



**REGULAR MEETING OF THE
 ARAPAHOE COUNTY BOARD OF ADJUSTMENT
 THURSDAY, 9 JUNE 2016, 1:00 P.M.**

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM 12 MAY 2016	VOTE:
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REGULAR AGENDA ITEMS

ITEM 1:	CASE NO. BOA-2016-00006		
LOCATION:	21094 E HAMPDEN PLACE	VOTE:	
ACREAGE:	N/A	<input type="checkbox"/>	IN FAVOR
EXISTING ZONING:	MU	<input type="checkbox"/>	OPPOSED
APPLICANT:	ASHLEY KYLE-JOHNSON	<input type="checkbox"/>	ABSTAIN
CASE MANAGER:	MICHELLE LANTZ		
REQUEST:	TO RECEIVE APPROVAL FOR A CHILD CARE HOME, LARGE	<input type="checkbox"/>	CONTINUED TO:
ITEM 2:	CASE NO. BOA-2016-00007		
LOCATION:	2940 S KEARNEY STREET	VOTE:	
ACREAGE:	N/A	<input type="checkbox"/>	IN FAVOR
EXISTING ZONING:	R-3	<input type="checkbox"/>	OPPOSED
APPLICANT:	ANN STODDARD & GARY HUNSUCKER	<input type="checkbox"/>	ABSTAIN
CASE MANAGER:	ALAN SNYDER		
REQUEST:	TO BUILD A CARPORT ATTACHED TO A DETACHED GARAGE THAT WILL ENCROACH 2' INTO THE 5' REQUIRED SIDE SETBACK	<input type="checkbox"/>	CONTINUED TO:
ITEM 3:	CASE NO. BOA-2016-00008		
LOCATION:	1314 N COUNTY ROAD 125	VOTE:	
ACREAGE:	19.5 ACRES	<input type="checkbox"/>	IN FAVOR
EXISTING ZONING:	A-1	<input type="checkbox"/>	OPPOSED
APPLICANT:	TYSON COLE	<input type="checkbox"/>	ABSTAIN
CASE MANAGER:	MICHELLE LANTZ		
REQUEST:	TO BUILD 500 LF OF 8' FENCING AROUND THE HOME PORTION OF THE PARCEL	<input type="checkbox"/>	CONTINUED TO:

ANNOUNCEMENTS:

- The next regular Board of Adjustment meeting is scheduled for: **14 JULY 2016.**
- Planning Commission, Board of Adjustment, and Board of County Commissioner agendas, and other important Arapahoe County information, may be viewed online at www.arapahoe.gov 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	

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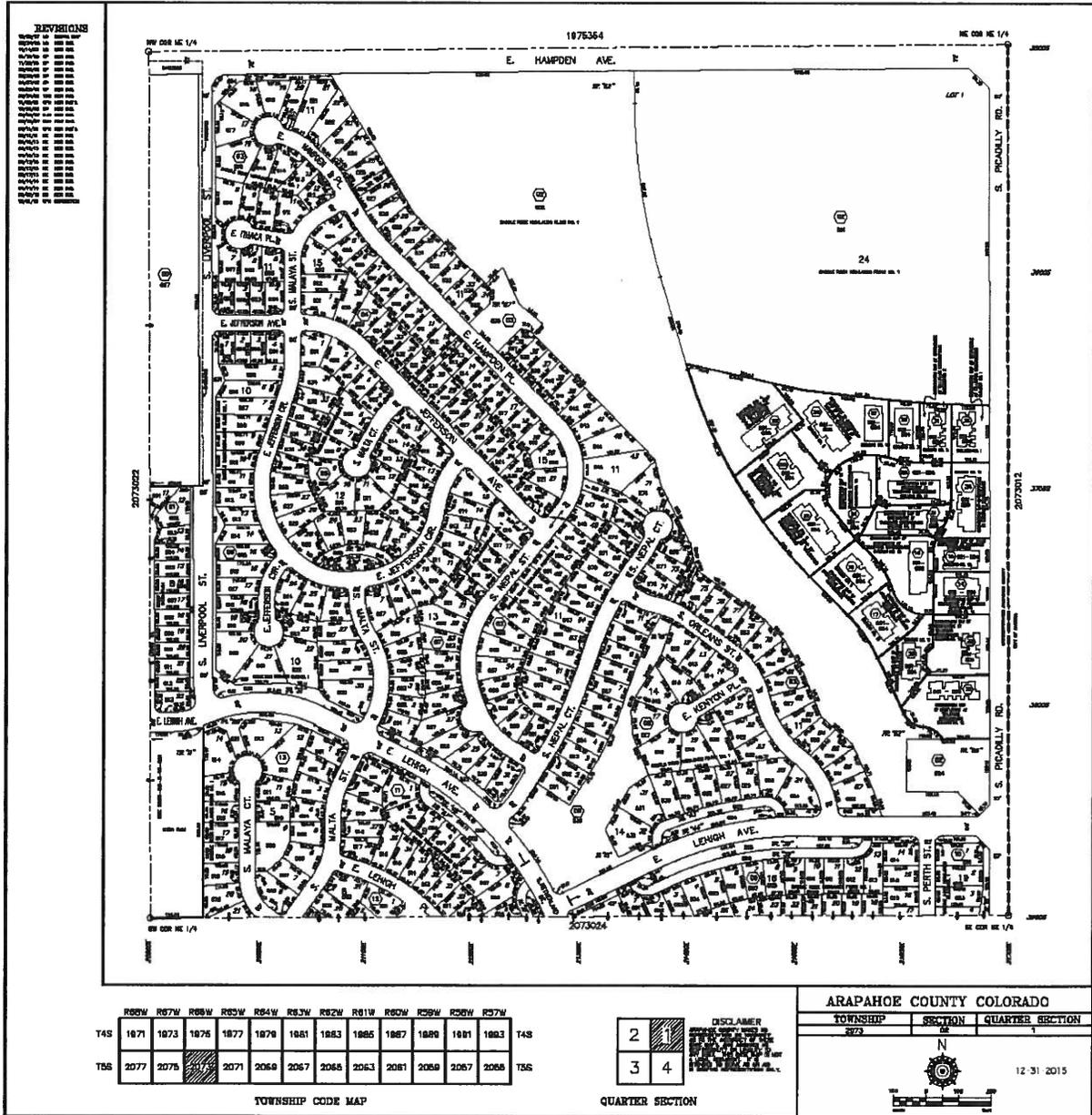
BOARD OF ADJUSTMENT PUBLIC HEARING
June 9, 2016
1:00 P.M.

SUBJECT: CASE NO. BOA-2016-00006, ASHLEY KYLE-JOHNSON
SPECIAL EXCEPTION USE

Michelle Lantz, Community Compliance Officer

May 10, 2016

VICINITY MAP; The site is located at 21094 E. Hampden Place. The property is zoned MU (Mixed Use) and located within Election District 3.



BOARD OF ADJUSTMENT PUBLIC HEARING

June 9, 2016

1:00 P.M.

SUBJECT: CASE NO. BOA-2016-00006, ASHLEY KYLE-JOHNSON

SPECIAL EXCEPTION USE

Michelle Lantz, Community Compliance Officer

May 10, 2016

LOCATION: The site is located at 21094 E. Hampden Place. The property is zoned MU (Mixed Use) and located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North - MU (Mixed Use), existing fully developed subdivision
- South - MU (Mixed Use), existing fully developed subdivision
- East - MU (Mixed Use), existing fully developed subdivision
- West - MU (Mixed Use), existing fully developed subdivision

PROPOSAL:

The applicant, Ashley Kyle Johnson, is requesting approval to be designated as an Experienced Family Child Care Provider at her residence. The designation requires Special Exception Use approval. The applicant is requesting to care for a total of 9 children. A total of (6) birth to school aged children and (3) school aged children. The chart describing the various options available to the Experienced Family Child Care Provider is attached.

I. BACKGROUND

The subject property is zoned MU (Mixed Use) which allows, Single Family dwelling units and Type A group Homes as principal permitted uses. Accessory uses permitted in the zone district include uses customarily appurtenant to the permitted use, home occupations and CMRS facilities.

13-803 APPROVAL STANDARDS

A Special Exception Use shall be approved only if the Board of Adjustment finds that the proposed Special Exception Use:

- A. Complies with the minimum zoning requirements of the zoning district in which the Special Exception Use is to be located;
- B. Complies with the submittal requirements of this Chapter;
- C. Complies with the Arapahoe County Subdivision Regulations;

- D. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
- E. Will be consistent with the Arapahoe County Comprehensive Plan;
- F. Will not result in an over-intensive use of land;
- G. Will not have material adverse effect on community capital improvement programs;
- H. Will not require a level of community facilities and service greater than that which is available;
- I. Will not cause significant air, water, or noise pollution or any other detrimental environmental impacts;
- J. Will be adequately landscaped, buffered, and screened;
- K. Will not otherwise be detrimental to health, safety, or welfare of the present or future inhabitants of the County.

13-804 LENGTH OF APPROVAL

A Special Exception Use shall be permitted for a duration of time specified by the Board or until the land use changes or is terminated, whichever occurs first. The Special Exception Use may transfer with the sale of the land.

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 single family residential.

2. Ordinance Review and additional Background Information

The Land Development Code (LDC) stipulates that an Experienced Family Child Care Provider requires a Special Exception Use approval .The LDC outlines requirements an Experienced Child Care Provider must have pertaining to years of experience, number of training hours and amount of indoor and outdoor space per child. The applicant meets or exceeds the minimum requirements.

3. Referral Comments

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

- Board of County Commissioners:
- Planning:
- Engineering:
- Building:
- Colorado Department of Human Services

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:

- The applicant meets or exceeds requirements set in the LDC for Experienced Family Child Care Provider.
- Applicant provided letters of approval from adjacent property owners.

IV. ATTACHMENTS

1. Application
2. Letter of Intent
3. Aerial Photo
4. Home Occupation Regulations
5. Photo of property
6. Letters from adjacent property owners



ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR
SPECIAL EXCEPTION USE

CASE # BOA-2016-00006

DATE 30 April 2016

CASE MANAGER Alan Snyder/Michell Lantz

✓ NAME OF APPLICANT Ashley Kyle-Johnson

✓ ADDRESS 21094 E Hampden Place

✓ ZIP CODE 80013 ✓ PHONE 7209513758 ✓ E-MAIL marilynmark12@yahoo.com

✓ NAME OF PROPERTY OWNER John Johnson + Ashley Kyle-Johnson

✓ ADDRESS 21094 E Hampden Place

✓ ZIP CODE 80013 ✓ PHONE 7209513758

✓ ADDRESS OF PROPOSED USE 21094 E Hampden Place

ZONE MU

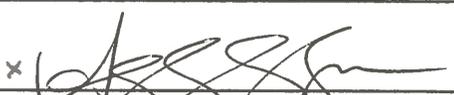
ACREAGE _____

LEGAL DESCRIPTION _____

✓ PROPOSED SPECIAL EXCEPTION USE Experienced Child Care (Family)

LAND DEVELOPMENT CODE REFERENCE _____

✓ 
Owner's signature

× 
Applicant's signature

Referred To:

Board of County Commissioners
Planning
Engineering
East End Advisory
Sheriff
CDOT
Other

You will receive posting instructions for the property AFTER COMPLETE APPLICATION is received by the Zoning Division of Arapahoe County at 6924 S Lima Street, Centennial, CO 80112 Phone: (720) 874-6711

Regular Meeting \$450.00
Special Meeting \$900.00

POSTING SIGN \$11.00

30 April 2016
Date Received


Received By Zoning Department

Letter of intent

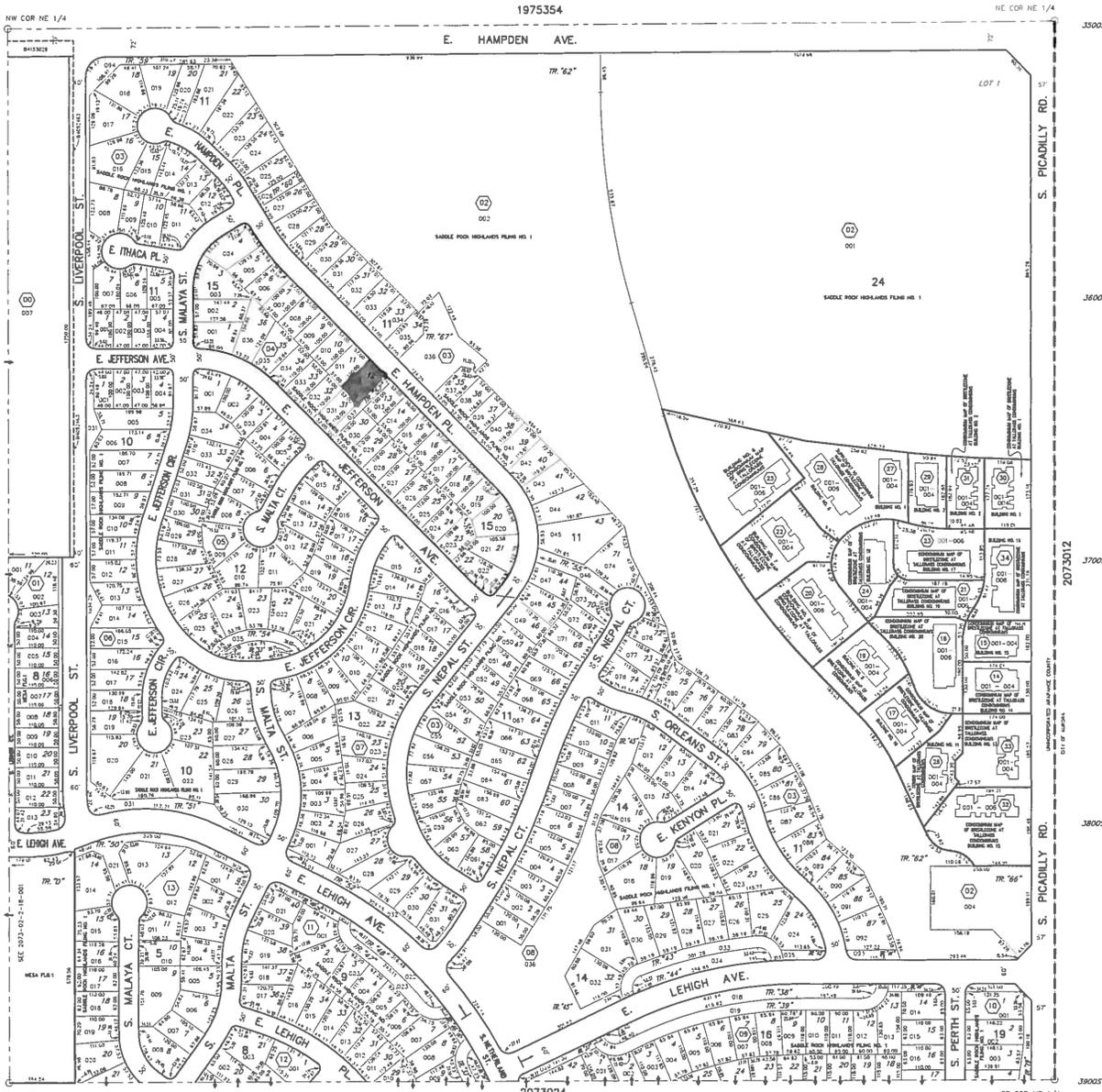
To whom it may concern,

I am requesting a Special Exception use for the purpose of obtaining an Experienced Child Care License. Requesting my zoning to allow for 9 children 3 of which are my own. 3 (mine) would only be in attendance during non- school hours. The name of the proposed use is Ashley Renee Kyle-Johnson. At the location of 21094 E. Hampden Place Aurora, CO 80013. The Square footage of the home is 4533 sq. ft. total on .13 acres. Of this 4533 sq. footage. The amount that will be used for childcare purposes would be 2190. The location of the entrance will be the homes front door. The age ranges of the children in care will be 2 under 2, 4 ages 2- school age.

Ashley Kyle-Johnson

REVISIONS

- 10/27/12 CE DIGITAL MAP
- 03/27/10 CE NEW SUB
- 11/16/05 CE NEW SUB
- 07/16/05 SP NEW SUB
- 07/24/05 SP NEW SUB
- 02/09/04 SP NEW SUB
- 03/20/04 SP NEW SUB
- 04/27/04 SP NEW SUB
- 09/24/04 SP NEW SUB
- 09/24/04 SP NEW SUB
- 11/09/00 CE NEW SUB'S
- 12/06/00 SP NEW SUB
- 03/09/00 SP NEW SUB
- 03/09/00 SP NEW SUB
- 03/11/00 CE NEW SUB'S
- 09/16/01 SP NEW SUB
- 04/16/01 SP NEW SUB
- 04/16/01 SP NEW SUB
- 09/17/01 SP NEW SUB
- 09/17/01 SP NEW SUB
- 09/17/01 SP NEW SUB
- 04/14/01 SP NEW SUB
- 04/14/01 SP NEW SUB
- 12/21/03 CE CONNECTION



	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

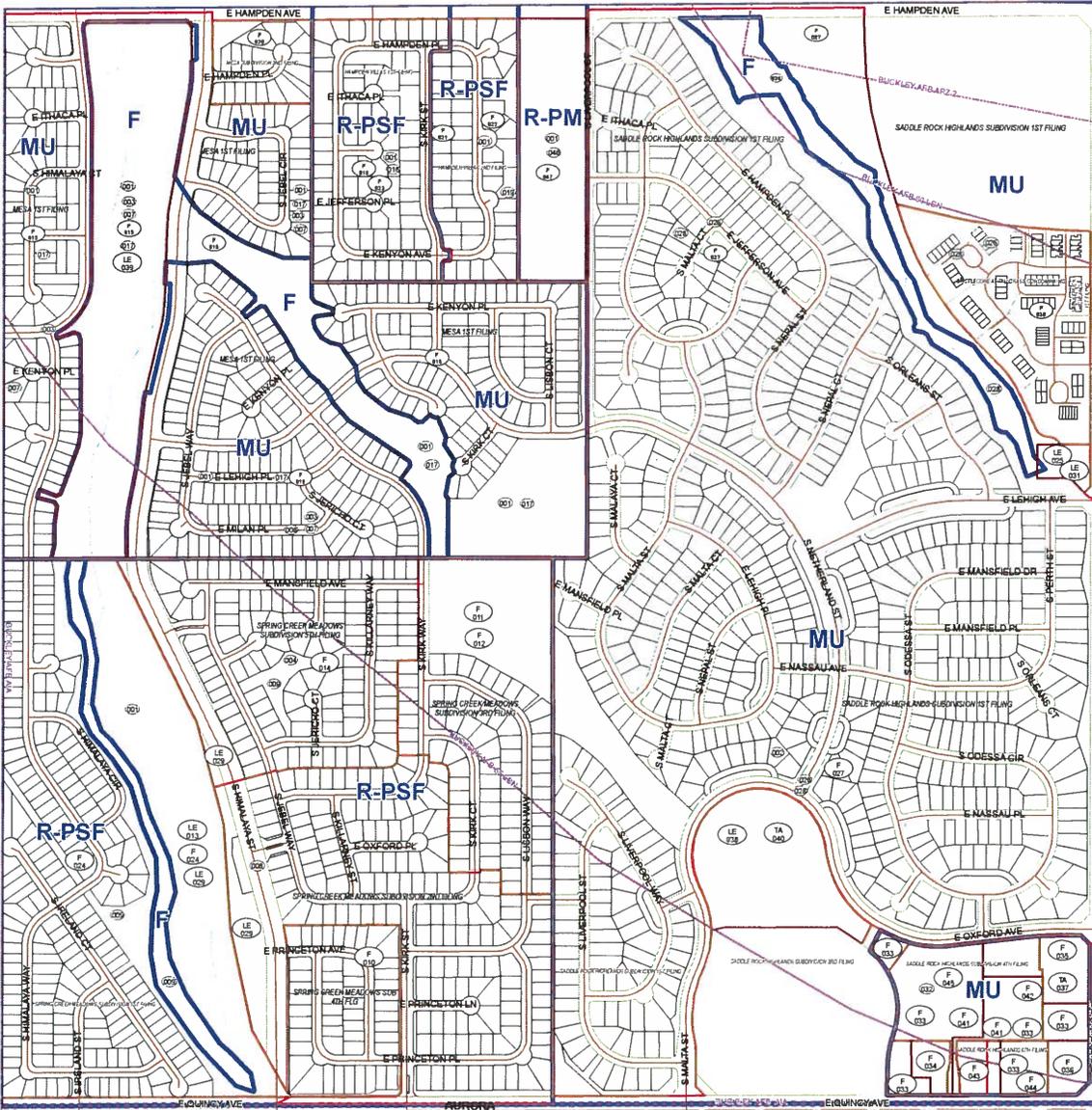
ARAPAHOE COUNTY COLORADO

TOWNSHIP	SECTION	QUARTER SECTION
2073	02	1

DISCLAIMER
ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THESE DATA. THE USER ASSUMES FULL RESPONSIBILITY FOR LIABILITY TO ANY USER. THIS BASIC MAP IS NOT INTENDED TO BE USED AS AN INSTRUMENT TO DEFINE OR REPRESENT PROPERTY RIGHTS. IT IS FOR GRAPHIC REPRESENTATION ONLY.

12-31-2015

T5S R66W 1975-35



Revisions

CODE	DATE	CASE	FROM	TO
001	06/07/01			A-1
002	11/06/02	243-030	A-1	MU F
003	06/27/03	243-019	A-1	MU F
004	03/04/04	049-013	A-1	MU
005	08/10/04	AD1983-88 TRV 05		ALABAMA
006	05/10/05	243-043	MU F	PKD
007	05/10/05	243-029		PKD
008	10/05/05	LE-004		MU LE
009	07/06/05	243-008	MU LE	R-PSF F
010	08/21/05	PA3-018		FDP
011	08/21/05	PA3-011		FDP
012	03/05/06	AD4-002		FDP
013	10/19/06	LEA-003		LE
014	07/25/06	PA3-000		FDP
015	11/02/06	PA3-007		FDP
016	03/05/06	021-011	A-1	R-PSF
017	03/05/06	243-009	MU F	MU F
018	02/26/06	PA3-111		FDP
019	04/05/06	243-020		R-PSF
020	06/15/06	PA3-123		FDP
021	10/05/06	AD4-004		FDP
022	08/13/06	PA3-072		FDP
023	12/01/06	PA3-011		R-PSF
024	10/15/06	PA3-005		FDP
025	08/01/06	LE-001		LE
026	01/22/07	200-015	MU	MU F
027	06/13/07	PA3-036		FDP
028	09/11/07	200-004	MU F	MU F
029	11/05/07	AD3-012		LE
030	11/05/07	PA3-002		FDP
031	04/10/07	AD3-013		LE
032	07/01/07	PA3-002	MU	MU
033	01/05/08	PA3-009		FDP
034	06/11/08	PA3-002		FDP
035	09/15/08	PA3-003		FDP
036	09/15/08	PA3-021		FDP
037	07/09/08	LE19-018		FDP/TA
038	04/05/11	LE-002		LE
039	04/17/11	LE-007		LE
040	04/22/11	TA15-103		LE TA
041	02/03/11	PA4-007		FDP
042	06/07/11	PA3-008		FDP
043	06/29/11	PA4-015		FDP
044	06/29/11	PA3-001		FDP
045	10/22/11	AD3-004		FDP
046	12/01/11	215-004		RAMP
047	12/01/11	PA3-004		FDP

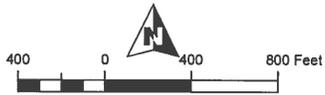
2073-03

2073-01

2073-11

Code Sec
2073 02
Date Saved: 4/21/2016 12:36:36 PM

1971	1972	1973	1974	1975	1976	1977	1978	1979	1981	1983	1985	1987	1989	1991	1993
2077	2078	2079	2081	2083	2085	2087	2089	2091	2093	2095	2097	2099	2101	2103	2105



- Roads
- Parcels
- Subdivisions
- FDP/PDP
- Zoning
- Jurisdictions
- Airport Influence Area

General Disclaimer:
Arapahoe County Makes No Representation Or Warranty As To The Accuracy Of This Base Map, 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.

Path: G:\DSM\HEMAPPING\GIS\Projects\Zoning\Zoningmaps\BySection\2073-02\Zoning.mxd

New Search

Printer Friendly

PIN: 034450491
AIN: 2073-02-1-04-012
Situs Address: 21094 E Hampden Pl
Situs City: Aurora
 *Photo Sketch

[View Parcel Map](#)

Full Owner List: Johnson John, Johnson Ashley
Ownership Type: Joint Tenancy
Owner Address: 21094 E Hampden Place
City/State/Zip: Aurora, CO 80013-7401

Neighborhood: Saddl Rock Highlands #1
Neighborhood Code: 1940.00
Acreage: 0.1300
Land Use: Single Family
Legal Desc: Lot 12 Blk 15 Saddle Rock Highlands Sub 1st Flg

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
2016 Appraised Value	328,200	278,200	50,000
2016 Assessed Value	26,125	22,145	3,980
	2015 Mill Levy:		155.846

Sale	Book Page	Date	Price	Type
	D012 9829	12-08-2010	0	
	B809 8989	08-29-2008	266,500	
	B808 9520	08-07-2008	0	
	B604 5941	03-22-2006	321,500	
	B314 9267 *Multi Sched	07-11-2003	14,855,000	
	B314 9284 *Multi Sched	06-23-2003	6,847,200	

Building	Building	Attributes	Recorded
1	Quality Grade	Average Plus	
	Improvement Type	Single Family	
	Bedrooms	3.00	
	Bathrooms	3.00	
	Architectural	2 Story	
	Heat Method	Forced Air Unit	
	Year Built	2005	
	Roof	Asphalt/Composition Shingle Roof	
	Fireplaces	1.00	
	Exterior Wall	Wood Siding	
	Construction Type	D - Wood or Steel Studs Frame	

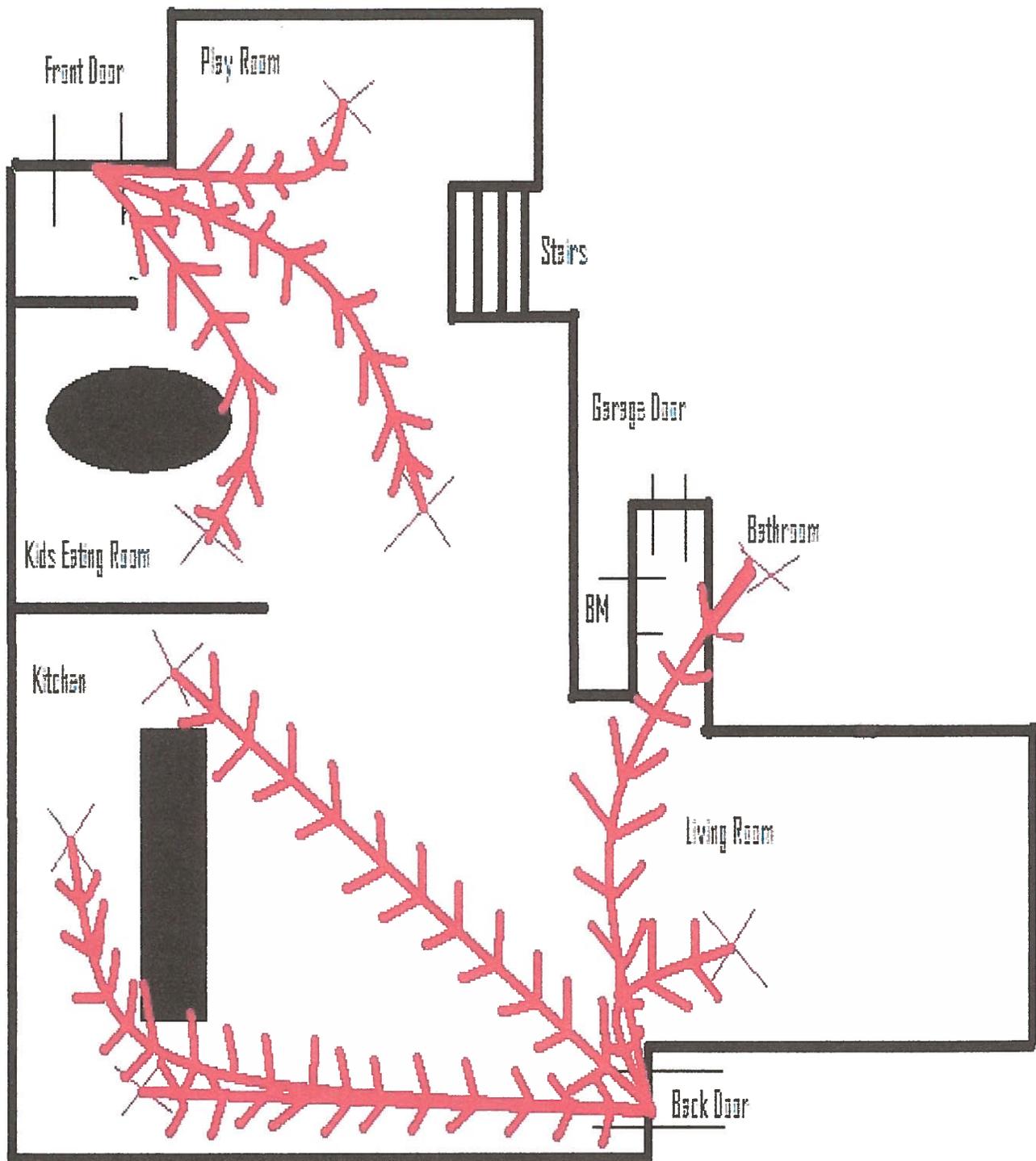
Area	Building	Description	SqFt
	1	Second Floor	1232
		Covered Porch	136
		Patio slab or Terrace	252
		First Floor	1111
		Basement Total	1079
		Attached Garage	723
		Bldg Total Area:	2343

Land Line	Units	Land Value	Land Use
	1.0000 LT	50,000	Single Family Residential

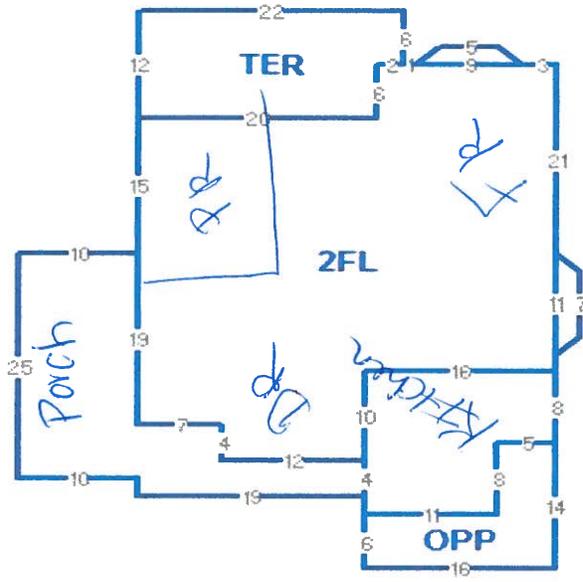
Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

* 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.



Evacuation Plan







To whom it may concern,

I Alice Bertram residing at 21093 E Hampden Pl. in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X  Date 4/27/16

To whom it may concern,

I Praveen Tyagi residing at 21106 E Hampden Pl in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X Praveen Tyagi Date 4/27/2016

To whom it may concern,

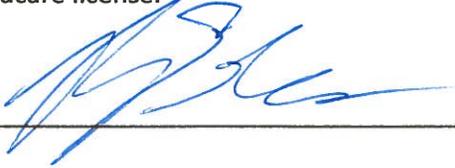
I Vinita Tyagi residing at 21106E Hampden Pl in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X Vinita Date 4/27/2016

To whom it may concern,

I Drien Gross residing at 2151 E Jefferson Ave ⁴²⁰¹³ in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X



Date

4-27-16

To whom it may concern,

I TAMIR residing at 21141 E JEFFERSON AVE in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X  Date 05-27-16

To whom it may concern,

I RASHEL ENRIQUETA residing at 21161 E. JEFFERSON AVE in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X



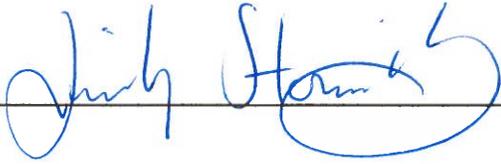
Date

4-27-16

To whom it may concern,

I Jennifer Stoneking residing at 21197 E Jefferson Cir in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X



Date 4-27-2016

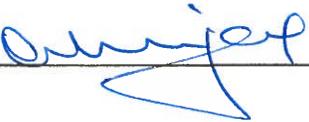
To whom it may concern,

I MEENAKSHI KAPUR residing at 21084 E. HAMPDEN PL. in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X Meenakshi Kapur : _____ Date 04/27/16

To whom it may concern,

I VIKAS MUNJAL residing at 21084 E. Hampden Pl. in the Tallgrass neighborhood, surrounding the proposed childcare home at 21094 E Hampden Place, support and do not object to the special exception use proposed by Ashley Kyle-Johnson to obtain an experienced childcare license.

X  Date 04/27/16

Chapter 19: Definitions

and either final site grading or the pouring of concrete pads) is completed before the effective date of the *Floodplain Management and Flood Damage Prevention Regulations*.

EXPANSION TO EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. When used in Section 12-2000, *Floodplain Management and Flood Damage Prevention Regulations*, means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

EXPANSIVE SOILS (shrink/swell soils). Soil conditions exhibiting a high potential for changes in volume due to varying amounts of moisture and clay content which could severely damage building foundations, roads and other.

EXPERIENCED FAMILY CHILD CARE PROVIDER. To be approved for the Experienced Family Child Care provider, the provider must:

- A. Have been a family child care home provider in Colorado for at least the last six (6) consecutive years;
- B. Have completed 90 clock hours of training within the preceding six (6) years (excluding pre-licensing training); providers with a minimum of 65 hours of training within the preceding six (6) years may be approved for the license if they complete the additional 25 hours of training within one year of the effective date of these rules; 40 hours of the 90 hours must be in infant/toddler training;
- C. Have has no substantiated complaints in the preceding two (2) years for violations that could directly threaten the health or safety of children in care;
- D. Have no negative licensing action taken against the license in the preceding two (2) years;
- E. Meet requirements of 35 square feet of inside space and 75 square feet of outside space per child;

The following chart describes the various options available to the Experienced Family Child Care Provider. Providers are free to move from one option to another without notifying the department, as long as they are in compliance with all licensing rules.

All Options Include Provider’s Own Children Under 10 years of Age *

Options	Number of Children Birth to School Age	Number of Children Allowed Under Two Years of Age	Of Those Under Two, The Number Under 18 Months Allowed	Number of Additional School Age Children Allowed
Option 1	5	4	2	2
Option 2	6	3	2	3
Option 3	8	2	2	0
Option 4	7	2	2	2

BOARD OF ADJUSTMENT PUBLIC HEARING

June 9, 2016

1:00 P.M.

**SUBJECT: CASE NO. BOA-2016-00007, ANN STODDARD & GARY HUNSUCKER
VARIANCE**

Alan Snyder, Community Compliance Officer

May 27, 2016

LOCATION: The site is located at 2940 S. Kearney St. in the Gaiser Holly Hills Subdivision. The property is zoned R-3 (Obsolete-Residential) and located within Election District 1.

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 owners, Ann Stoddard & Gary Hunsucker are requesting approval of a variance to construct an attached carport to an existing garage that will encroach 2' and 16" into the required side setback of 5'. The lot is 6795 square feet in size and the applicants needs more space for their vehicles. The house was built in 1955 and is located in an Obsolete zone district and the lot is slightly irregular in shape.

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. The minimum lot size for the R-3 zone district is 12,500 sf.

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 property in question consists of .156 acres (6795 sf). The applicant is proposing construction of an attached carport to an existing garage that will encroach into the required side setback of 5' by 2' and 16". The home was built in 1955 prior to Zoning regulations being implemented and there is a history of

many variances in the subdivision. The lot is somewhat irregular in shape and slopes from the rear of the property to the street.

3. Referral Comments

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

- Board of County Commissioners: N/A
- Engineering: See attachments
- County Attorney: N/A

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 carport will encroach into the side setback.
2. There have been no inquiry calls.

Attachments

1. Variance application
2. Letter of intent
3. Site plan/aerial of property/street view of property
4. Property ownership data
5. Letters of support from neighbors
6. Photo of location of proposed carport
7. Engineering Referral
8. Map of variances approved in the area.



ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BOA-2016-00007

DATE MAY 9 2016 MANAGER ALAN

NAME OF APPLICANT ANN STODDARD GARY HUNSUCKER

ADDRESS 2940 SO. KEARNEY ST

ZIP CODE 80222 PHONE 303-885-7134

ADDRESS OF PROPERTY NEEDING VARIANCE 2940 SO. KEARNEY STREET

LEGAL DESCRIPTION OF PROPERTY LOT 14, BIK23 GAISER HOLLY HILLS

CURRENT ZONING R-3 SURROUNDING ZONING R-3

STATE VARIANCE REQUEST IN (FEET & INCHES) SEE LETTER

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) Garport needed

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)
ANN STODDARD
GARY HUNSUCKER
PROPERTY OWNER'S SIGNATURE

Ann Stoddard
Gary Hunsucker
APPLICANT'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:
10730 E BRIARWOOD AVE., CENTENNIAL CO 80112 Phone: 720-874-6711

FEE: REGULAR MEETING: \$450.00
FOLLOWING
SPECIAL MEETING: \$900.00

TO FILE APPLICATION, SUBMIT THE
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.

MAY 9, 2016
DATE RECEIVED

Alan
RECEIVED BY ZONING DEPARTMENT

05/05/16

BOARD OF ADJUSTMENT ARAPHOE COUNTY

VARIANCE TO THE ZONING REGULATION

LETTER OF INTENT TO CONSTRUCT AN ATTACHED 11FT.2" X 22FT.
CARPORT
AT 2940 SOUTH KEARNEY STREET. THE LOT IS IRREGUARY
SHAPED AND DOES NOT MEET THE MINIMUM SETBACKS.

We are requesting approval of a variance to construct an attached carport to the existing garage which will encroach 2 foot into required side set back of 5 foot . Our home was built in 1955 prior to zoning regulations being instituted in the county.

There is a history of many variances including construction of attached carports in this subdivision. We appreciate your review of this request .

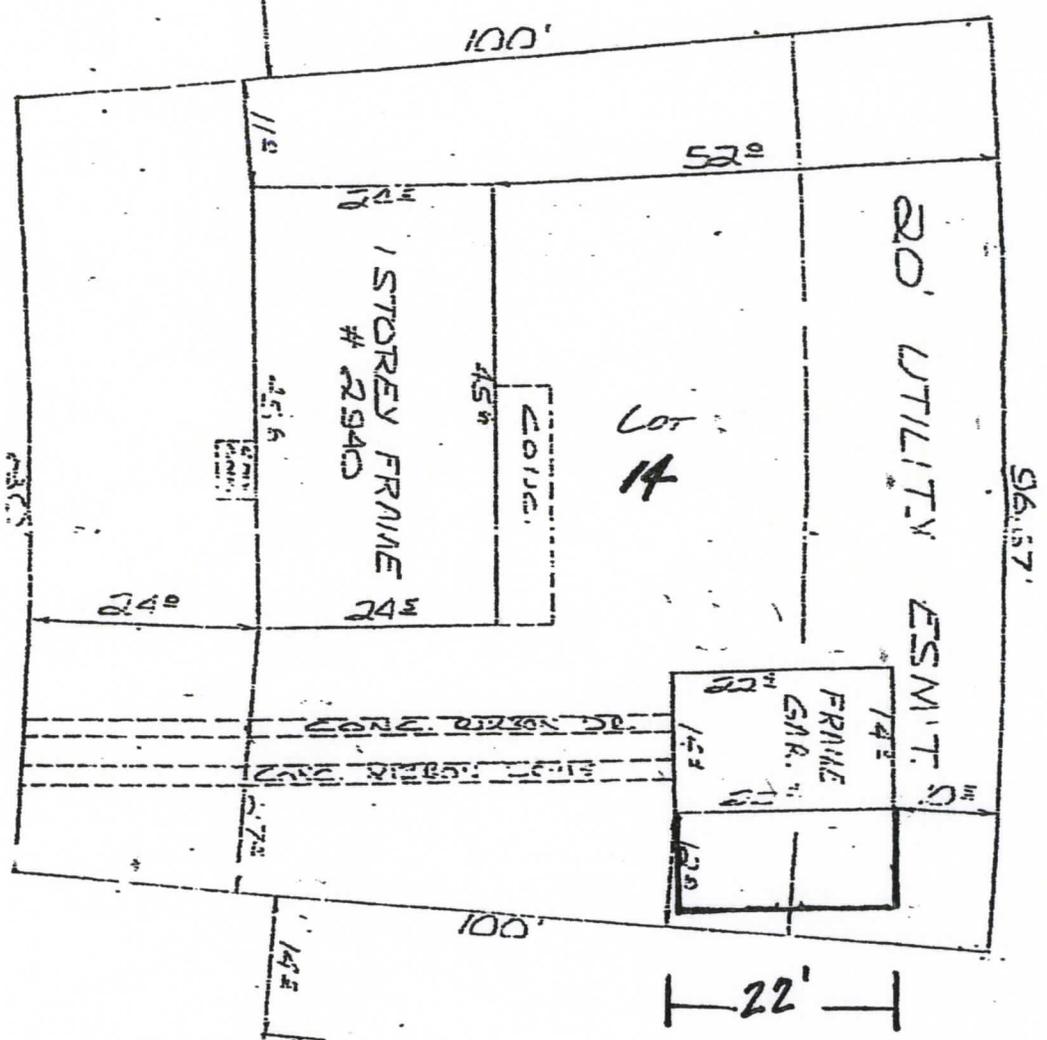
2940 SOUTH KEARNEY STREET
DENVER, COLO 80222

ANN STODDARD
GARY HUNSUCKER

Anna Stoddard
GARY HUNSUCKER

5-8-16
05-08-16

SOUTH KEARNEY STREET



PART OF BLOCK 23
 GAISER HOLLY HILLS
 COUNTY OF ARAPAHOE

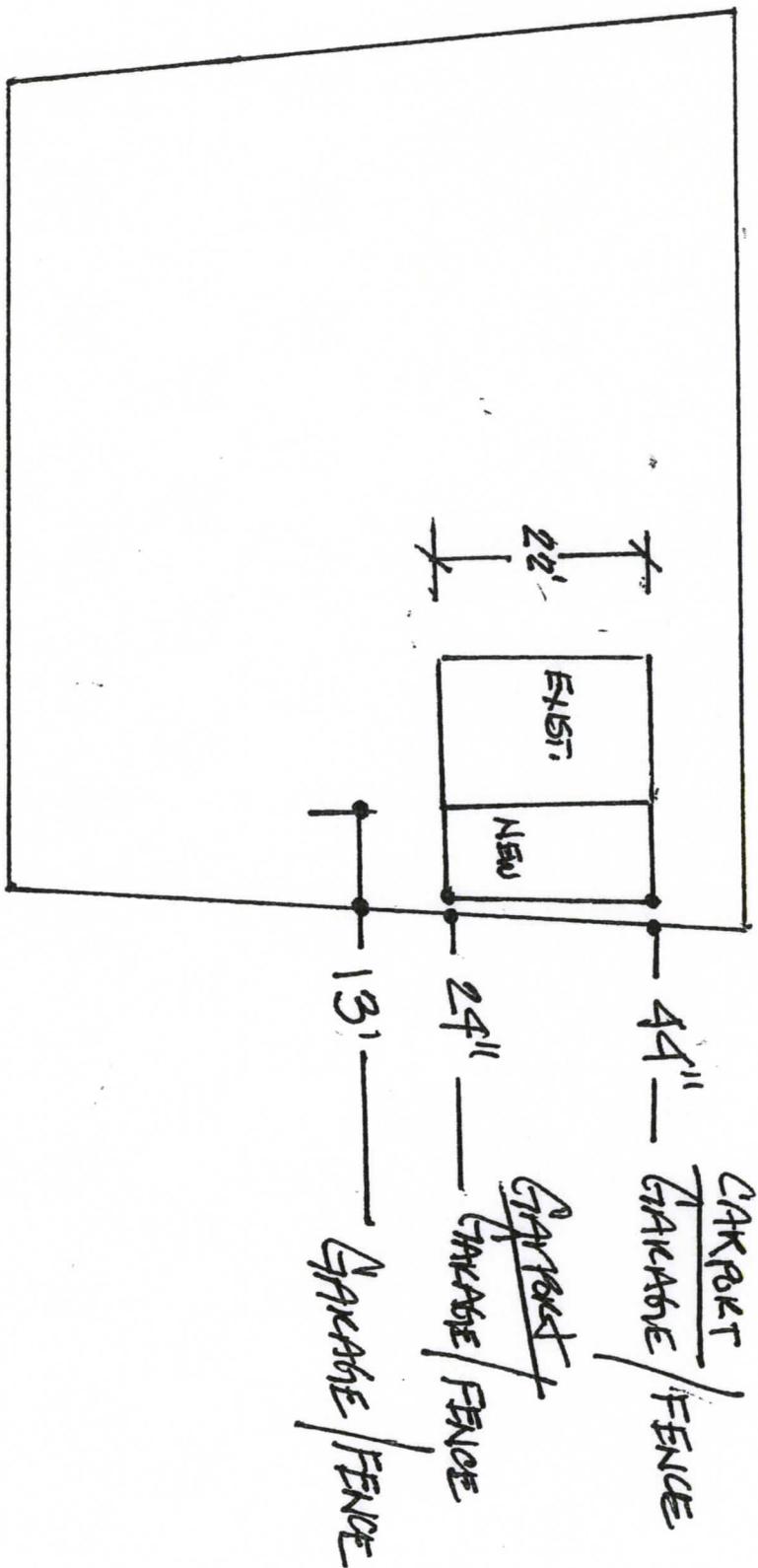
IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that on December 29 1976 this improvement location certificate was made by me or under my supervision of that property described as: Lot 14, Block 23, GAISER HOLLY HILLS, County of Arapahoe, State of Colorado. Also known as 2940 South Kearney Street.

and it was found the buildings and improvements as shown herein in reference to the boundary lines of the above-described property as said boundary lines are shown on the recorded plat of said property, that the said improvements, except utility connections, are entirely within the boundaries of the parcel; that there was no visible evidence of easements, rights-of-way, or encroachments upon said property except as shown. This improvement location certificate may not, and should not be considered as evidencing the true dimensions or boundaries of the subject property as no boundaries or monuments were set upon said property. All lines were made from existing control. This improvement location certificate is made for the use of the lender for loan purposes only and is not to be relied upon for locating fence lines or other new improvements. The purpose of this improvement location certificate is to locate improvements upon said property and/or show any visible easements or encroachments. This

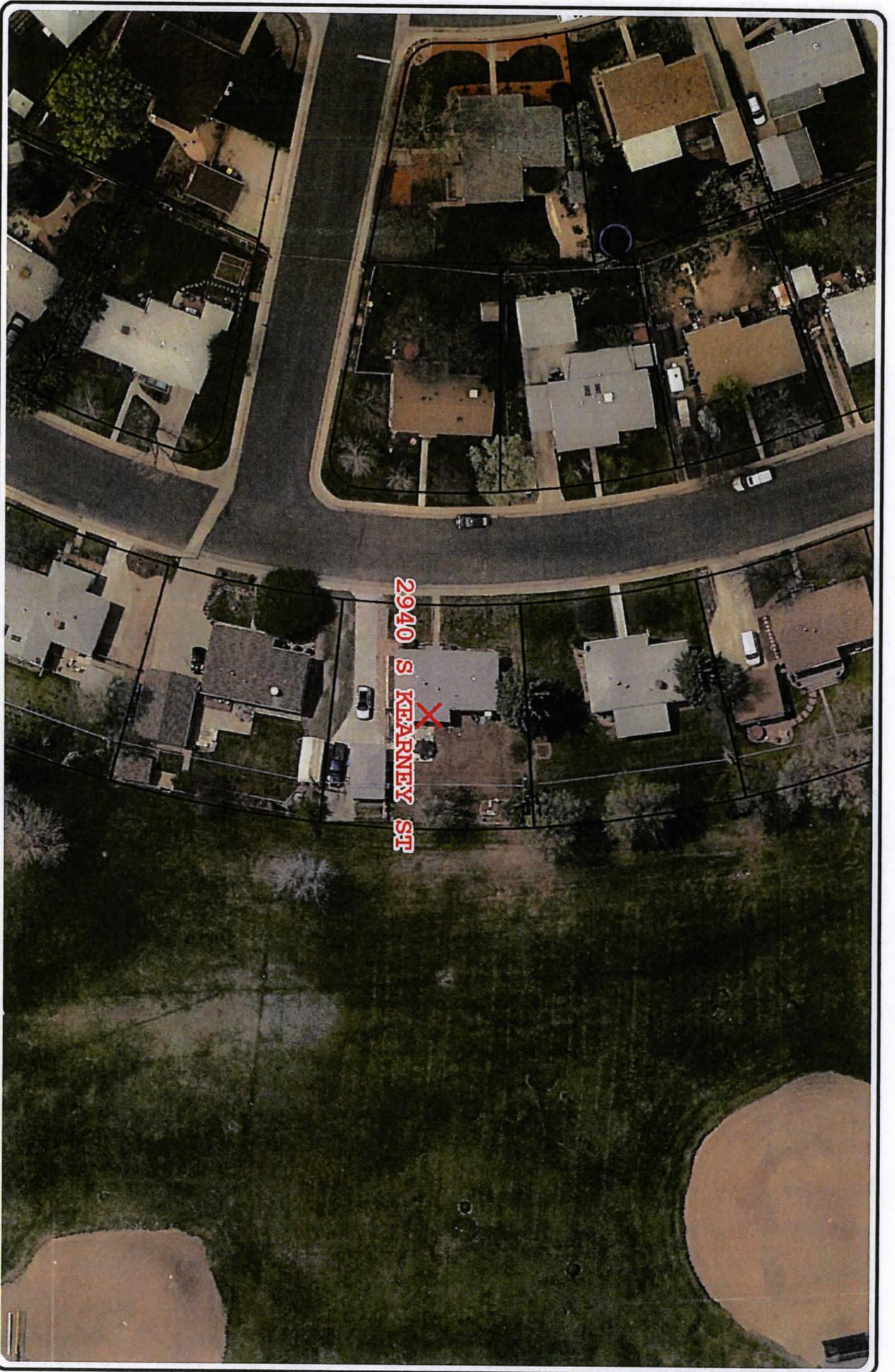
1

E 14' Kill



||| GARAGE / FENCE OR POST

2940 So. HENRY ST



2940 S KEARNLEY ST



0 25 50 100 150 200 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: 5/26/2016

Generated by Arapahoe County's **ArapahoeMAP**



Map Location

Enter address:
2940 S KEARNEY ST

Get Address Info

Type in an address, as you type, a list of potential matches will be displayed in this area

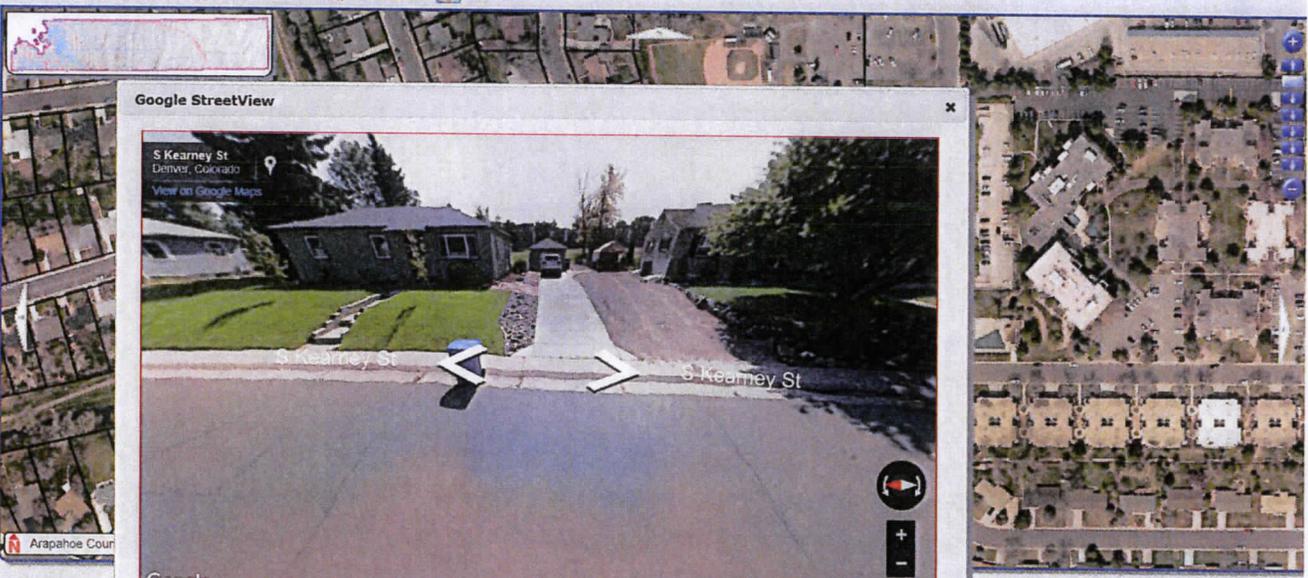
Click on a matched address to zoom directly to it

If an exact match is not found you may still search for it by pressing the Search button

By checking "Get Address Info" information for the address will be returned after it is located

There were multiple possible matches, The top one has been zoomed to:

2940 S KEARNEY ST (On Address Point)



Google StreetView

S Kearney St
Denver, Colorado
[View on Google Maps](#)

© 2016 Google | [Terms of Use](#) | [Report a problem](#)

Print Map

Title to display on M

Enter a Map Title He

- 8.5" x 11" (L)
- 17" x 22" (C)
- 24" x 36" (D)

Fit Print to Page

Scale: 1:2150

Screen DPI: 96

Lat: 39° 39' 53.09" N
Lon: 104° 55' 3.08" W

Click on a Street to see it in Google StreetView

New Search

Printer Friendly

PIN: 031277213
AIN: 1973-32-2-01-014
Situs Address: 2940 S Kearney St
Situs City: Denver
 *Photo Sketch
[View Parcel Map](#)

Full Owner List: Stoddard Ann M, Hunsucker Gary T
Ownership Type: Fee Simple Ownership
Owner Address: 2717 S Langley Ct
City/State/Zip: Denver, CO 80210-6422

Neighborhood: Gaiser Holly Hills
Neighborhood Code: 870.00
Acreage: 0.1560
Land Use: Single Family
Legal Desc: Lot 14 Blk 23 Gaiser Holly Hills

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
2016 Appraised Value	300,000	210,000	90,000
2016 Assessed Value	23,880	16,716	7,164
		2015 Mill Levy:	89.784

Sale	Book Page	Date	Price	Type
	D108 0321	08-19-2011	140,000	
	D108 0319	01-23-2008	0	
	2547 0686	01-01-1977	38,500	

Building	Building	Attributes	Recorded
	1	Quality Grade	Average
		Improvement Type	Single Family
		Bedrooms	3.00
		Bathrooms	2.00
		Architectural	1 Story/Ranch
		Heat Method	Forced Air Unit
		Year Built	1955
		Roof	Asphalt/Composition Shingle Roof
		Exterior Wall	Wood Siding
		Construction Type	D - Wood or Steel Studs Frame

Area	Building	Description	SqFt
	1	Covered Porch	144
		Basement Finish	108
		First Floor	1080
		Basement Total	1080
		Bldg Total Area:	1080

Land Line	Units	Land Value	Land Use
	1.0000 LT	90,000	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.

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

05/05/16

BOARD OF ADJUSTMENT ARAPHOE COUNTY

VARIANCE TO THE ZONING REGULATION

LETTER OF INTENT TO CONSTRUCT AN ATTACHED 11FT.2" X 22FT.
CARPORT
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There is a history of many variances including construction of attached carports in this subdivision. We appreciate your review of this request .

2940 SOUTH KEARNEY STREET
DENVER, COLO 80222

OWNERS TO WEST AT 2991 SOUTH KEARNRY STREET IN AGREEMENT.

David R. Cooper
Adrienne Cooper

5/8/16
5/8/16

05/05/16

BOARD OF ADJUSTMENT ARAPHOE COUNTY

VARIANCE TO THE ZONING REGULATION

LETTER OF INTENT TO CONSTRUCT AN ATTACHED 11FT.2" X 22FT.
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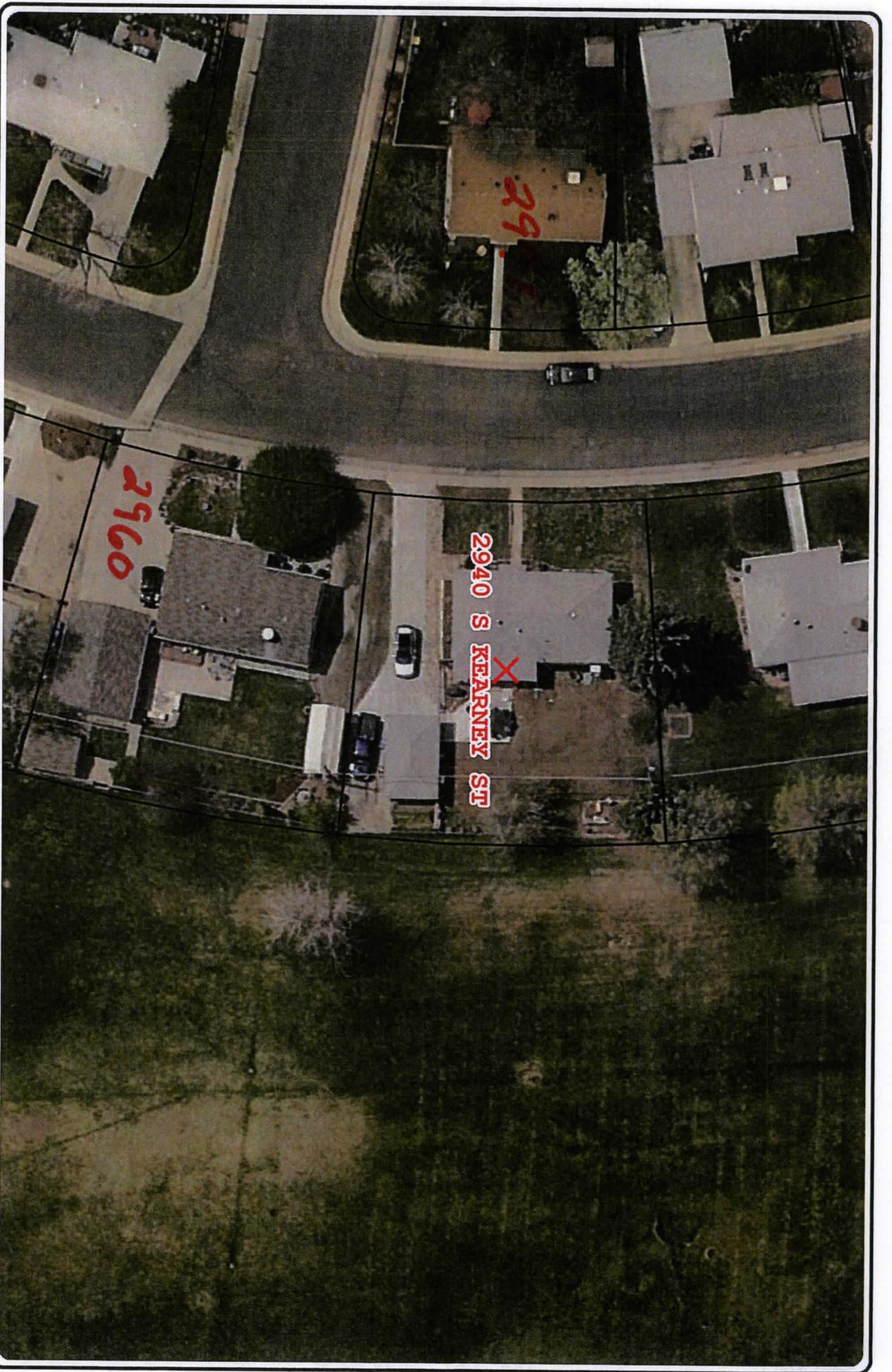
There is a history of many variances including construction of attached carports in this subdivision. We appreciate your review of this request .

2940 SOUTH KEARNEY STREET
DENVER, COLO 80222

OWNERS TO SOUTH AT 2960 SOUTH KEARNRY STREET IN AGREEMENT.

Greg Fyfe
Andrea Fyfe

5-8-2016
5-8-2016



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: 5/10/2016

Generated by Arapahoe County's **ArapahoeMAP**



Map Location



CASE REFERRAL

DATE: 05/23/2016

CASE #: BA2016-00007

TO: Chuck Haskins - Engineering

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 06/09/2016

DATE TO BE RETURNED: 05/27/2016

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.

Have the following comments to make related to this case:

Signature/Date

Contractor shall install the appropriate best management practices (BMPs) and abide by the attached GESC Considerations for Small Residential Additions.

Cathleen Valencia

Signature/Date

Digitally signed by Cathleen Valencia
DN: cn=Cathleen Valencia, o=Au, email=CValencia@arapahoegov.com, c=US
Date: 2016.05.23 15:14:23 -0600

(attach additional sheets as necessary)

Submit by Email

SETBACK VARIANCES

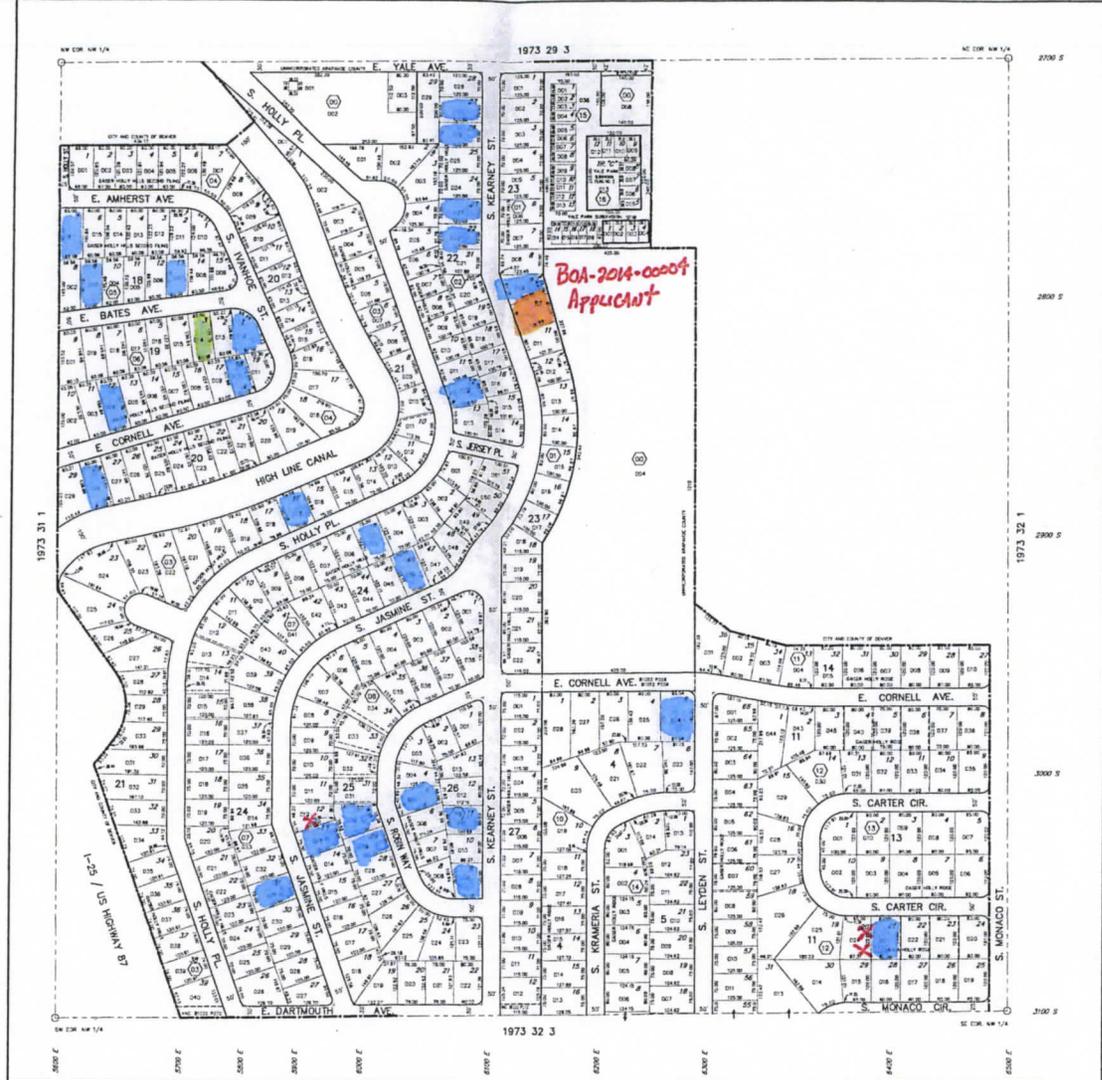
HEIGHT

VARIANCE REQUESTS AS FAR
BACK AS 1978 thru 2013

X 1978

X 2013

REVISIONS
 1. PLAN AND ASSOCIATED
 2. SURVEY AND RECORDS
 3. CITY AND COUNTY RECORDS
 4. CITY AND COUNTY RECORDS



	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

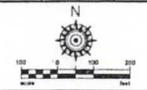
TOWNSHIP CODE MAP

2	1
3	4

QUARTER SECTION

DISCLAIMER
 ARAPAHOE COUNTY PLATS AND RECORDS ARE THE PROPERTY OF THE COUNTY. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ANY USE OF THIS INFORMATION IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COUNTY.

ARAPAHOE COUNTY COLORADO
 TOWNSHIP 1773 SECTION 32 QUARTER SECTION 2



12-31-2012

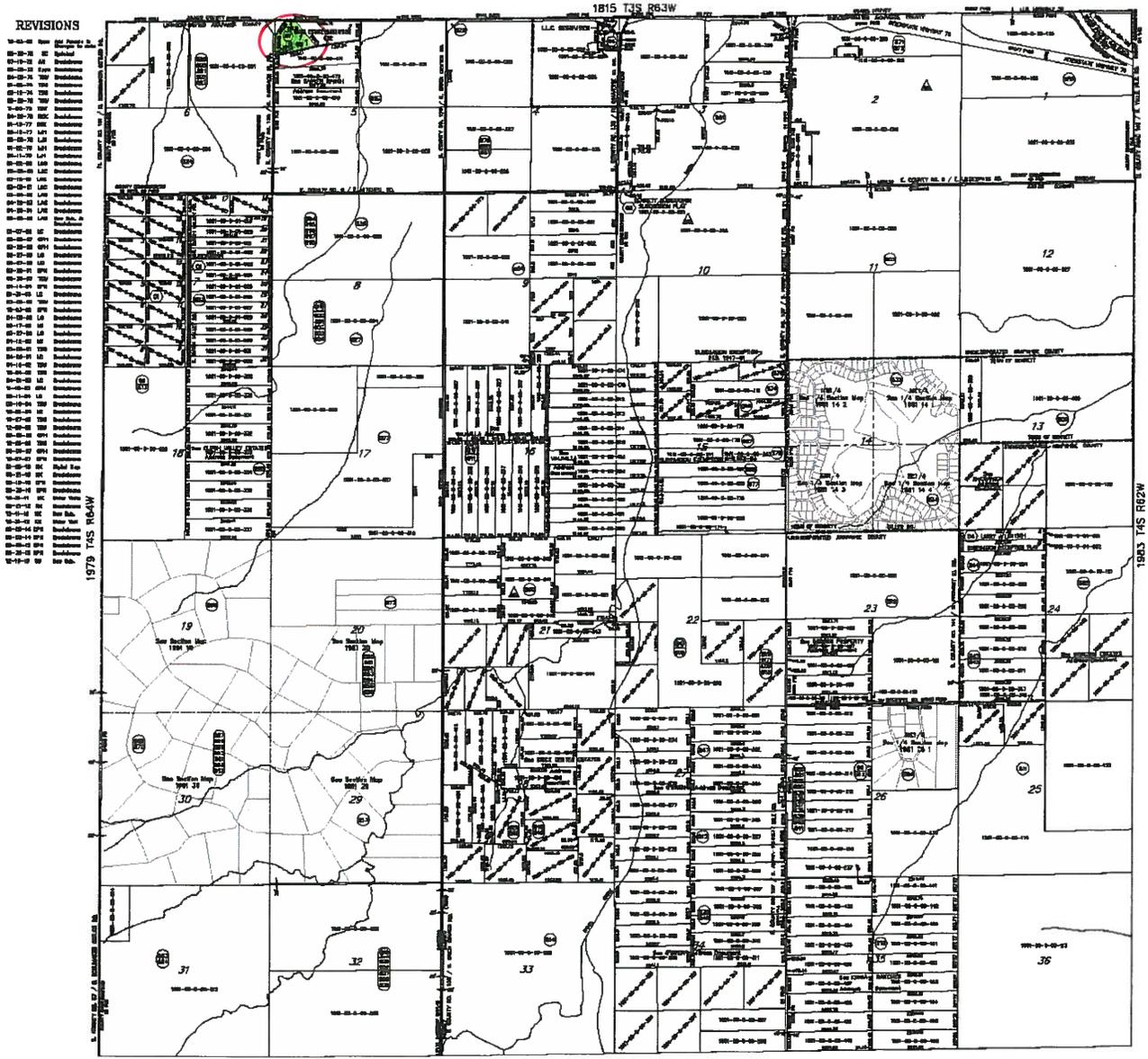
BOARD OF ADJUSTMENT PUBLIC HEARING
June 9, 2016
1:00 P.M.

SUBJECT: CASE NO. BOA-2016-00008, TYSON COLE VARIANCE

Michelle Lantz, Community Compliance Officer

May 18, 2016

VICINITY MAP; The site is located at 1314 N. County Road 125, Bennett, CO 80102. The property is zoned A-1 (Agricultural) and located within Election District 3.



	R68W	R67W	R66W	R65W	R64W	R63W	R62W	R61W	R60W	R59W	R58W	R57W	
T4S	1871	1873	1875	1877	1879	1881	1883	1885	1887	1889	1891	1893	T4S
T5S	2077	2075	2073	2071	2069	2067	2065	2063	2061	2059	2057	2055	T5S

TOWNSHIP CODE MAP

2067 T3S R63W

N

DISCLAIMER

12 31 2015

ARAPAHOE COUNTY COLORADO

TOWNSHIP CODE	SECTION	QUARTER
1884	00	0

**SUBJECT: CASE NO. BOA-2016-00008, TYSON COLE
VARIANCE**

Michelle Lantz, Community Compliance Officer

May 18, 2016

LOCATION: The site is located at 1314 N. County Road 125, Bennett, CO 80102. The property is zoned A-1 (Agricultural) and located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North - Agricultural – Adams County and Bennett - Undeveloped
- South - A-1 (Agricultural), Single Family Dwelling
- East - A-1 (Agricultural), Undeveloped
- West - A-1 (Agricultural), Undeveloped

PROPOSAL:

The applicant and owner, Mr. Tyson Cole, is requesting approval of a variance to construct a fence 8ft in height around the North portion of his home for noise abatement and security. Construction of the fence will exceed the maximum allowable 6 ft. permitted for residential fences as identified in Section 12-800 of the Land Development Code.

I. BACKGROUND

The subject property is zoned A-1 (Agricultural) The primary uses allowed in this district are agricultural and open land uses, agriculture-dependent or agriculture-related uses, and other uses supportive of a rural, agriculture-based economy. Minimum lot size is 19 acres and the maximum building height is 50 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 Rural Area Uses and Open Space.

2. Ordinance Review and additional Background Information

The fence regulations section 12-800 of the Land Development Code stipulates that side and rear fences shall not exceed 6 ft. in height.

The property in question consists of 19.5 acres. Staff has not received any comments from adjacent property owners.

3. Referral Comments

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

- Board of County Commissioners:
- Planning:
- Engineering:
- County Attorney:
- East Arapahoe County Advisory Planning Commission:

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 fence regulations section 12-800 of the Land Development Code stipulates that side and rear fences shall not exceed 6 ft. in height
2. The applicant and owner is requesting approval of a variance to construct a fence 8ft in height around the North portion of his home for noise abatement and security.

Attachments

1. Variance application
2. Letter of Intent
3. Site plan
4. Referrals

Michelle Lantz

From: tyson cole <tcole8431@gmail.com>
Sent: Monday, May 23, 2016 8:33 AM
To: Michelle Lantz
Subject: Re: Variance request

Hello Michelle, thanks for reaching out...

What I'd like to do is create a backyard on my property at 1314 Cty. Rd. 125 N. in Bennet CO. The property is right next to the highway (literally), so I'm attempting to get an 8' new cedar fence approved for noise abatement and security purposes. The length of the proposed fence is 450 linear feet (it may ultimately be slightly less than this length). The fence will be located on the north side of the property (right between the highway and the house). Ken Hueslman of Ozark Fence Inc. will be doing the install (ozarkinc@gmail.com).

The sign has been up since the 18th/19th, i don't have the paperwork in front of me but i recall that I'm required to report when it was erected and show photographs of it... I will forward the pictures from my phone to your email next.

Please let me know if there is anything else required of me, and thank you in advance!

Tyson Cole
720-357-6892

On Wed, May 18, 2016 at 9:04 AM, Michelle Lantz <MLantz@arapahoegov.com> wrote:

Tyson,

Would you please respond to this email with your "Letter of Intent"? Basically I just need you to explain in a short paragraph what you would like to do and why. I see some notes written on the site plan you provided but I need it in paragraph form too.

Also are you clear on the noticing process with your sign and how many days it needs to be posted for? Please feel free to reach out to me if you have any questions.

Michelle Lantz | Community Compliance Officer

Arapahoe County Zoning

Public Works and Development

6924 S. Lima Street | Centennial, CO 80112



ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BDA-2016-00008

DATE MAY 13 2016 MANAGER Michelle Lantz

NAME OF APPLICANT Tyson Cole

ADDRESS 1314 N. CTY RD. 125 N. 1981-00-0-07-001

ZIP CODE 80102 PHONE 7203576892 E-MAIL tcde8431@gmail.com

ADDRESS OF PROPERTY NEEDING VARIANCE 1314 CTY RD 125 N.

Bennet CO 80102

LEGAL DESCRIPTION OF PROPERTY 1981-00-0-07-001

CURRENT ZONING A-1 SURROUNDING ZONING _____

STATE VARIANCE REQUEST IN (FEET & INCHES) 500' 0"

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) Noise abatement, and security. 8' fencing

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)
Tyson Cole

[Signature]
PROPERTY OWNER'S SIGNATURE

[Signature]
APPLICANT'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
FOLLOWING
SPECIAL MEETING: \$900.00
POSTING SIGN: \$ 11.00

TO FILE APPLICATION, SUBMIT THE
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.

13 May 2016
DATE RECEIVED

[Signature]
RECEIVED BY ZONING DEPARTMENT



Tyson cove
1314 city RD 125 N.
Bennet, CO 80201

5/13/16

I-70

ACCESS ROAD

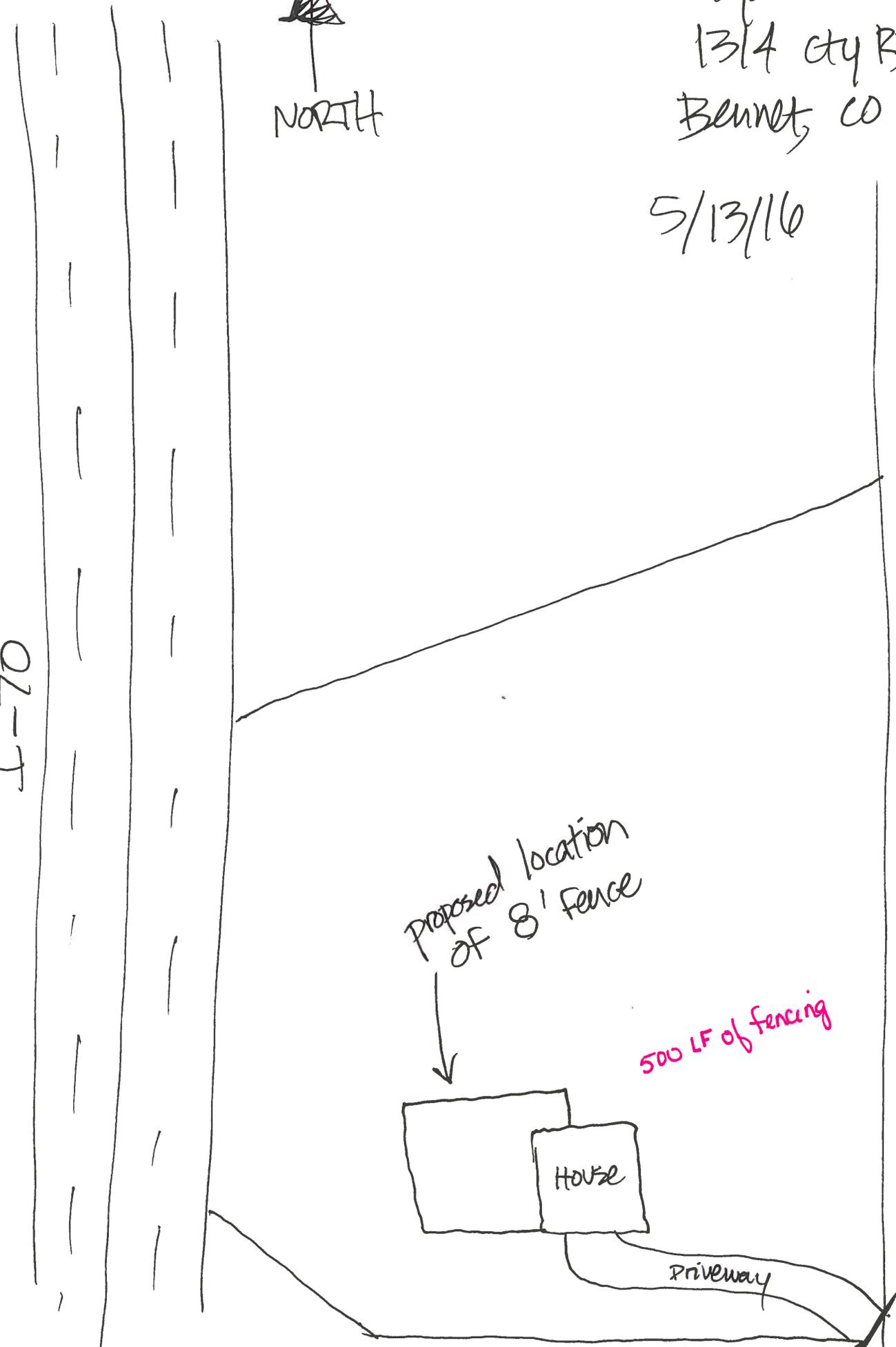
proposed location
of 8' fence

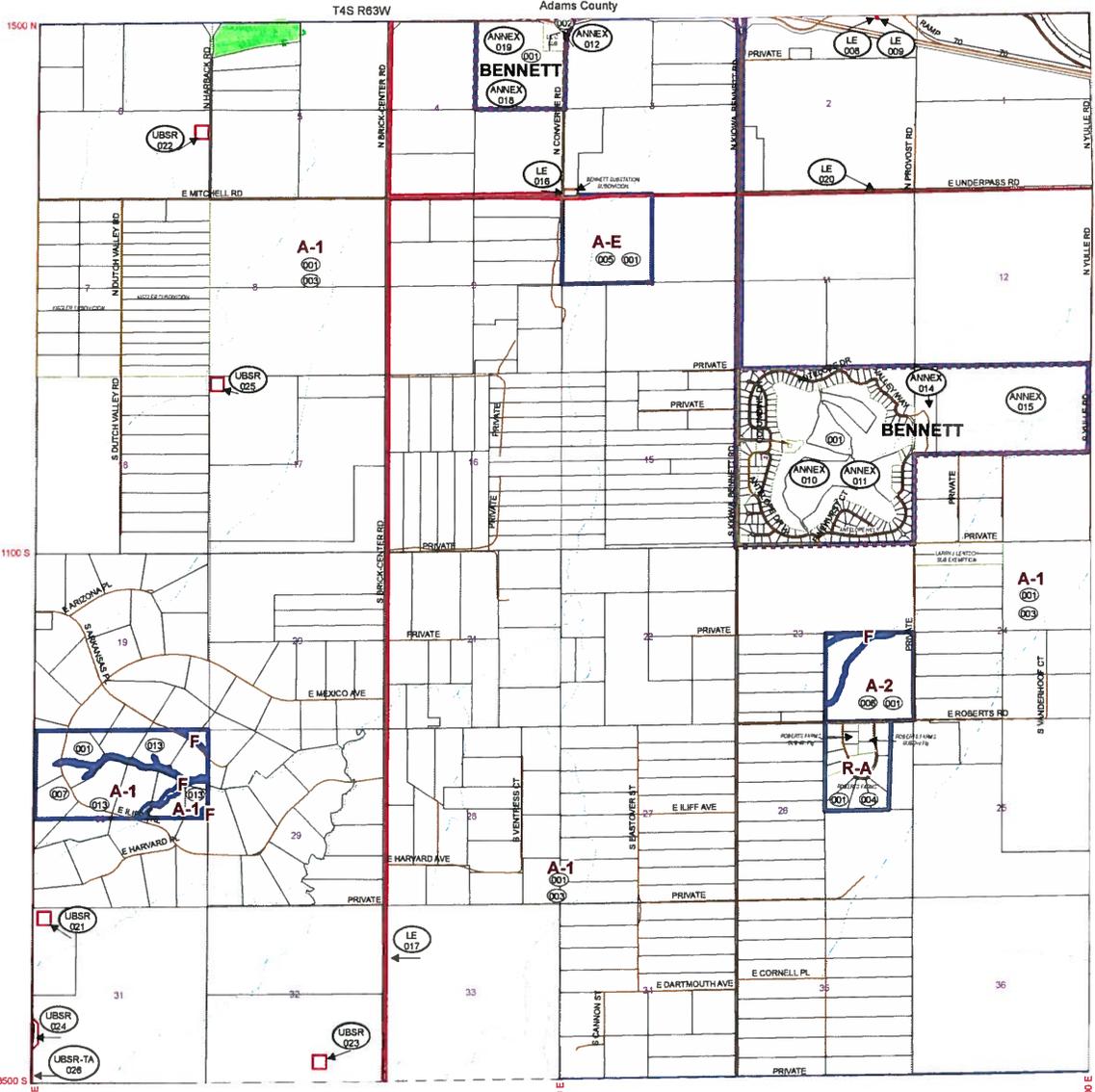
500 LF of fencing



House

Driveway





Revisions

Code	Date	Case	From	To
001	06/07/11		A-1	A-1
002	06/09/10	285-002	A-1	B-5
003	06/15/10	PER 200902 REC.	A-1	A-1
004	10/30/10	279-014	A-1	R-A
005	02/16/12	331-043	A-1	A-E
006	03/01/13	282-024	A-1	A-2, F
007	11/20/10	284-013	A-1	MU
008	05/15/10	188-008	A-1	LE
009	07/21/10	189-009		LE
010	06/07/10	BO 375-98 - 381-09	A-1	BENNETT
011	08/10/10	BO 377-99 - 381-99	A-1	BENNETT
012	01/16/11	BO 423-02	B-8	BENNETT
013	02/20/11	300-024	MU	A-1, F
014	01/11/12	BO 434-02	A-1	BENNETT
015	01/11/12	BO 434-02	A-1	BENNETT
016	03/01/10	188-001		LE
017	07/25/11	187-003		LE
018	03/09/11	BO 586-16	A-1	BENNETT
019	02/09/11	BO 596-10	A-1	BENNETT
020	06/06/11	111-004		LE
021	06/12/12	U12-005		UBSR
022	02/12/11	U12-016		UBSR
023	04/09/13	U12-015		UBSR
024	03/18/13	U13-001		UBSR
025	06/28/13	0013-002		UBSR
026	08/14/14	TAXI-008		UBSR-TA

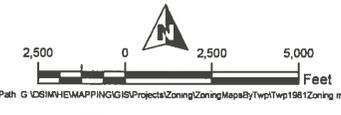
- +— Railroads
- Roads
- ▭ Parcels
- ▭ Subdivisions
- ▭ FDP/PDP/UBSR
- ▭ Zoning
- ▭ Jurisdictions

Code Sec
1981 00

Date Saved: 5/2/2014 3:35:37 PM

Disclaimer:
Adams County Makefile 8/8/2014 3:35:37 PM
Copyright © 2014 Esri. All rights reserved. This software is the property of Esri. All other marks are the property of their respective owners.

1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
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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

I, Michelle Lantz, hereby certify that the attached notice of the public hearing for Board of Adjustment case no. BOA-2016-00008 was sent by regular U. S. Mail on the 26 day of May, 2016 to the property owner of record for the addresses indicated on the attached map.

Michelle Lantz
Signature

5.26.16
Date

Adams
County

Bennett

N Harback Rd

Bennett

● Adams County

70

I-70

1500 N

43300 E

44100 E

44900 E

1981-00-0-00-001

1314

● 1981-00-0-07-002

1282 County Road 125

● 1212 N County Road 125

1100 County Road 125

Unincorporated
Flora Ann Poage
1417 29th St
Loveland, CO 80538

125

1100 N

NOTICE OF ZONING VARIANCE

NOTICE IS HEREBY GIVEN THAT THE PROPERTY UPON WHICH THIS SIGN IS POSTED SHALL BE CONSIDERED FOR A VARIANCE IN ZONE CATEGORY (A-1) IN FENCE REQUIREMENTS. ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE RECORDING SECRETARY TO THE ARAPAHOE COUNTY BOARD OF ADJUSTMENT AT 720-874-6711. SUCH HEARING IS TO BE HELD ON 9th DAY OF JUNE, 2016, AT 1:00 PM M. IN THE APAPAHOE LIMA BOARD ROOM AT 6954 S. LIMA ST., CENTENNIAL, COLORADO, OR AS SOON THEREAFTER AS POSSIBLE.

DATE OF POSTING: 5/19/2016

NAME OF APPLICANT: Tyson Cole

NOTICE OF ZONING VARIANCE

NOTICE IS HEREBY GIVEN THAT THE PROPERTY UPON WHICH THIS SIGN IS POSTED SHALL BE CONSIDERED FOR A VARIANCE IN ZONE CATEGORY _____ IN _____ REQUIREMENTS. ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE RECORDING SECRETARY TO THE ARAPAHOE COUNTY BOARD OF ADJUSTMENT AT 720-874-6711 SUCH HEARING IS TO BE HELD ON _____ DAY OF _____ 20____ AT _____ M. IN THE ARAPAHOE LIMA BOARD ROOM AT 6954 S. LIMA ST. CENTENNIAL COLORADO OR AS SOON THEREAFTER AS POSSIBLE.

DATE OF POSTING: _____

NAME OF APPLICANT: _____

CASE REFERRAL

DATE: 05/26/2016

CASE #: BA-2016-00008

TO: Chuck Haskins - Arapahoe County Engineering Department

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 06/09/2016

DATE TO BE RETURNED: 06/02/2016

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.

Have the following comments to make related to this case:

Signature/Date

Please utilize necessary construction best management practices (BMPs) to control erosion; BMPs shall be required in accordance with the information shown in the Arapahoe County Grading Erosion and Sediment Control Manual.

Cathleen Valencia

Digitally signed by Cathleen Valencia
DN: cn=Cathleen Valencia, o=co, email=CValencia@arapahoe.gov, c=US
Date: 2016.05.31 09:55:48-0700

Signature/Date

(attach additional sheets as necessary)

Submit by Email

CASE REFERRAL

DATE: 05/26/2016

CASE #: BA-2016-00008

TO: Jason Reynolds - Current Planning

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 06/09/2016

DATE TO BE RETURNED: 06/02/2016

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

Have the following comments to make related to this case:

Signature/Date

The site's location adjacent to I-70 creates unique conditions/circumstances when compared to other properties in the area.

The proposed 8-foot fence could help mitigate some of the noise/visual impacts from the Interstate and it appears to meet the intent of Sections 13-1004.03 and 13-1004.04.

Jason Reynolds

Signature/Date

Digitally signed by Jason Reynolds
DN: cn=Jason Reynolds, o=ARAPAHOE COUNTY BOARD OF ADJUSTMENT, ou=Planning, email=jreynolds@arapahoecolorado.com, c=US
Date: 2016.05.26 10:13:22-0700

(attach additional sheets as necessary)

Submit by Email