



REQUEST FOR COMMENTS

Case Name:
Case Number:

Vakarchuk and Shakhgaldian Lot Coverage Variance
VSP2025-00007

March 12, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow 16% lot coverage in the Agricultural-1 zone district where 7.5% is allowed for properties on well and septic.** The property is currently unaddressed. The Assessor's Parcel Number is 0156909009001. The applicants and owners are: Vladislav Vakarchuk and Nadiia Shakhgaldian at 11921 W. 70th Pl., Arvada, CO 80004.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **April 2, 2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DaWright@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

Si usted tiene preguntas, por favor escribanos un correo electronico a cedespanol@adcogov.org para asistencia en espanol. Por favor incluya su direccion o numero de caso para poder ayudarle mejor.

David Wright
Planner I

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Adams County Map



Legend

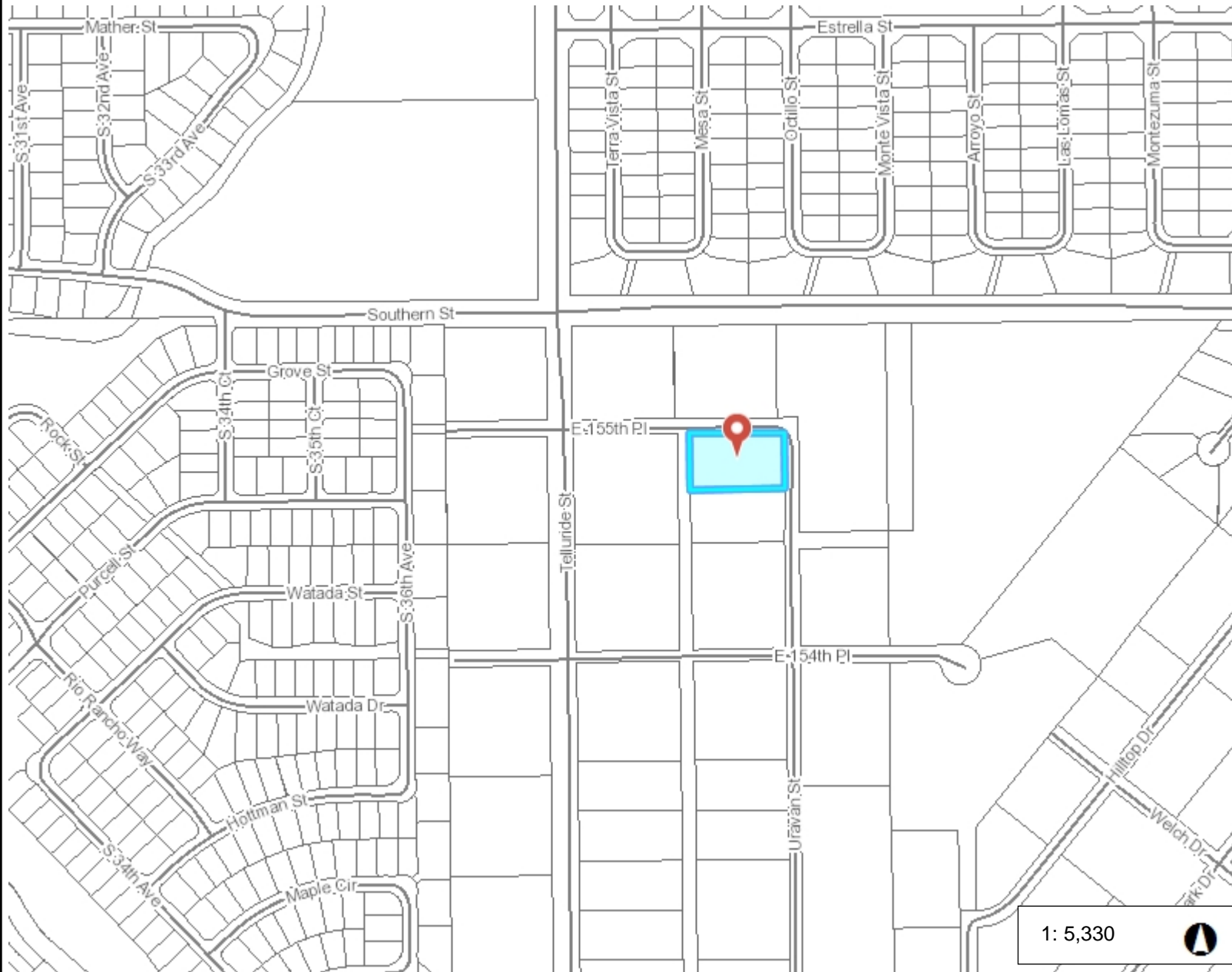
Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

- Parcels
- County Boundary



1: 5,330



0.2 0 0.08 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

VSP2025-00007
Vakarchuk and Shakhgaldian Lot Coverage Variance



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Mikhail Bykov Phone #: 303-437-8813
Address: 9662 W 71st Ave
City, State, Zip: Arvada CO 80004
2nd Phone #: Email: viewpointdrafting@gmail.com

OWNER

Name(s): Vladislav Vakarchuk & Nadiia Shakhgaldian Phone #: 303-408-4534
Address: 11921 W 70th Pl
City, State, Zip: Arvada CO 80004
2nd Phone #: Email: vzstoneworks@gmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Mikhail Bykov Phone #: 303-437-8813
Address: 9662 W 71st Ave
City, State, Zip: Arvada CO 80004
2nd Phone #: Email: viewpointdrafting@gmail.com

DESCRIPTION OF SITE

Address:

R0006582 Uravan St

City, State, Zip:

Brighton CO 80601

Area (acres or
square feet):

46080 SF

Tax Assessor
Parcel Number

0156909009001

Existing
Zoning:

A-1

Existing Land
Use:

Vacant

Proposed Land
Use:

A-1

Have you attended a Conceptual Review?

YES

☐

NO

☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

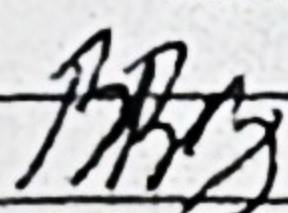

Vladislav Vakarchuk & Nadiia Shakhgaldian

Date:

02.03.2015

Owner's Printed Name

Name:

Owner's Signature

VIEWPOINT DRAFTING LLC

MIKHAIL BYKOV

303-437-8813

VIEWPOINTDRAFTING@GMAIL.COM

VARIANCE PROJECT NARRATIVE

Address: R0006582, BRIGHTON COLORADO 80601

To: Adams County Planning Department

We are seeking a variance for the lot coverage standard at the property located on the south west corner of Uravan St & E 155th Pl. The property is vacant and does not currently have an assigned address. The lot is zoned Agricultural-1 District (A-1) which allows from 7.5% to 12.5% lot coverage depending on if the property is served by a private well and septic or public water and sewer. Currently, this property does not have the ability to be served by public water or sewer and is forced to have a private well and septic and therefore is restricted to the minimal lot coverage of 7.5%. We request an increase of the lot coverage of this property to 16% based on the following:

This lot was originally a part of the neighboring property to the south (15523 Uravan St.), it was then subdivided and sold to the current owner. Due to this, the size of the property is half the size of those in the neighborhood and a structure limited to the minimal 7.5% lot coverage would not conform to the rest of the neighborhood as it would be much smaller than the surrounding residences. As this property is half the size of the neighboring properties, it would require twice the lot coverage ($7.5 \times 2 = 15\%$) to conform with the other homes in the neighborhood.

As this lot was subdivided from the southern neighboring property, this causes the southern property to have a greater lot coverage (approx. 10%). This subdivision has 7 other properties that have been subdivided (9 total) to a similar size as the subject property. Of those, 4 have primary residence and detached garage structures that result in the lot coverage being greater than 7.5%. Therefore, a request for greater lot coverage would not be outside of the norm for this neighborhood.

We are seeking a total of 16% lot coverage for this property as the primary structure will require ADA compliance along with dedicated therapy spaces due to the disability status and condition of a member of the family. ADA compliant structures require larger than typical doorways, hallways, bathroom areas and turnaround spaces within each room. Additionally, the family has planned to include a small indoor therapy pool as part of the main structure to accommodate the physical therapy needs of their family member. These necessary spaces increase the needed square footage and building coverage of the residence that would typically not be required.

As this property cannot be served by public water or sewer, we believe the owner should not be penalized for being forced to install a well and septic system. Had the availability of public water and sewer been available, the owner would have utilized them to service the property.

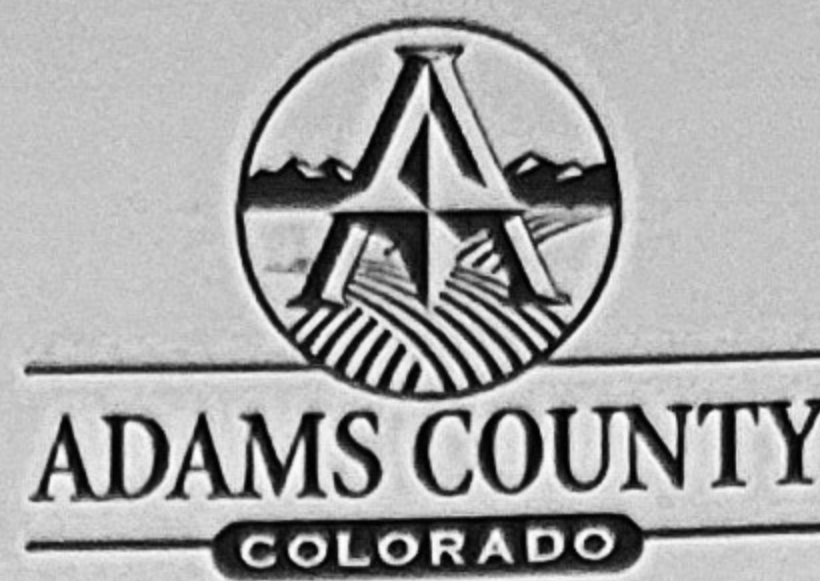
Thank you for your consideration.

Mikhail Bykov

303-437-8813

viewpointdrafting@gmail.com

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

05/23/2024

VLADISLAV PAVLOVICH CAKARUCHUK AND NADIHA SHAKHGALDIAN
11921 W 70TH PL
ARVADA, CO 80004

Account Number: R0006582
Parcel Number: 0156909009001

Dear Property Owner:

Our records indicate that you purchased real estate in Adams County and the deed was recorded on 05/17/2024, reception No.2024000026295. The Clerk and Recorder notified our office that the Real Property Transfer Declaration, required by law, (39-14-102)(4)(C.R.S) was not attached to your Conveyance at the time of recording.

Please complete, sign, and mail, fax or email the attached declaration to our office within 30 days. If your Declaration is not received within thirty days, you may be subject to a monetary penalty of .025% of the property's actual value, or \$25.00, whichever is greater. (39-14-102)(b)(C.R.S.)

This declaration will be useful in determining market value during the next reappraisal. If you have any questions about the form or the information to be provided, please feel free to contact our office.

(YOU MIGHT CONTACT YOUR TITLE COMPANY TO SEE IF THEY HAVE A COPY BEFORE FILLING OUT THE ENCLOSED DECLARATION).

If you have any questions or concerns, please feel free to contact our office at 720-523-6038.

Best Regards,

KASI SIEVERS
Adams County Assessor's Office

VIEWPOINT DRAFTING LLC

MIKHAIL BYKOV

303-437-8813

VIEWPOINTDRAFTING@GMAIL.COM

INTENT FOR WATER & SEWER

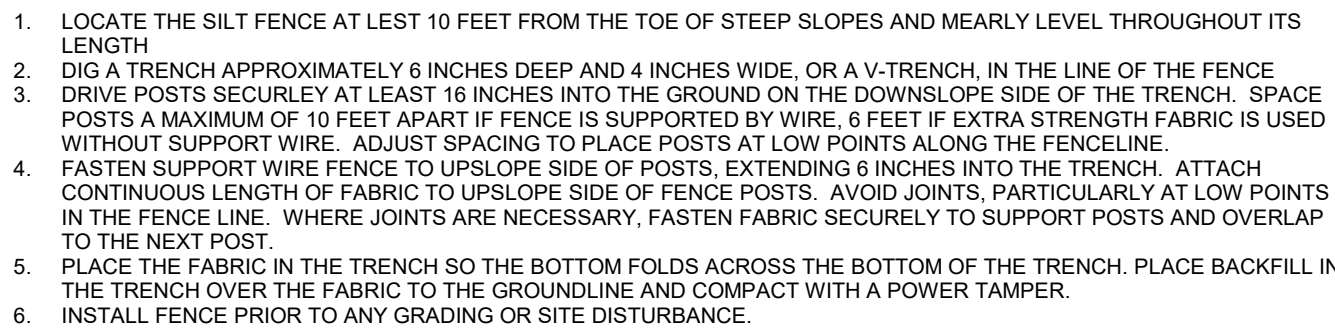
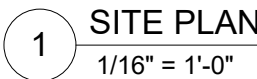
Address: R0006582, BRIGHTON COLORADO 80601

To: Adams County Planning Department

Currently this property is vacant land and does not have access to public water and sewer service. This letter will act as the intent of the owner to provide private well and septic service to the property. The owners will contact the Colorado State Division of Water Resources at the time that they are ready to peruse the construction of the residence on this property.

We spoke with Lia Campbell at the Adams County planning department and were instructed that this letter would sufficiently fulfill the Proof of Water and Sewer Services requirement of the Variance Application at this time

Sincerely,
Mikhail Bykov
303-437-8813
viewpointdrafting@gmail.com



PAVING: THE ALLOWAY NEEDS TO BE PAVED PER DIVISION 1, SECTION 1.14 POLICY STATEMENTS. D. REQUIRED PUBLIC IMPROVEMENTS, 3. ALLEYS (NOTED IN THE ENGLISHWOOD DESIGN AND CONSTRUCTION STANDARD AND SPECIFICATIONS): [HTTPS://WWW.ENGISHWOODCO.GOV/HOME/SHOWDOCUMENT?id=25427](https://www.englishwoodco.gov/home/showdocument?id=25427) PLANS SHALL INCLUDE A PROFESSIONAL ENGINEER STAMPED PLAN AND PROFILE OF THE ALLEY AND PROFILE MUST SHOW THAT THE PROPOSED DESIGN MEETS THE CITY OF ENGLISHWOOD DESIGN AND CONSTRUCTION STANDARD AND SPECIFICATIONS. THE ALLEY PLAN AND PROFILE SHALL EXTEND AT A MINIMUM 100' IN EACH DIRECTION FROM THE EDGE OF PROPERTY WITH CROSS SECTIONS IN 25FT INTERVALS PER SECTION 2 ROADWAY AND PAVEMENT DESIGN GUIDE SUB SECTION 1.2. THE PROFILE SHALL BE SUBMITTED TO THE CITY OF ENGLISHWOOD FOR REVIEW. THE CITY OF ENGLISHWOOD WILL CONDUCT A SURVEY TAKES ADDITIONAL SHOTS OF CROSS STREET SIDEWALK / ALLEY CONNECTIONS TO VERIFY OVERALL GRADE. THE CITY OF ENGLISHWOOD WILL CONDUCT A SURVEY OF THE EXISTING PAVING AND VERIFY THE PAVING TRANSITION FROM EXISTING ALLEY TO NEW PAVED SECTION. EXPOSED PAVING EDGES WILL NOT BE PERMITTED. PLAN AND PROFILE PLAN SET SHALL CLEARLY LABEL SURVEY BENCHMARK USED FOR ELEVATIONS. AS BUILDS OF CONCRETE SHALL BE SUBMITTED TO THE CITY OF ENGLISHWOOD PUBLIC WORKS DEPARTMENT PRIOR TO FINAL INSPECTION AND SIGNOFF.

MAINTENANCE: THE LAND OWNERS, OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE REGULAR AND PROPER MAINTENANCE OF ALL LANDSCAPING ELEMENTS INSTALLED ON THE RIGHT-OF-WAY OR ON PRIVATE PROPERTY, FROM THE BACK OF CURB OF THE STREET AND KEEP THEM IN GOOD AND HEALTHY CONDITION. ALL LANDSCAPING STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN THEM IN A STRUCTURALLY SOUND CONDITION.

[illegible]

1. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE.
2. THE OWNER/CONTRACTOR SHALL NOTIFY THE APPROPRIATE INSPECTOR ONCE ALL INITIAL CONTROL MEASURES HAVE BEEN
3. 24 HOURS PRIOR TO THE START OF CONSTRUCTION. INITIAL INSPECTIONS MAY BE REQUIRED EVERY 48 HOURS PRIOR TO THE INSPECTION. CONSTRUCTION ACTIVITY
4. CANNOT BEGIN UNTIL A PASSING INITIAL INSPECTION HAS OCCURRED.
5. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR
6. CONTRIBUTE TO ANY POLLUTION VIOLATION OF THE CDDP'S WATER QUALITY STANDARDS.
7. TRACKING OF DIRT ONTO PAVED PUBLIC OR PRIVATE PAVED ROAD SHALL NOT ALLOWED. THE USE OF DIRT RAMPs TO ENTER/EXIT FROM
8. AN UNPAVED INTO A PAVED AREA IS PROHIBITED. VEHICLE TRACKING CONTROLS SHALL BE IMPLEMENTED, OTHERWISE ENTRANCE
9. AND EXIT AREAS SHALL BE COVERED WITH MULCH OR OTHER APPROPRIATE MATERIAL.
10. TRUCK LOADS OF FILL MATERIAL IMPORTED TO OR CUT MATERIAL EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO
11. PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROAD. HAUL ROUTES MUST BE PERMITTED BY THE COUNTY. NO
12. TRUCKS SHALL BE ALLOWED TO TRAVEL ON UNPAVED AREAS.
13. CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT
14. BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
15. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE
16. CONSTRUCTION SITE.
17. THE OWNER/CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL CONTROL MEASURES, STORAGE CONTAINERS,
18. AND CONSTRUCTION EQUIPMENT) AT A MINIMUM OF EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS, IF ON THE 14 DAY
19. 24-HOUR POST CONSTRUCTION INSPECTION SCHEDULE.
20. THE OWNER/CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW. INSPECTION REPORTS
21. MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
22. WASHWATER SHALL BE REUSED OR RECYCLED. WASHWATER MUST NOT BE DISCHARGED TO THE WASHWATER POND. WASHWATER MUST
23. BE DISCHARGED TO THE GROUND AND WASHWATER WASTE FROM CONCRETE TRUCKS AND MASONRY OPERATIONS.
24. TEMPORARY CEMS/SPMS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION.
25. CONTROL MEASURES REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE
26. FAILING CONTROL MEASURE.
27. SILT FENCE PATCHING, PATCHING IS ONLY ALLOWED ON THE TOP HALF OF THE FENCE, NOT MORE THAN TWO (2) PATCHES PER
28. 100' OF FENCE. IF THE FENCE IS DAMAGED TO THE POINT WHERE IT CANNOT BE REPAIRED, THE FENCE MUST BE REPLACED. REPAIR
29. TYPICALLY INVOLVES REPLACING THE SILT FENCE TO MAINTAIN THE CMS EFFECTIVENESS TO DRAIN SLOWLY AND FUNCTION AS
30. ORIGINALLY DESIGNED.
31. DEWATERING OPERATIONS DISCHARGING FLOW TO ANY WATERS CONVEYANCE SYSTEMS INCLUDING WETLANDS; IRRIGATION
32. CANALS; CANALS; RIVERS; OR STORM SEWER SYSTEMS. DEWATERING OPERATIONS DISCHARGING TO DEWATERING PERMIT
33. PERMITTED PROJECTS SHALL KEEP THE CDDP'S STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND
34. INSPECTION LOGS AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL 3 YEARS AFTER
35. PERMIT CLOSE-OUT.
36. THE OWNER, CONTRACTOR AND/OR CONTRACTOR SHALL CLOSE THE STATE AND CITY/COUNTY PERMIT ONCE FINAL STABILIZATION IS
37. REACHED. STORMWATER INSPECTIONS SHALL CONTINUE UNTIL INACTIVATION NOTICE IS FILLED WITH CDDP.

[illegible]

APPLICABLE CODES:

2018 International Building Code
2018 International Residential Code
2017 National Electric Code
2018 International Mechanical Code
2018 Uniform Plumbing Code
2018 International Fuel Gas Code
2018 International Fire Code
2018 International Environmental Conservation Code (Zone 5, Prescriptive)

| | |
|------|---------------------|
| A0.0 | SITE PLAN |
| A1.0 | MAIN FLOOR PLAN |
| A1.1 | 2ND FLOOR PLAN |
| A1.2 | ROOF PLAN |
| A1.3 | SCHEDULES |
| A2.0 | EXTERIOR ELEVATIONS |
| A2.1 | EXTERIOR ELEVATIONS |

