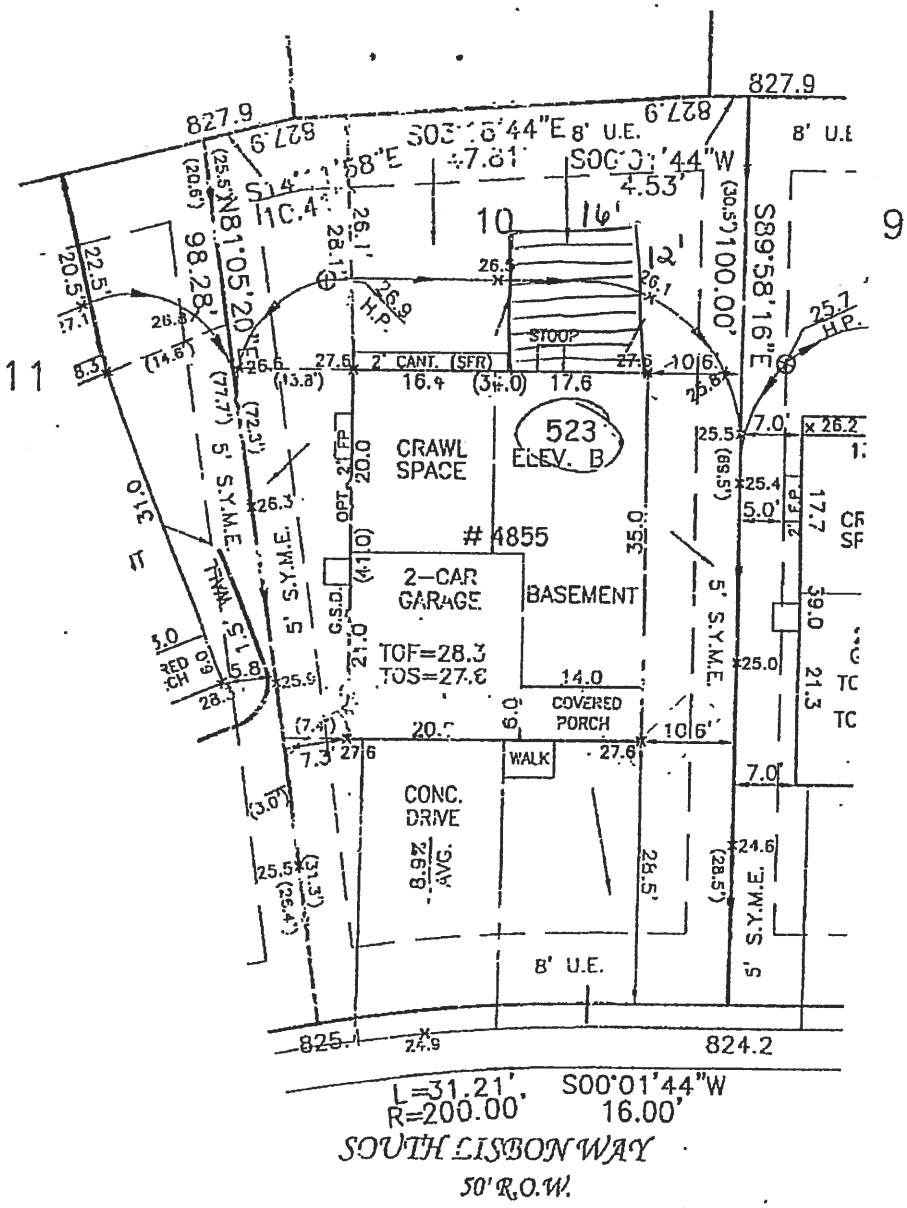
EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON WERE TAKEN FROM THE RECORDED SUBDIVISION PLAT REFERRED TO ABOVE. NO OTHER RESEARCH OF TITLE WAS PERFORMED FOR THIS SURVEY.
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM WHEN YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON.

RICHMOND AMERICAN HOMES

PLOT PLAN LOT 10 BLOCK 5

FILING 2

02-37031



KR
4-1-02

0 20 40

NOTES: (X) —DENOTES FINISHED GRADE GREATER THAN 8" BELOW TOP OF FOUNDATION.

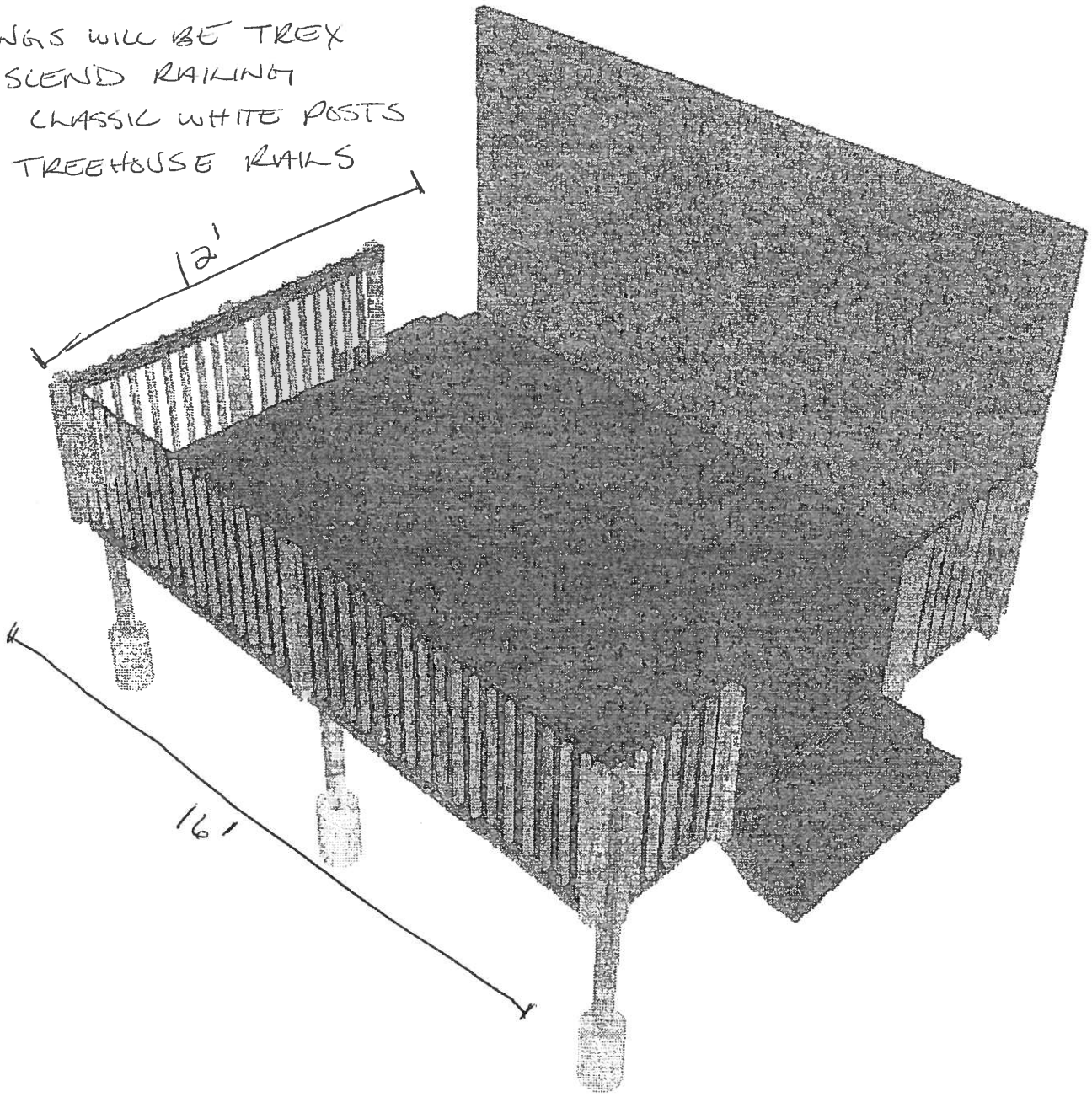
1) PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
2) PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
3) EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT

net

Pro Deck Design™

3D View

- DECK WILL BE 12FT X 16FT; OWNER WILL COMPLY WITH SIDE SETBACK OF 5FT + REQUEST A VARIANCE TO THE 20FT SETBACK FROM ARAPAHOE COUNTY.
- DECK MATERIAL WILL BE TREX TRANSCEND DECKING IN TREEHOUSE BROWN
- RAILINGS WILL BE TREX TRANSCEND RAILING WITH CLASSIC WHITE POSTS AND TREEHOUSE RAILS



PIN:	034091602
AIN:	2073-11-3-21-010
Situs Address:	4855 S Lisbon Way
Situs City:	Aurora
Full Owner List:	Mccabe Deborah Anne
Ownership Type:	Sole Ownership
Owner Address:	4855 S Lisbon Way
City/State/Zip:	Aurora, CO 80015-5462
Neighborhood:	Willow Trace Sub Flg 2
Neighborhood Code:	2454.00
Acreage:	0.1300
Land Use:	Single Family
Legal Desc:	Lot 10 Blk 5 Willow Trace Sub 2nd Flg Ex M/R's

	Total	**Building**	**Land**
2015 Appraised Value	268,900	233,900	35,000
2015 Assessed Value	21,404	18,618	2,786
		2015 Mill Levy:	141.346

Sale	**Book Page**	**Date**	**Price**	**Type**
	D511 9553	10-19-2015	319,000	
	B912 3301	11-06-2009	231,100	
	B906 9142	06-29-2009	0	
	B218 2385	09-20-2002	254,100	
	B004 8084 *Multi Sched	04-21-2000	4,073,600	

Building	**Building**	**Attributes**	**Recorded**
	1	Quality Grade	Good Minus
		Improvement Type	Single Family
		Bedrooms	4.00
		Bathrooms	3.00
		Architectural	2 Story
		Heat Method	Forced Air Unit
		Cool Method	Central Air / Package Unit
		Year Built	2002
		Roof	Concrete/Bartile Roof
		Fireplaces	2.00
		Exterior Wall	Wood Siding
		Construction Type	D - Wood or Steel Studs Frame

Area	**Building**	**Description**	**SqFt**
	1	Basement Total	340
		Patio slab or Terrace	140
		First Floor	34
		Second Floor	12
		First Floor	12
		Second Floor	1009
		First Floor	890
		Basement Total	550
		Covered Porch	72
		Attached Garage	420
		Bldg Total Area:	**1957**

Land Line	**Units**	**Land Value**	**Land Use**
	1.0000 LT	35,000	Single Family Residential

Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.

REVISIONS

11/18/96 SDL DIGITAL MAP
03/29/99 LC BREAKDOWNS
03/23/00 LC NEW SUBDIVISION
03/16/01 LC NEW SUBDIVISION
03/19/02 LC NEW SUBDIVISION

	R68W	R67W	R66W	R65W	R64W	R63W	R62W	R61W	R60W	R59W	R58W	R57W	
T4S	1971	1973	1975	1977	1979	1981	1983	1985	1987	1989	1991	1993	T4S
T5S	2077	2075	2073	2071	2069	2067	2065	2063	2061	2059	2057	2055	T5S

TOWNSHIP CODE MAP

2	1
3	4

QUARTER SECTION

DISCLAIMER
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ARAPAHOE COUNTY COLORADO

TOWNSHIP	SECTION	QUARTER SECTION
2073	11	3

N

100 0 100 200
SCALE feet

12-31-2014

1- Deck BA-02-01-01 REAR

2- BA-02-09-02 SET BACK

3- BA01-05-01 SET BACK

4- BA02-10-03 DECK

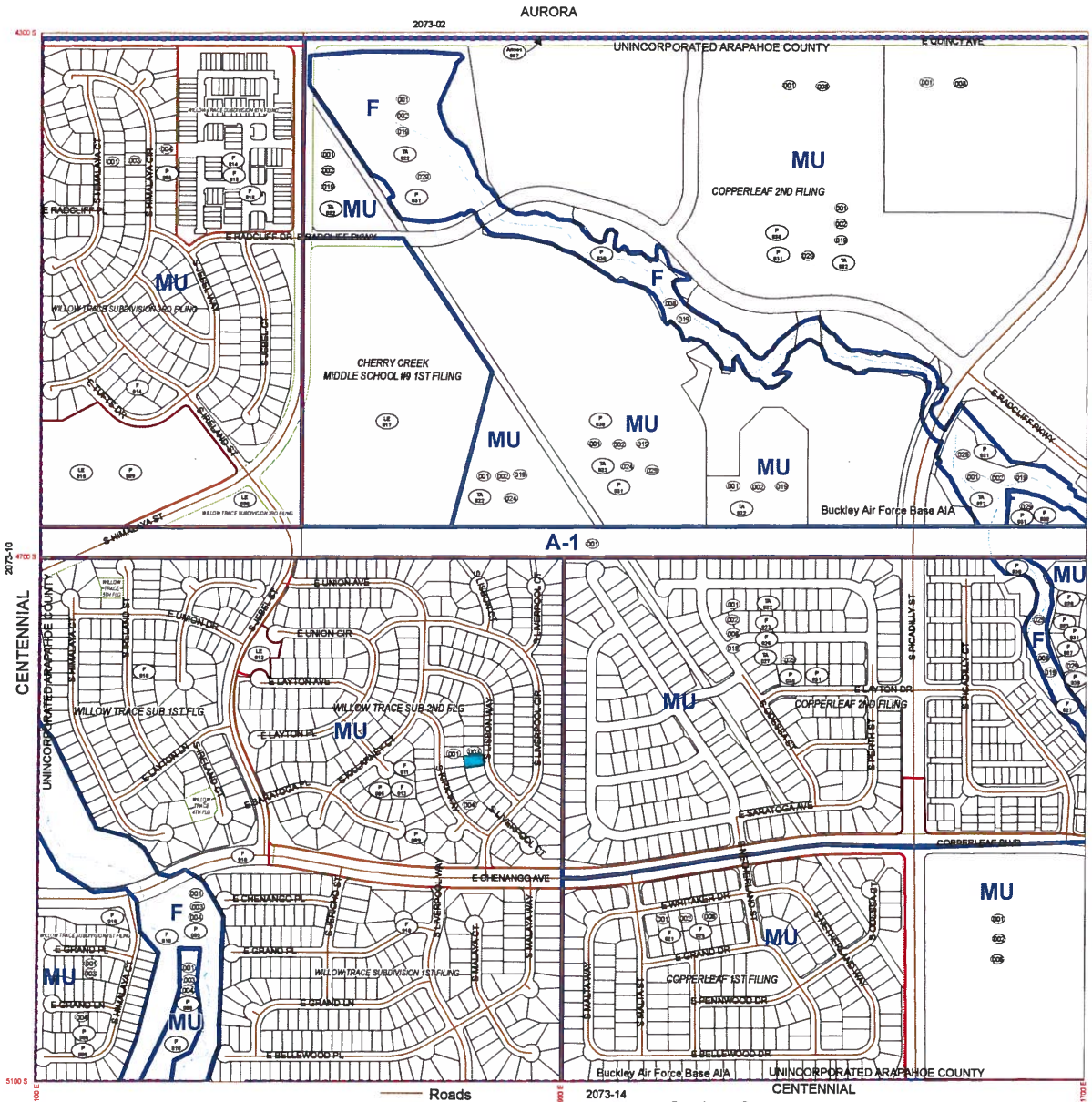
5- BA01-05-05 DECK

6- BA02-09-07 DECK

7- BOA 14-00008 DAYCARE

8- BA09-08-01 DECK

9- BOA-2015-00011 PATIO COVER



Revisions

CODE	DATE	CASE	FROM	TO
001	8/7/1981			A-1
002	11/9/1983	Z83-030	A-1	MU, F
003	7/19/1983	Z83-015	A-1	MU, F
004	3/9/1984	A83-049		PUD
005	8/11/1984	A84-037		PDP
006	4/23/1985	A85-010		PUD
007	8/19/1985	AG1985-88	A-1, MU	AURORA
008	8/19/1994	Z93-010	A-1	B-3, B-PH PUD
009	4/9/1998	Z98-016	MU, F	MU, F
010	4/9/1998	P98-101		FDP
011	3/7/2000	P99-034		FDP
012	6/6/2000	L00-001		LE
013	10/31/2000	A00-023		FDP
014	4/12/2001	P00-020		FDP
015	12/18/2001	P01-043		FDP
016	12/14/2002	A02-021		FDP
017	11/18/2003	L03-004		LE
018	4/28/2004	L04-001		LE
019	11/16/2004	Z04-004	MU, F	MU, F
020	4/5/2005	L05-003		LE
021	2/28/2005	P04-022		FDP
022	11/16/2005	TA05-008		PDP-TA
023	3/7/2006	P05-014		FDP
024	3/28/2007	Z06-010	MU, F	MU, F
025	8/14/2008	A07-004		FDP
026	04/14/2011	A10-006		FDP
027	02/12/2013	A12-101		FDP
028	07/01/2013	A13-001		FDP
029	10/01/2013	Z13-003	MU, F	MU, F
030	02/18/2014	A13-015		PDP
031	11/03/2015	A15-010		PDP

R66W	R67W	R68W	R69W	R70W	R71W	R72W	R73W	R74W	R75W	R76W	R77W	R78W	R79W
1971	1973	1975	1977	1979	1981	1983	1985	1987	1989	1991	1993		
2077	2075	2073	2071	2069	2067	2065	2063	2061	2059	2057	2055		

CASE REFERRAL

DATE: 03/22/2016 **CASE #: BA-2016-00004**

TO: Jason Reynolds - Arapahoe County Planning

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 04/17/2016

DATE TO BE RETURNED: 03/29/2016

Please examine this variance for rear set backs request, which has been referred to you because of the possible effect of the proposed land development upon your area and after review, check the appropriate line below and return to:

RECORDING SECRETARY TO THE BOARD OF ADJUSTMENT
PUBLIC WORKS AND DEVELOPMENT
6924 South Lima Street
Centennial, CO 80112

If you have any questions/comments, please feel free to call at (720)874-6711 or fax (720)874-6611. Please respond as soon as possible or no later than the abovementioned date.

☑ Have **NO** comments on this case as submitted.

Jason Reynolds Digitally signed by Jason Reynolds DN: cn=Jason Reynolds, o=Public Works and Development, ou=Planning, email=jreynolds@arapahoegov.com, c=US Date: 2016.03.23 11:39:40 -06'00'

Signature/Date

☐ Have the following comments to make related to this case:

Signature/Date

(attach additional sheets as necessary)

Submit by Email

CASE REFERRAL

DATE: 03/22/2016 **CASE #: BA-2016-00004**

TO: Arapahoe County Engineering

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 04/14/2016

DATE TO BE RETURNED: 03/29/2016

Please examine this variance of rear set backs request, which has been referred to you because of the possible effect of the proposed land development upon your area and after review, check the appropriate line below and return to:

RECORDING SECRETARY TO THE BOARD OF ADJUSTMENT
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☑ Have **NO** comments on this case as submitted.

Cathleen Valencia Digitally signed by Cathleen Valencia DN: cn=Cathleen Valencia, o, ou, email=CValencia@arapahoegov.com, c=US Date: 2016.03.24 12:41:49 -06'00'

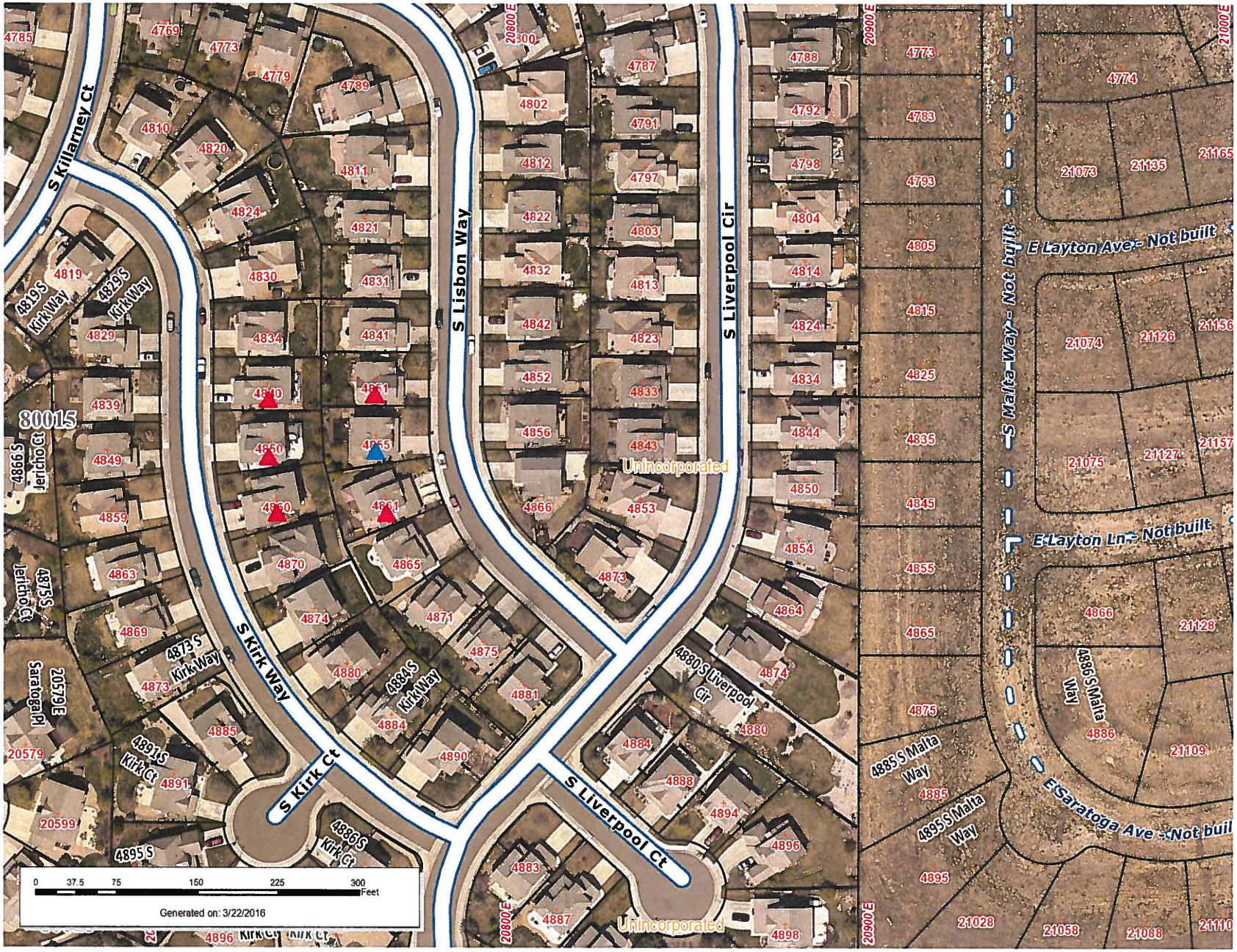
Signature/Date

☐ Have the following comments to make related to this case:

Signature/Date

(attach additional sheets as necessary)

Submit by Email


S Killarney Ct
S Lisbon Way
S Liverpool Cir
S Kirk Way
S Kirk Ct
S Liverpool Ct
S Malta Way - Not built
E Layton Ave - Not built
E Layton Ln - Not built
E Saratoga Ave - Not built
4819 S Kirk Way
4829 S Kirk Way
4839 S Jericho Ct
4849 S Jericho Ct
4859 S Jericho Ct
4869 S Jericho Ct
4873 S Kirk Way
4884 S Kirk Way
4891 S Kirk Ct
4886 S Kirk Ct
4895 S
4880 S Liverpool Cir
4885 S Malta Way
4895 S Malta Way
4886 S Malta Way
Saratoga Pl
20579 E
20579
20599
Unincorporated
Unincorporated
80015
0 37.5 75 150 225 300 Feet
Generated on: 3/22/2016