



**SPECIAL MEETING OF THE
 ARAPAHOE COUNTY BOARD OF ADJUSTMENT
 THURSDAY, 23 SEPTEMBER 2016, 1:00 P.M.**

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM 8 SEPTEMBER 2016	VOTE:
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REGULAR AGENDA ITEMS

ITEM 1:	CASE NO. BOA-2016-00015	CONTINUED FROM: 8 SEPTEMBER 2016
LOCATION:	5663 S JAMAICA WAY	VOTE:
ACREAGE:	N/A	<input type="checkbox"/> IN FAVOR
EXISTING ZONING:	R-3	<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 4' INTO THE REQUIRED 10' SIDE SETBACK	<input type="checkbox"/> CONTINUED TO: _____
ITEM 2:	CASE NO. BOA-2016-00014	
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:	SPECIAL EXCEPTION USE: KENNEL	<input type="checkbox"/> CONTINUED TO: _____
ITEM 3:	CASE NO. BOA-2016-00016	
LOCATION:	22668 E IDA AVE	VOTE:
ACREAGE:	N/A	<input type="checkbox"/> IN FAVOR
EXISTING ZONING:	MU	<input type="checkbox"/> OPPOSED
APPLICANT:	ANDREW EBERLY	<input type="checkbox"/> ABSTAIN
CASE MANAGER:	ALAN SNYDER	
REQUEST:	TO CONSTRUCT A PATIO COVER THAT WILL ENCROACH 1'6" INTO THE REQUIRED 10' REAR SETBACK	<input type="checkbox"/> CONTINUED TO: _____

ANNOUNCEMENTS:

- The next regular Board of Adjustment meeting is scheduled for: **13 OCTOBER 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
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 23, 2016
1:00 P.M.**

SUBJECT: CASE NO. BOA-2016-00015

VARIANCE

Michelle Lantz, Community Compliance Officer

September 15, 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, 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 4 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 4 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 Santz
NAME OF APPLICANT Mayhem R&P / 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 Side 39 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 feet walk

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)

will provide
PROPERTY OWNER'S 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

BOARD OF ADJUSTMENT PUBLIC HEARING
September 23, 2016
1:00 P.M.

SUBJECT: CASE NO. BOA-2016-00014, KARA LANGE
SPECIAL EXCEPTION USE

Michelle Lantz, Community Compliance Officer

September 15, 2016

LOCATION: The site is located at 1054 S. County Road 129, Bennett, CO 80102. The property is zoned A-1 (Agricultural) and located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North - A-1 (Agricultural/Single Family)
- South - A-1 (Agricultural/Single Family)
- East - A-1 (Agricultural/Single Family)
- West - A-1 (Agricultural/Single Family)

PROPOSAL:

The applicant and owner, Ms. Kara Lange, is requesting approval of a Special Exception Use for a Kennel to keep up to 16 dogs over the age of 6 months. Kennel is defined as “Any premises where any combination of dogs, cats or other household pets, totaling four (4) or more animals, six (6) months of age or older, are kept, boarded or bred for the intention of profit.”

I. BACKGROUND

The A-1 Zone District is intended to provide and preserve land for agricultural and rural economic uses in the Rural Area of unincorporated Arapahoe County as designated in the Comprehensive Plan. 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 area is 19 acres. A-1 allows for (4) pets and no limit on agricultural animals per acre.

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 A-1 Zone District is intended to correspond to and implement the “Rural Area Uses” and “Open Space” land use categories designated in the Land Use Plan element of the Comprehensive Plan.

2. Ordinance Review and additional Background Information

Chapter 4-300 A-E and A-1 District Performance Standards and Allowed Uses identifies “Kennel” as an allowed use in the A-1 zone district through a Special Exception Use.

3. Referral Comments

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

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

A Kennel, as defined in the Land Development Code, is an allowed use in the A-1 zone with approval of a Special Exception Use.

Attachments

1. SEU application
2. Letter of Intent
3. Referrals

**SUBJECT: CASE NO. BOA-2016-00016, ANDREW EBERLY
VARIANCE**

Alan Snyder, Community Compliance Officer

September 9 , 2016

LOCATION: The site is located at 22668 E, Ida Ave.in the Saddle Rock Ridge Subdivision. The property is zoned M-U PUD (Mixed Use-Planned Unit Development) and located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North - MU (Mixed Use)
- South - MU (Mixed Use)
- East - MU (Mixed Use)
- West - MU (Mixed Use)

PROPOSAL:

The owner, Andrew Eberly is requesting approval of a variance to construct a Patio Cover that will encroach 1' 6" inches into the required rear setback of 10'.

I. BACKGROUND

The subject property is zoned MU-PUD (Mixed use-Planned Unit Development) which allows Single-family dwelling units and Type A Group Homes as principal permitted use. The maximum building height is 35 feet.

13-1004 CONDITIONS FOR VARIANCE

The establishment of a hardship shall be clearly demonstrated by the applicant for variance, and the following conditions must be shown by the applicant:

13-1004.01

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

13-1004.02

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

13-1004.03

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

13-1004.04

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

13-1004.05

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

13-1004.06

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

II. DISCUSSION

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

1. Comprehensive Plan:

The Comprehensive Plan designates this area for residential uses.

2. Ordinance Review and additional Background Information

The property in question consists of .22 acres (9,670 sf). The applicant is proposing construction of a Patio Cover over a concrete deck that will encroach 1' 6" into the required 10' rear setback. Due the irregular shape of the lot and the orientation of the existing residence a variance request is necessary.

3. Referral Comments

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

- Board of County Commissioners: N/A

- Planning:
- Engineering:
- County Attorney:

III. STAFF FINDINGS:

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

1. The irregular shape of the lot coupled with the orientation of the home make it difficult to meet the 10' rear setback requirement.
2. There have been no inquiry calls.

Attachments

1. Variance application
2. Letter of intent (on application)
3. Aerial photo
4. Legal description/ownership record
5. Site plan
6. Copy of Building permit application/Elevation drawings
7. Saddle Rock Ridge Setback Requirements
8. Map of Variances in area



ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

CASE NO. BOA-2016-00016

DATE 9-6-16 MANAGER Michelle Lantz / ACAN

NAME OF APPLICANT ANDREW EBERLY

ADDRESS 22668 E. FOA AVE.

ZIP CODE 80015 PHONE 3-434-7685 E-MAIL ANDY@NCRPROS.COM

ADDRESS OF PROPERTY NEEDING VARIANCE SAME

LEGAL DESCRIPTION OF PROPERTY _____

CURRENT ZONING MU SURROUNDING ZONING MU

STATE VARIANCE REQUEST IN (FEET & INCHES) 1'6"

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) ANGLE OF PROPERTY DOES NOT ALLOW ENOUGH ROOM TO BUILD PATIO COVER. HOUSE IS SITUATED TOWARDS SHALLOW END OF REAR SETBACK

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)
ANDREW L. EBERLY

PROPERTY OWNER'S 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

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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.

9.6.2016
DATE RECEIVED

Michelle Lantz
RECEIVED BY ZONING DEPARTMENT



22668 E IDA AVE



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Map Generated On: 9/9/2016



Ger

N

New Search

Printer Friendly

PIN: 034025669
AIN: 2073-13-4-26-008
Situs Address: 22668 E Ida Ave
Situs City: Aurora

*Photo Sketch

[View Parcel Map](#)

Treasurer's Tax Information

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

Full Owner List: Eberly Andrew, Eberly Karen
Ownership Type: Joint Tenancy
Owner Address: 22668 E Ida Ave
City/State/Zip: Aurora, CO 80015-6665

Complete Neighborhood Sales Information History

Tax District Levies

Neighborhood: Saddle Rock Ridge Flg 3
Neighborhood Code: 1923.00
Acreage: 0.2220
Land Use: Single Family
Legal Desc: Lot 8 Blk 4 Saddle Rock Ridge 3rd Flg Ex M/R's

	Total	Building	Land
2016 Appraised Value	282,500	247,500	35,000
2016 Assessed Value	22,487	19,701	2,786
	2015 Mill Levy:		118.346

Sale	Book Page	Date	Price	Type
	B705 4945	04-25-2007	239,000	
	B701 8994	11-14-2006	0	
	B611 3290	07-24-2006	0	
	B122 2022	12-13-2001	0	
	B106 7432	04-30-2001	229,400	
	A912 8360 *Multi Sched	08-06-1999	4,950,000	

Building	Building	Attributes	Recorded
1		Quality Grade	Good Minus
		Improvement Type	Single Family
		Bedrooms	3.00
		Bathrooms	3.00
		Architectural	2 Story
		Heat Method	Forced Air Unit
		Cool Method	Central Air / Package Unit
		Year Built	2000
		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	Attached Garage	620
		Covered Porch	48
		Deck	188
		First Floor	1024
		Second Floor	894
		Basement Total	540
		Bldg Total Area:	1918

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

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

* Not all parcels have available photos / sketches.

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

John

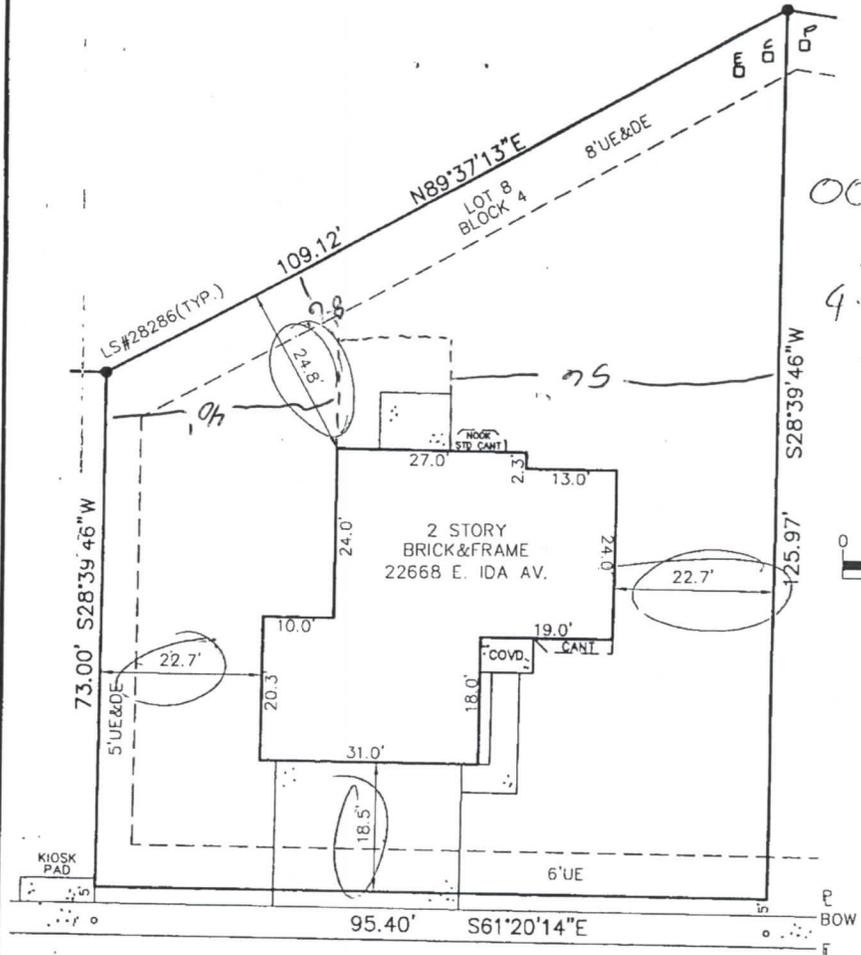
IMPROVEMENT SURVEY PLAT



Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200
FAX (303) 980-0917

SCALE: 1" = 20'
JOB NO: 2065
DRAWN BY: PH
DATE DRAWN: 2-7-01

- LEGEND**
- = FND. #5 REBAR W/ PLASTIC CAP
 - = FND. NAIL & DISK
 - ℙ = PROPERTY LINE
 - BOW = BACK OF WALK
 - ℱ = FLOW LINE
 - PROPOSED TGB = 64.0
 - AS-BUILT TGB = 64.3



00-17507
AJS
4-27-01



EAST IDA AVENUE

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 8, BLOCK 4, OF THE RECORDED PLAT SADDLE ROCK RIDGE FLG NO. 3 BEARING N89°37'13\"E, WITH MONUMENTS AS SHOWN HEREON.

THIS CERTIFIES THAT THE ABOVE IS A TRUE AND CORRECT PLAT OF A SURVEY MADE UNDER MY SUPERVISION THIS 26TH DAY OF JAN, 2001, OF THE PROPERTY DESCRIBED

AS: LOT 8, BLOCK 4,
SADDLE ROCK RIDGE FILING NO. 3
COUNTY OF ARAPAHOE
STATE OF COLORADO

FLOOD INFORMATION:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08005C0505J, PANEL NO.505 OF 725, DATED AUG. 16TH, 1995, SADDLE ROCK RIDGE FLG. 3 DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.

AND THAT THE LOCATION AND DIMENSIONS OF ALL BUILDING IMPROVEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE SHOWN.

BY: *[Signature]*
DATE: 1-26-01
RECEIVED
28286

THIS SURVEY DOES NOT ADDRESS EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT NOTED HEREON. PROVIDED TO THE SURVEYOR.
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ONE YEAR AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

16-02438

8/29/16
LK



ARAPAHOE COUNTY BUILDING PERMIT APPLICATION

16-02438

MASTER
PLAN NO.

ESTIMATED VALUE (material & labor) 2500.00

22668 E. IDA AVE Armont Co 80015
 JOB SITE ADDRESS CITY STATE ZIP CODE SUITE NUMBER
 BRIEFLY DESCRIBE WORK PATIO COVER

Property Owner NAME ANDREW EBELLY ADDRESS SAME
 CITY STATE ZIP PHONE

Contractor NAME SAME ADDRESS
 CITY STATE ZIP PHONE

CONTACT PERSON ANDY EBELLY PHONE 303-434-7685

CONTACT EMAIL ADDRESS ANDY@NCRPROS.COM

ARCHITECT / ENGINEER RICH BOONE PHONE 303-221-1859

NOTICE: No changes shall be made from that which is stated in this application, or in attached plans and specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Chief Building Inspector for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction.

I hereby certify that the structure for which this building permit application pertains is outside the 100-year flood boundary as outlined in the Federal Emergency Management Agency report entitled "Flood Insurance Study for unincorporated Arapahoe County", with the accompanying Flood Insurance Rate Maps, (FIRM).

I hereby certify that I have read and examined this application and know the same to be true and correct.

A. L. EBELLY [Signature] 8-18-16
 PRINTED NAME OF APPLICANT OR PERMITTEE SIGNATURE OF APPLICANT OR PERMITTEE (DATE)

FOR OFFICE USE ONLY

P.P.I. NO. 2073-13-4-26-008 LOT BLOCK SUBDIVISION Saddle Rock Ridge 3

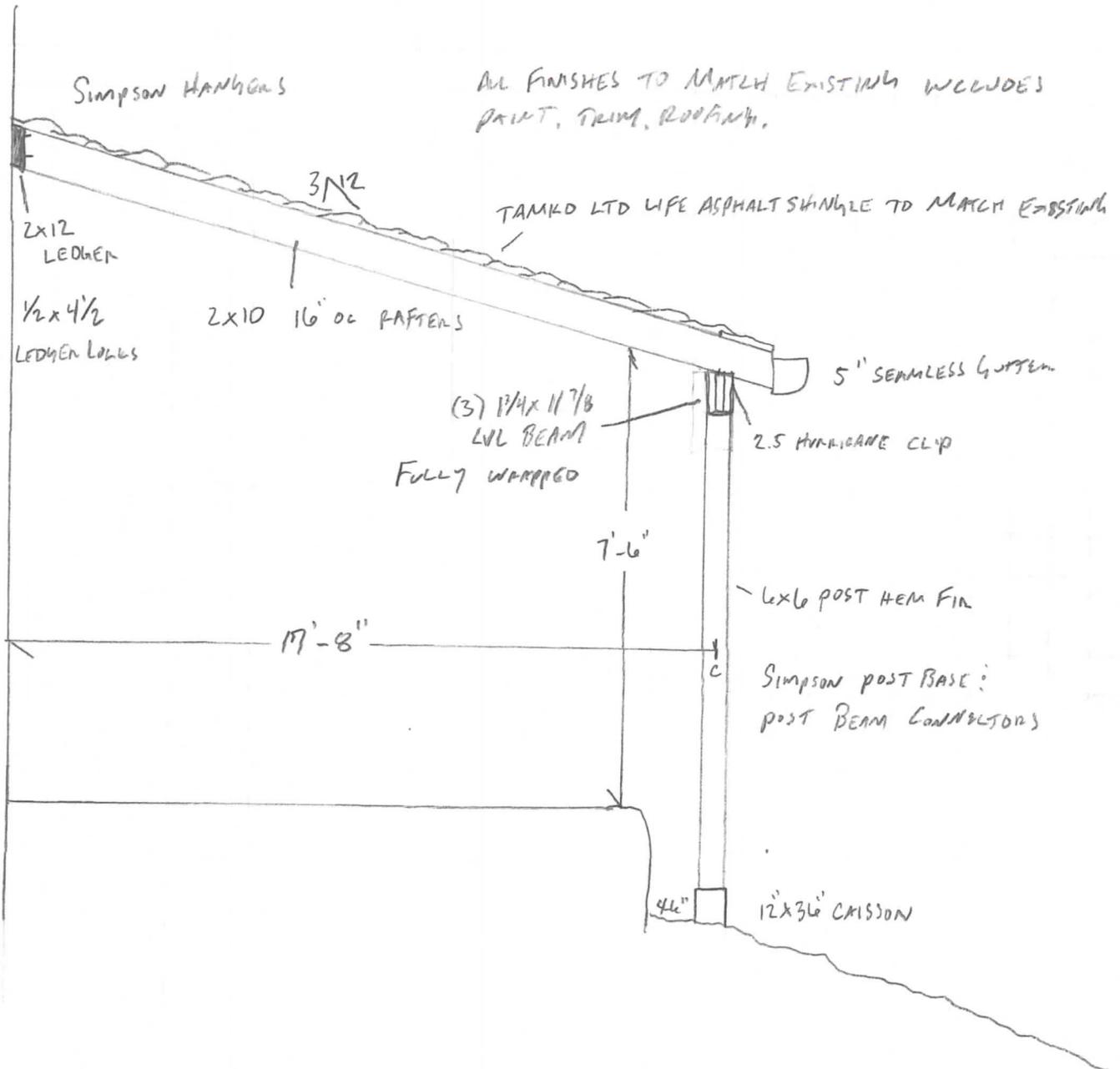
ZONING CHECK	VALUATION RESIDENTIAL	SQUARE FOOTAGE	RATE
ZONED DISTRICT - <u>MU</u>	UNF. BASEMENT		
SCHOOL DISTRICT -	FIN. BASEMENT		
CCRBDA (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>	1ST FLOOR		
E-470 (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>	2ND FLOOR		
FLOOD PLAIN (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>	GARAGE		
TRAN. FEE (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>	DECK/PORCH		
HOLD TYPE -	COMMERCIAL		
ENGINEERING (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>			
FLOODPLAIN (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>			
STREET ACCESS (YES) <input type="checkbox"/> (NO) <input type="checkbox"/>			
	TOTAL VALUATION -		

CONSTRUCTION TYPE -	OCCUPANCY -				PERMIT FEE	PLAN CHECK FEE	CCRBDA FEE	RTIF FEE	E-470 FEE	ADMIN FEE	OPENSOURCE	TOTAL FEES
	Approved	Date	Hold	Date								
ZONING			<u>ML</u>	<u>8-29-16</u>								
PLAN CHECK												

REMARKS: (Office Use Only) - Rear setback 10' minimum.

22663 E. FIDA AVE. AURORA, CO 80015

PATIO COVER



SADDLE ROCK RIDGE #3 ²⁴

P98-163

mu
0501

Y-470
Y-TIF
N-CCRDBA

SITE DEVELOPMENT CRITERIA

	HUNTINGTON-SMOKY HILL 10TH AMENDED PDP (Z97-014)(SINGLE FAMILY)	SADDLE ROCK RIDGE SUBDIVISION FILING NO.3 (SINGLE FAMILY DETACHED)
MINIMUM LOT SIZE (SQ. FT.)	5,000	5,000
AVERAGE LOT SIZE (SQ. FT.)	NOT DEFINED	6,996
MAXIMUM BUILDING HEIGHT	35'	35'
<u>MINIMUM BUILDING SETBACKS</u>		
FRONT(7)	18'	18'
(MINIMUM LOT WIDTH @ 15' SETBACK = 50')		
REAR(2,6,8)	20'	20'(5)
SIDE(3,4,9)	0'	5'
MINIMUM DISTANCE BETWEEN STRUCTURES	10'	10'
MINIMUM OFFSTREET PARKING	2/UNIT	2/UNIT

FOOTNOTES TO SITE DEVELOPMENT CRITERIA:

- MINIMUM LOT SIZE SHALL BE 5000 SQUARE FEET.
COVERED PATIOS, DECKS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS SETBACK AS LONG AS THEY ARE NO CLOSER THAN 10' FROM THE REAR PROPERTY LINE.
- ROOF OVERHANGS, BAY OR BOX WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN SIDE SETBACKS, PROVIDED THAT ENCROACHMENT DOES NOT EXCEED 30 INCHES.
- CORNER LOTS SHALL HAVE A MINIMUM BUILDING SETBACK OF 15' TO THE STREET R.O.W. ON SIDEYARDS ADJACENT TO STREETS. CORNER LOTS ADJACENT TO TRACTS SHALL CONFORM TO STANDARD SIDEYARD SETBACKS.
- IN THE CASE OF LOTS ADJACENT TO TRACT 3C, THE REAR SETBACK IS MEASURED FROM THE REAR SETBACK BASELINE. SEE E-470 SETBACK CRITERIA DETAIL ON SHEET 4.
- ROOF OVERHANGS, BAY OR BOX WINDOWS, FIREPLACES, CANTILEVERS, AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN REAR SETBACKS, PROVIDED THAT ENCROACHMENT DOES NOT EXCEED 30 INCHES.
- THE FRONT SETBACK SHALL BE VARIED SUCH THAT THE SAME FRONT SETBACK SHALL NOT BE USED ON 2 OR MORE ADJACENT DWELLINGS.
- SHEDS MAY NOT BE LARGER THAN 120 SQUARE FEET AND WITH A MINIMUM SETBACK OF 0'-0".
- DECKS MAY NOT ENCROACH INTO SIDE SETBACKS.

LAND USE COMPARISON

	HUNTINGTON-SMOKY HILL 10TH AMENDED PDP (A92-016)	SADDLE ROCK RIDGE SUBDIVISION FILING NO. 3 FDP
TOTAL ACREAGE	132.71 ACRES (THIS SITE)	132.71 ACRES
TOTAL LOTS	5686	457
PUBLIC PARK/OPEN SPACE/SCHOOL USES	10.0 ACRES SINGLE FAMILY/SCHOOL	28.3 ACRES SINGLE FAMILY/SCHOOL
GROSS DENSITY	3.53 DU/AC (THIS PARCEL) OVERALL PDP ALLOWS 4.3 DU/AC	3.46 DU/AC

