



**REGULAR MEETING OF THE
 ARAPAHOE COUNTY BOARD OF ADJUSTMENT
 THURSDAY, 8 SEPTEMBER 2016, 1:00 P.M.**

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM 11 AUGUST 2016	VOTE:
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REGULAR AGENDA ITEMS

ITEM 1:	CASE NO. BOA-2016-00013		
LOCATION:	2860 S IVANHOE STREET	VOTE:	
ACREAGE:	N/A	<input type="checkbox"/>	IN FAVOR
EXISTING ZONING:	R-3	<input type="checkbox"/>	OPPOSED
APPLICANT:	LAURA WINKLER	<input type="checkbox"/>	ABSTAIN
CASE MANAGER:	ALAN SNYDER		
REQUEST:	TO CONSRUCT A 500SF ADDITION WITH 271SF ENCLOSED PATIO THAT WILL ENCROACH 4.2' INTO THE REQUIRED 10' SIDE SETBACK.	<input type="checkbox"/>	CONTINUED TO:

ITEM 2:	CASE NO. BOA-2016-00014	POSTPONED	
LOCATION:	1054 S COUNTY ROAD 129	VOTE:	
ACREAGE:	35.01 ACRES	<input type="checkbox"/>	IN FAVOR
EXISTING ZONING:	A-1	<input type="checkbox"/>	OPPOSED
APPLICANT:	KAREN LANGE	<input type="checkbox"/>	ABSTAIN
CASE MANAGER:	MICHELLE LANTZ		
REQUEST:	KENNEL	<input type="checkbox"/>	CONTINUED TO:

ITEM 3:	CASE NO. BOA-2016-00015		
LOCATION:	5663 S JAMAICA WAY	VOTE:	
ACREAGE:	N/A	<input type="checkbox"/>	IN FAVOR
EXISTING ZONING:	R-P	<input type="checkbox"/>	OPPOSED
APPLICANT:	MAYHEM R&R	<input type="checkbox"/>	ABSTAIN
CASE MANAGER:	MICHELLE LANTZ		
REQUEST:	TO CONSTRUCT AN ATTACHED GARAGE THAT WILL ENCROACH 5' INTO THE REQUIRED 10' SIDE SETBACK	<input type="checkbox"/>	CONTINUED TO:

ANNOUNCEMENTS:

- The next regular Board of Adjustment meeting is scheduled for: _____.
- 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
Ronald Lombardo, Chair Pro Tem	Mary Garin
Ken Dingman	Liz Sindelar
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
SEPTEMBER 8, 2016
1:00 P.M.**

**SUBJECT: CASE NO. BOA-2016-00013, LAURA WINKLER
VARIANCE**

Alan Snyder, Community Compliance Officer

August 18, 2016

VICINITY MAP; the site is located at 2860 S. Ivanhoe St. in the Gaiser Holly Hills Subdivision. The property is zoned R-3 (Obsolete-Residential) and located within Election District 1.



REVISIONS
11/25/16 AM: AGENCY MAP
04/26/17 EPPS: BREAKDOWN
12/07/16 CS: NEW DATA
04/26/16 CS: NEW DATA
10/10/17 CS: BREAKDOWN

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

DISCLAIMER
ARAPAHOE COUNTY MAKES NO
WARRANTY OR REPRESENTATION
AS TO THE ACCURACY OF THESE
MAPS, AND ARAPAHOE COUNTY
TAKES NO RESPONSIBILITY FOR
ANY LOSS OR DAMAGE, WHETHER
IN CONTRACT OR TORT, ARISING
FROM THE USE OF THESE MAPS.
IT IS INTENDED TO BE USED AS AN AID
IN GRAPHIC REPRESENTATION ONLY.

ARAPAHOE COUNTY COLORADO

TOWNSHIP	SECTION	QUARTER SECTION
1973	32	2

N

12-31-2015

**SUBJECT: CASE NO. BOA-2016-00011, LAURA WINKLER
VARIANCE**

Alan Snyder, Community Compliance Officer

August 18, 2016

LOCATION: The site is located at 2860 S. Ivanhoe 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 owner, Laura Winkler, is requesting approval of a variance to construct a 500 sf addition. The new addition will match the existing footprint of the structure and maintain the existing side setback of 5' 8". The house was built in 1957 prior to zoning and does not meet the Obsolete R-3 Zone District's side setback requirements. The lot is 10,130 square feet.

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 .043 acres (10,130 sf). The applicant is proposing construction of a 500 sf addition that will match the footprint of the existing structure but be 5' 8" from the side property line. The existing home already encroaches 4' 4" into the required side setback. The R-3 side setback requirement is 10' for the side. The new addition will line up with the home's

existing building lines. The home was built in 1957 prior to Zoning regulations being implemented and there is a history of many variances in the subdivision.

3. Referral Comments

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

- Board of County Commissioners: N/A
- Engineering: See attachments
- Planning: 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 addition will encroach into the side setback. The addition will meet the 25' rear setback requirement.
2. There have been no inquiry calls.

Attachments

1. Variance application
2. Letter of intent
3. Site plan/aerial of property/copy of Improvement Survey
4. Property ownership data
5. R-3 setback requirements
6. Engineering/planning referral
7. Map of Variances in Area



ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BOA-2016-00013

DATE 8/2/16 MANAGER ALAN

NAME OF APPLICANT Laura Winkler

ADDRESS 2860 S. Ivanhoe Denver, CO 80222

ZIP CODE 80222 PHONE 303-489-1295 E-MAIL laurawinkler65@gmail.com

ADDRESS OF PROPERTY NEEDING VARIANCE same

LEGAL DESCRIPTION OF PROPERTY Lot 11, Block 20, Gaier Holly Hills

CURRENT ZONING R3 SURROUNDING ZONING _____

STATE VARIANCE REQUEST IN (FEET & INCHES) _____

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) _____

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)

Laura K Winkler
PROPERTY OWNER'S SIGNATURE

Laura K Winkler
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.

2 Aug 2016
DATE RECEIVED

[Signature]
RECEIVED BY ZONING DEPARTMENT

Arapahoe County Planning and Zoning

Lima Plaza
6924 S. Lima St.
Centennial, CO 80112

Project Name:

Winkler Residence
2860 S. Ivanhoe St.
Denver, CO 80222

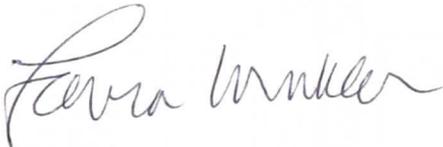
Date: 8.2.2016

LETTER OF INTENT:

I am doing a 500 SF +/- addition to my house together with about 271 SF of enclosed porch and would like to apply for a variance. The proposed design adds a new family room thus enabling me to expand my existing home and create more space. The new construction will be in line with my existing garage wall and will maintain the 5.8' side setback. It will also maintain the required 25'-0" rear setback.

The attached architectural drawings explain the extent of the addition and the attached ILC explains the current setbacks. The new addition of family room and enclosed porch will not encroach into any of the existing setbacks.

Please let me know if you have any questions or need any clarifications.



Sincerely,
Laura Winkler
Homeowner.



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: 8/5/2016



Ger

A

New Search

Printer Friendly

PIN: 031278091
AIN: 1973-32-2-04-011
Situs Address: 2860 S Ivanhoe St
Situs City: Denver
 *Photo Sketch
[View Parcel Map](#)

Full Owner List: Winkler Laura R
Ownership Type: Fee Simple Ownership
Owner Address: 2860 S Ivanhoe St
City/State/Zip: Denver, CO 80222-7041

Neighborhood: Gaiser Holly Hills
Neighborhood Code: 870.00
Acreage: 0.0430
Land Use: Single Family
Legal Desc: Lot 11 Blk 20 Gaiser Holly Hills 2nd 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	331,300	214,300	117,000
2016 Assessed Value	26,371	17,058	9,313
		2015 Mill Levy:	89.784

Sale	Book Page	Date	Price	Type
	B711 6633	08-30-2007	0	
	A513 0509	11-15-1995	134,300	
	5757 0042	07-19-1989	86,500	
	3655 0800	07-01-1982	86,000	
	3026 0086	06-01-1979	69,900	

Building	Building	Attributes	Recorded
	1	Quality Grade	Average
		Improvement Type	Single Family
		Bedrooms	3.00
		Bathrooms	3.00
		Architectural	1 Story/Ranch
		Heat Method	Forced Air Unit
		Cool Method	Evap Cooler, roof mounted
		Year Built	1957
		Roof	Asphalt/Composition Shingle Roof
		Exterior Wall	Masonry Veneer
		Construction Type	D - Wood or Steel Studs Frame

Area	Building	Description	SqFt
	1	Attached Garage	231
		Covered Porch	275
		Patio slab or Terrace	32
		First Floor	1169
		Basement Total	1169
		Basement Finish	1052
		Bldg Total Area:	1169

Land Line	Units	Land Value	Land Use
	1.0000 LT	117,000	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.

SECTION 3-200 R-3 RESIDENTIAL

3-201 INTENT

THIS DISTRICT IS AN OBSOLETE ZONE DISTRICT. SEE SECTION 1-502 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

3-202 PRINCIPAL PERMITTED USE

- A. Single-family dwelling unit.
- B. Type A Group Home.

3-203 ACCESSORY USES

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation.
- C. See 12-1100 - Commercial Mobile Radio Facilities.
- D. There shall be a maximum combination of three (3) pets.

3-204 SPECIAL EXCEPTION USES

Small wind energy conversion system.

3-205 USE BY SPECIAL REVIEW

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

3-206 MAXIMUM BUILDING HEIGHT

Not to exceed twenty-five Feet (25').

3-207 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- A. Minimum lot width is 75'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 10' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 12,500 square feet.

3-208 AIRPORT INFLUENCE AREA REGULATIONS

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

3-209 SPECIAL AREA AND ACTIVITY REGULATIONS

This zone district may be affected by special area and activity regulations as set forth in these Regulations.

CASE REFERRAL

DATE: 08/16/2016

CASE #: BA2016-00013

TO: Chuck Haskins-Engineering

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 09/08/2016

DATE TO BE RETURNED: 08/23/2016

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

A Grading, Erosion, and Sediment Control (GESC) Permit may be necessary. Please coordinate with Tiffany Clark at the Southeast Metro Stormwater Authority (SEMSWA) to set up a low impact live review meeting. Contact information for SEMSWA: 7437 South Fairplay Street, Centennial, CO. 80112. (303) 858-8844

Cathleen Valencia

Digitally signed by Cathleen Valencia
DN: cn=Cathleen Valencia, o, email=CValencia@arapahocogov.com, c=US
Date: 2016.08.16 14:00:54 -0500

Signature/Date

(attach additional sheets as necessary)

Submit by Email

CASE REFERRAL

DATE: 08/16/2016

CASE #: BA2016-00013

TO: Jason Reynolds-Planning

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Alan Snyder

HEARING DATE: 09/08/2016

DATE TO BE RETURNED: 08/23/2016

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: 2016.08.16 14:48:58 -0600

Signature/Date

Have the following comments to make related to this case:

The proposed encroachment is no further into the side yard setback than the existing home.

Signature/Date

(attach additional sheets as necessary)

Submit by Email



REVISIONS
 11/25/16 JH ADDED P1
 04/20/17 LPHS REARRANGED
 12/27/18 LC NEW SUB
 04/10/19 CPH NEW SUB
 10/15/19 CPH REARRANGED

	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 THE
 BASE MAPS AND ASSUMES NO
 RESPONSIBILITY OR LIABILITY TO
 ANY USER. THIS BASE MAP IS NOT
 A LEGAL DOCUMENT. IT IS FOR
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ARAPAHOE COUNTY COLORADO

TOWNSHIP	SECTION	QUARTER SECTION
1973	32	2

12-31-2015

VARIANCES IN AREA 1978-2016



BOARD OF ADJUSTMENT PUBLIC HEARING

September 8, 2016

1:00 P.M.

**SUBJECT: CASE NO. BOA-2016-00015,
VARIANCE**

Michelle Lantz, Community Compliance Officer

August 23, 2016

VICINITY MAP; The site is located at 5663 S. Jamaica Way in Cherry Creek Vista. The property is zoned R-3 (Residential) and located within Election District 2.



- REVISIONS**
- 1. Add subject property to map
 - 2. Add subject property to map
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	R60W	R67W	R68W	R63W	R64W	R63W	R62W	R61W	R60W	R59W	R50W	R57W	
T4S	1871	1873	1875	1877	1879	1881	1883	1885	1887	1889	1891	1893	T4S
T5S	2077	2079	2073	2071	2069	2067	2065	2063	2061	2059	2067	2065	T5S

DISCLAIMER

ARAPAHOE COUNTY COLORADO
 TOWNSHIP 207S SECTION 16 QUARTER SECTION 2

12 31 2015

ARAPAHOE COUNTY COLORADO

TOWNSHIP 207S SECTION 16 QUARTER SECTION 2

12 31 2015

TOWNSHIP CODE MAP

QUARTER SECTION

BOARD OF ADJUSTMENT PUBLIC HEARING

**September 8, 2016
1:00 P.M.**

**SUBJECT: CASE NO. BOA-2016-00015
VARIANCE**

Michelle Lantz, Community Compliance Officer

August 23, 2016

LOCATION: The site is located at 5663 S. Jamaica Way in the Cherry Creek Vista Subdivision. The property is zoned R-3 (Residential) and located within Election District 2.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North - R-3 (Residential/Single Family), existing fully developed subdivision
- South - R-3 (Residential/Single Family), existing fully developed subdivision
- East - R-P (Residential/Single Family), existing fully developed subdivision
- West - R-3 (Residential/Single Family), existing fully developed subdivision

PROPOSAL:

The applicant, Thalassa Fuhrmann, on behalf of the owner, Juelling He, is requesting approval of a variance to construct an attached garage and patio cover in the side setback. Construction of the attached garage and patio cover will encroach 5 feet into the required 10 foot side setback in the R-3 zone.

I. BACKGROUND

The subject property is zoned R-3 (Residential) which allows single-family dwelling units and Type A group Homes as principal permitted uses. Accessory uses permitted in the zone district include buildings and uses customarily appurtenant to the permitted use, home occupations, and CMRS facilities. Minimum lot area is 12,500-sq. ft. and 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 single family residential.

2. Ordinance Review and additional Background Information

Section 3-200 R-3 Residential of the Land Development Code stipulates the side yard setback for the principle structure is 10 feet.

The property in question consists of .32 acre (13,939 sq. ft). The applicant is proposing a 315 sq. ft. garage addition and a 256.2 sq. ft. patio cover.

3. Referral Comments

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

- Planning: Attached
- Engineering: Attached
- Building: Attached

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 garage and patio cover addition encroaches into the required side set back 5 feet.

Attachments

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



ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BOA-2016-00015

DATE 8/17/16 MANAGER Michelle Lantz
NAME OF APPLICANT Mayhem R&R / Thalassa Fuhrmann
ADDRESS 7955 E Arapahoe Ct 3900, Centennial, CO 80112
ZIP CODE 80112 PHONE 3123710010 E-MAIL Thalassa@MyMayhem.com
ADDRESS OF PROPERTY NEEDING VARIANCE 51633 Jamaica Way
Englewood CO
LEGAL DESCRIPTION OF PROPERTY _____

CURRENT ZONING _____ SURROUNDING ZONING _____

STATE VARIANCE REQUEST IN (FEET & INCHES) 5 feet

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) _____

Due to the odd shape of the lot there is no where else to put the garage 14' garage 5' in walk

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)

will provide
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.

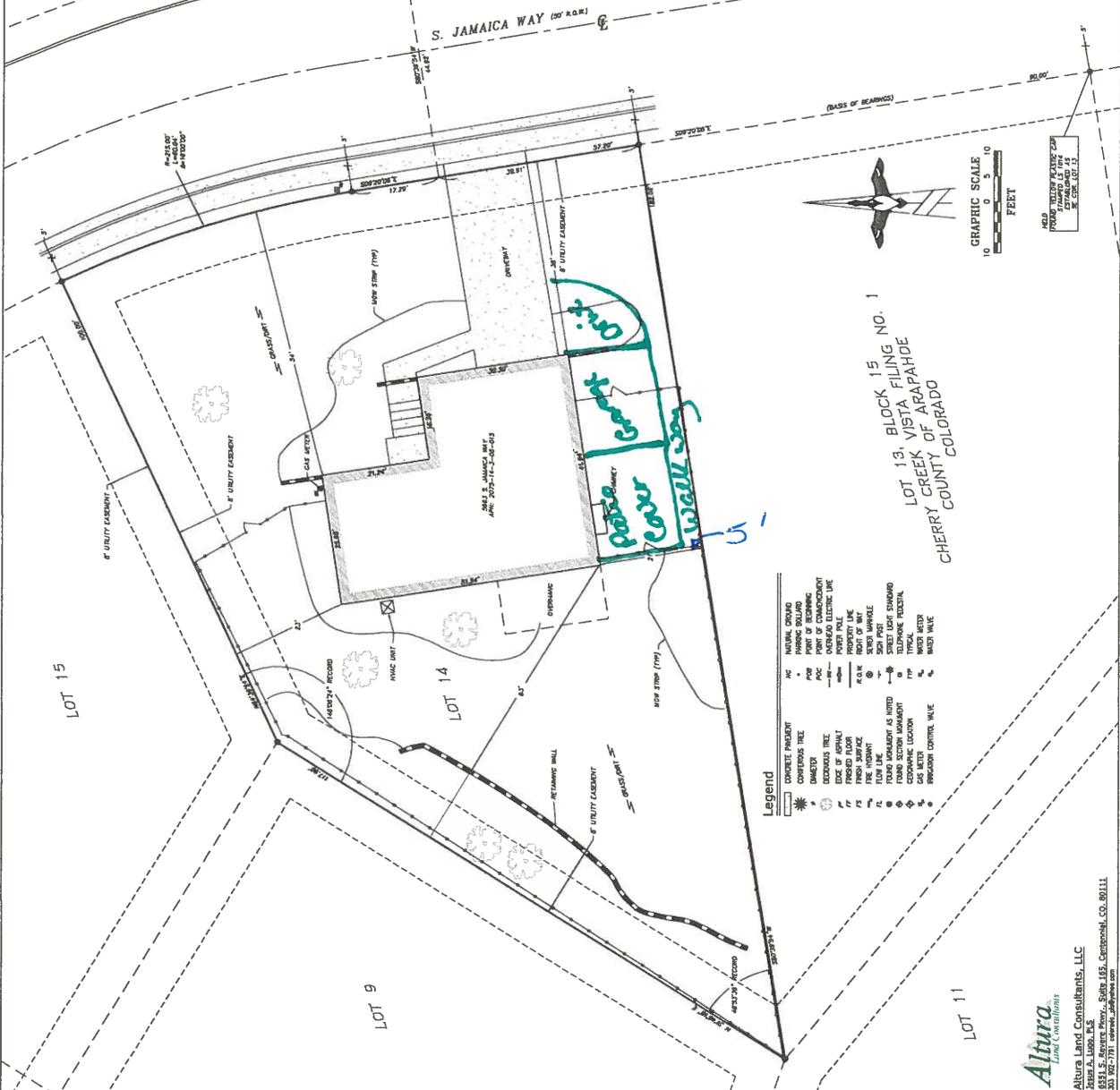
17 Aug 2016
DATE RECEIVED

[Signature]
RECEIVED BY ZONING DEPARTMENT

Site Plan

IMPROVEMENT SURVEY PLAT

LOT 14, BLOCK 5 CHERRY CREEK VISTA FILING NO. 1
 LYING WITHIN THE SW 1/4, SECTION 14
 TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGAL DESCRIPTION
 LOT 14, BLOCK 5, CHERRY CREEK VISTA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

MONUMENT NOTES
 • INDICATES FOUND MONUMENT AS NOTED
 ○ INDICATES MONUMENT TO BE SET PER 3.08(1)
 + INDICATES FOUND CROSS "X" OR "S" OFFSETS

SURVEYOR'S NOTES
 DATE OF FIELD SURVEY - JUNE 20, 2018
 WORK - ACCORDING TO COLORADO LAW YOU MUST COME AND VISUAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT SHALL THE SURVEYOR BE HELD LIABLE FOR ANY DEFECTS OR ERRORS THAT OCCURRED MORE THAN TEN YEARS FROM THE DATE OF COMPLETION UNLESS HEREOF.

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON WERE MEASURED BY THE SURVEYOR OR BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE ESTABLISHED BOUNDARY MONUMENTS SURVEYING BEING APPROPRIATE (ASSUMED)

SURVEYOR'S STATEMENT
 I, JESSIE A. LUKAS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO IN ACCORDANCE WITH COLORADO STATUTE C.R.S. 38-1-101 & 38-1-104. I AM NOT PROVIDING THIS SURVEY PLAT TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

JESSIE A. LUKAS, P.L.S. 30061
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
 FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

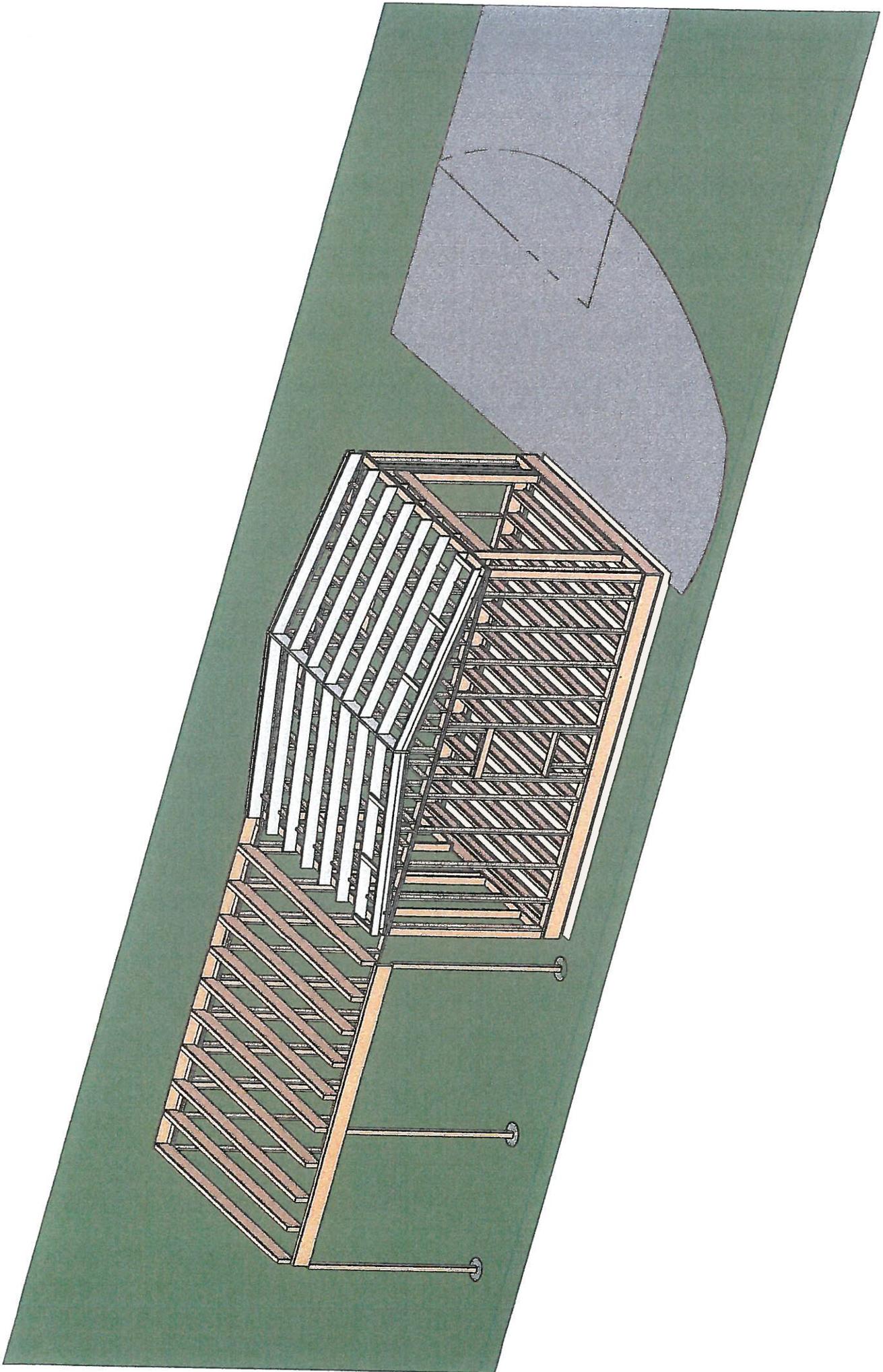
PRELIMINARY

- Legend**
- CONCRETE FENCE
 - CONCRETE WALL
 - CONCRETE TREE
 - DIMENSION
 - DIAGONAL TREE
 - EDGE OF ASPHALT
 - FRODO FLOOR
 - FIRE HYDRANT
 - FLOW LINE
 - FOUNDATION
 - FOUNDATION MONUMENT
 - FOUNDATION LOCATION
 - GAS METER
 - PROVISION CONTROL VALVE
 - NATURAL CORNER
 - PART OF BEARING
 - PARKING SIGN
 - PERMANENT MONUMENT
 - POWER POLE
 - PROPERTY LINE
 - SECTION MARKER
 - SECTION MONUMENT
 - SECTION MONUMENT
 - SECTION MONUMENT
 - TYPICAL
 - WATER METER
 - WATER TAP



LOT 13, BLOCK 15 FILING NO. 1
 CHERRY CREEK OF ARAPAHOE
 COUNTY COLORADO

16-02206



160-12206

Michelle Lantz

From: Thalassa Fuhrmann <thalassa@mymayhem.com>
Sent: Tuesday, August 23, 2016 12:19 PM
To: Michelle Lantz
Cc: linda631108@hotmail.com; 'Yuxiao Wang'
Subject: BOA-2016-00015

Please see below authorization letter from the homeowner for Mayhem to attend the hearing for them.

Thanks,

THALASSA FUHRMANN
OFFICE: 303-237-0040
FAX: 866-683-2266



From: 何 珺玲 [mailto:linda631108@hotmail.com]
Sent: Thursday, August 18, 2016 9:42 AM
To: thalassa@mymayhem.com
Subject: Authorization Letter

To whom it may concern:

I, Jueling He, authorize Thalassa Fuhrmann represent me for the hearing of my property's garage building project. My property is 5663 S Jamaica Way, Englewood, CO 80111

Jueling He

PIN: 031768136 Treasurer's Tax Information
AIN: 2075-14-3-06-015
Situs Address: 5663 S Jamaica Way Sales by Tax Year and Neighborhood
Situs City: Englewood 2015/2016
2013/2014
2011/2012
2009/2010
2007/2008
2005/2006
Complete Neighborhood Sales Information History
Tax District Levies

Full Owner List: He Jueling
Ownership Type: Sole Ownership
Owner Address: 5663 S Jamaica Way
City/State/Zip: Englewood, CO 80111-3936

Neighborhood: Cherry Creek Vista
Neighborhood Code: 457.00
Acreage: 0.3230
Land Use: Single Family
Legal Desc: Lot 14 Blk 5 Cherry Creek Vista 1st Flg

View Parcel Map

	Total	Building	Land
2016 Appraised Value	451,000	301,000	150,000
2016 Assessed Value	35,900	23,960	11,940
		2015 Mill Levy:	100.403

Sale	Book Page	Date	Price	Type
	D510 3115	09-09-2015	495,000	
	B605 2292	03-30-2006	333,000	
	A818 8602	11-13-1998	222,500	
	6025 0088	10-04-1990	119,000	
	3521 0056	10-01-1981	118,000	

Building	Building	Attributes	Recorded
1	1	Quality Grade	Good Minus
		Improvement Type	Single Family
		Bedrooms	5.00
		Bathrooms	3.00
		Architectural	Tri-Level: w/Bsmt
		Heat Method	Forced Air Unit
		Cool Method	Central Air / Package Unit
		Year Built	1974
		Roof	Asphalt/Composition Shingle Roof
		Fireplaces	1.00
		Exterior Wall	Masonry Veneer
		Construction Type	D - Wood or Steel Studs Frame

Area	Building	Description	SqFt
	1	Attached Garage	482
		Second Floor	20
		Basement Finish	717
		Second Floor	834
		Covered Porch	240
		Basement Total	716
		First Floor	1340
		Bldg Total Area:	2194

Land Line	Units	Land Value	Land Use
	1.0000 LT	150,000	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.

SECTION 3-200 R-3 RESIDENTIAL

3-201 INTENT

THIS DISTRICT IS AN OBSOLETE ZONE DISTRICT. SEE SECTION 1-502 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

3-202 PRINCIPAL PERMITTED USE

- A. Single-family dwelling unit.
- B. Type A Group Home.

3-203 ACCESSORY USES

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation.
- C. See 12-1100 - Commercial Mobile Radio Facilities.
- D. There shall be a maximum combination of three (3) pets.

3-204 SPECIAL EXCEPTION USES

Small wind energy conversion system.

3-205 USE BY SPECIAL REVIEW

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

3-206 MAXIMUM BUILDING HEIGHT

Not to exceed twenty-five Feet (25').

3-207 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- A. Minimum lot width is 75'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 10' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 12,500 square feet.

3-208 AIRPORT INFLUENCE AREA REGULATIONS

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

3-209 SPECIAL AREA AND ACTIVITY REGULATIONS

This zone district may be affected by special area and activity regulations as set forth in these Regulations.

**3-210 VOIDED/DE-ANNEXED/DISCONNECTED LAND
REGULATIONS**

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

CASE REFERRAL

DATE: 08/18/2016

CASE #: BA-2016-00015

TO: Engineering

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 09/08/2016

DATE TO BE RETURNED: 08/28/2016

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

Comments were sent to applicant during building permit submittal. Please review the attached document.

Cathleen Valencia

Digitally signed by Cathleen Valencia
DN: cn=Cathleen Valencia, o=ev, email=CValencia@arapahoegov.com, c=US
Date: 2016.08.18 13:13:51 -0500

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

Floodplain/Drainage Referral

Address: 5663 S. Jamaica Way
Permit #: 2016-02206

Dear Applicant,

Thank you for your Building Permit submittal. Engineering Services Division has reviewed the permit for the proposed residential addition and has the following comments related to this permit:

1. This project falls under the Low Risk process and does not require a Grading Erosion and Sediment Control (GESC) permit. However, the Contractor shall still install the appropriate best management practices (BMPs) and abide by the attached GESC Considerations for Small Residential Additions. Please note, if debris or soil leaves the site during construction the Contractor may be required to pull a permit.
2. Limit excavation to that of the slab foundation.
3. Place downspouts in a way that will not adversely affect any adjacent properties.
4. Use existing access.

Engineering Services supports the release of this building permit. However, please know that Engineering's release does not mean other holds do not exist. The Building Division will contact you when the permit is ready for you to pick-up.

Please let me know if you have any questions or concerns.

Thank you,

Cathleen Valencia

MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.

CASE REFERRAL

DATE: 08/18/2016

CASE #: BA-2016-00015

TO: Planning

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 09/08/2016

DATE TO BE RETURNED: 08/28/2016

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

13-1004.02 - If approved, variance would grant special privileges compared to other houses w/similar floor plans, which all feature two-car garages and appear to meet setbacks (5693 and 5587 S Jamaica Way; 10715 E Dorado Ave).

Proposed variance does not appear to meet this criterion.

13-1004.03 - The lot appears typical in area and width compared to others in the area. Does not appear to meet this criterion

Jason Reynolds

Signature/Date

Digitally signed by Jason Reynolds
DN: cn=Jason Reynolds, o=ARAPAHOE COUNTY BOARD OF ADJUSTMENT, ou=Planning, email=jreynolds@acba.org, c=US
Date: 2016.08.18 11:13:40 -0500

(attach additional sheets as necessary)

Submit by Email

CASE REFERRAL

DATE: 08/18/2016

CASE #: BA-2016-00015

TO: Building

FROM: ARAPAHOE COUNTY BOARD OF ADJUSTMENT

CASE MANAGER: Michelle Lantz

HEARING DATE: 09/08/2016

DATE TO BE RETURNED: 08/28/2016

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:

A building permit and plans will be required to be submitted prior to permit issuance. No building plans have been provided to be able to verify wall and projection (soffit) protection, which will be required for any walls and/or projections that will be less than 5' feet from the property line.

 8/18/16
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

I, Michelle Lantz, hereby certify that the attached notice of the public hearing for Board of Adjustment case no. BOA-2016-00015 was sent by regular U. S. Mail on the 25th day of August, 2016 to the property owner of record for the addresses indicated on the attached map.

Michelle Lantz
Signature

8/25/16
Date



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

Notice of Public Hearing

DATE: 08/25/16

TO: sample

ADDRESS: sample

Re: CASE # & NAME: BOA-2016-00015 Jueling He

LOCATION: 5663 S. Jamaica Way, Englewood, CO 80111

Please be advised that an applicant, Thalassa Fuhrmann, on behalf of the owner, Jueling He, has made application to Arapahoe County for a Variance on the above referenced property. Special Exception Uses/Variations require the approval of the Board of Adjustment.

DESCRIPTION OF PROPOSAL:

The applicant, Thalassa Fuhrmann, on behalf of the owner, Jueling He, is requesting approval of a variance to construct an attached garage and patio cover in the side setback. Construction of the attached garage and patio cover will encroach 5 feet into the required 10 foot side setback in the R-3 zone.

A Public Hearing will be conducted on the referenced application at:

- **Type of Hearing:** Board of Adjustment
- **Time:** 1:00 pm
- **Date:** 09/08/16
- **Location:** **6954 S Lima Street**
Centennial, CO 80112
Arapahoe Hearing Room

As neighboring landowner and members of the public, you are encouraged to attend this Public Hearing. For particularity as to the content of this application, contact the applicant, Thalassa Fuhrmann at 303-237-0040 or contact your case manager, Michelle Lantz at 720-874-6710.