



REQUEST FOR COMMENTS

Case Name:
Case Number:

Ember Street Floor Area Variance
VSP2025-00015

March 18, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a dwelling floor area of 1,170 square feet where the minimum required is 1,250 square feet in the R-1-C zone district. The proposed variance would convert an existing structure to a single-family home.** The property is located at 1394 Ember Street. The Assessor's Parcel Number is 0171933110022. The applicant and owner is Eric Williams at the same address.

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 8, 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

- Address
- Streets
 - Streets
 - Ramp
- Parcels
- County Boundary

1: 1,678

0.1 0 0.03 0.1 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

VSP2025-00015
Ember Street Floor Area Variance

Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from Adams County Standards and Regulations)
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

Developmental Standard:

3-13-06-07 MINIMUM FLOOR AREA OF DWELLINGS

The minimum floor area of dwellings in a Residential-1-C District shall be twelve hundred-fifty (1,250) square feet.

- Why are you unable to meet this standard?

Permit Center is labeling the basement as a "crawl space". There is one 6-inch beam that is 3 inches below head height. This "labeling took away over 800SF the flooring area.

5460 WARD ROAD, SUITE 160
ARVADA, COLORADO 80002
(303) 420-4788

IMPROVEMENT LOCATION CERTIFICATE

NOTES:

1. Certificate is based on control as shown, an Improvement Survey Plat is recommended for precise location of improvements.
2. Location of fence lines, if shown, are approximate.



Scale: 1"=30'

LEGEND

- Fence Line
- - - - - Overhead Utilities
- ▨ Concrete
- ▨ Concrete Retaining Wall
- ✱ Found Chiseled Cross in Concrete

LEGAL DESCRIPTION

(PER CLIENT)

LOT 5, BLOCK 57,
PERL • MACK MANOR, NINTH FILING,
COUNTY OF ADAMS,
STATE OF COLORADO.



On the basis of my knowledge, information and belief, I hereby certify that this improvement location certificate was prepared for Eric Williams, that it is not a Land Survey Plat or Improvement Survey Plat, and this it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premise, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This improvement location certificate is prepared for the sole purpose of use by parties stated hereon. It does not establish property corners or property lines. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The improvements are generally situated as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC and Robert E. Port will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

NOTE:
SURVEY IS DRAWN USING
PLATTED ANGLES OR
BEARINGS AND DIMENSIONS



Digitally signed
by Robert Hayden
Date: 2025.01.20
15:29:14 -07'00'

Robert M. Hayden, L.S. 27268



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

| Type of Variance Request: | # of Requests: |
|---------------------------|-----------------------|
| Setback: | |
| Height: | |
| Lot Coverage: | |
| Other: | 3-13-06-07 Floor Area |

| Application Fees: | Amount: |
|-------------------|---|
| Variance | \$500-residential \$700-non-residential <i>*\$100 per each additional request</i> |

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

WHAT IS A VARIANCE *and when may it be requested?*

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

How long does a VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

VARIANCE APPLICATION

Contact the E-Permit Center at
epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:

cedd-pod@adcogov.org | 720.523.6800



STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601

 /AdamsCountyGov  @AdamsCountyGov

 Public Agencies  /AdamsCountyCo

Adcogov.org



ADAMS COUNTY
COLORADO

What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (**Sec. 2-02-23-06**):

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

What is the variance REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at epermitcenter@adcogov.org or visit their website at permits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35 calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21 calendar days for each additional review

BOARD OF ADJUSTMENT (BOA) HEARING

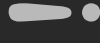
BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third
THURSDAY of every month BOA hearings are scheduled

BOA MAY VOTE TO...



Approve.
The variance is valid upon approval by the BOA.



Approve with conditions.
The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



Deny.

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

3 MONTHS+

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see **Sec. 2-02-23-10**.

1 YEAR

Adams County CO Variance Application.

1. Development Application Form (pg. 3) (Completed.)
2. Written Narrative.

My name is Eric Williams and I am applying for a Variance on property 1394 Denver CO, 80221. Legal Description SUB:PERL MACK MANOR NINTH FILING BLK:57 LOT:5 I will do my best to relay all important factors behind my application. If I fail to relay any information please reach out and I will clarify your questions. I am NOT in the construction business; I am just a homeowner on a home owners building permit.

Developmental Standard:

3-13-06-07 MINIMUM FLOOR AREA OF DWELLINGS

The minimum floor area of dwellings in a Residential-1-C District shall be twelve hundred-fifty (1,250) square feet.

Do to a 6-inch-wide support beam in the basement that was installed in 1971 the basement is being classified as a “crawl space”. This classification now takes the house under the minimum flooring space required. (Chase Evans and Justin Blair directed me to apply for this Variance, they have personal knowledge of the facts.) This house has SF of 1201 sf now.

I need a Variance on this SF to get a CO.

3. Site Plan

4. Proof of Ownership (warranty deed or title policy)



ADAMS COUNTY COLORADO
TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account | Parcel Number | Receipt Date | Receipt Number |
|----------|---------------|--------------|----------------------|
| R0067382 | 0171933110022 | Oct 4, 2024 | 2024-10-04-WEB-36546 |

WILLIAM ERIC
1394 EMBER ST
DENVER, CO 80221-8311

| Situs Address | | Payor | | | | |
|---|-----------------|---------------|----------------|--------------|-----------|---------|
| 1394 EMBER ST | | Eric Williams | | | | |
| Legal Description | | | | | | |
| SUB:PERL MACK MANOR NINTH FILING BLK:57 LOT:5 | | | | | | |
| Property Code | Actual | Assessed | Year | Area | Mill Levy | |
| RES IMPRV LAND - 1112 | 83,000 | 5,560 | 2023 | 490 | 113.471 | |
| SINGLE FAMILY RES - 1212 | 12,184 | 820 | 2023 | 490 | 113.471 | |
| Payments Received | | | | | | |
| Credit card | | | \$787.38 | | | |
| Payments Applied | | | | | | |
| Year | Charges | Billed | Prior Payments | New Payments | | Balance |
| 2023 | Advertising Fee | \$20.00 | \$0.00 | \$20.00 | | \$0.00 |
| 2023 | Interest Charge | \$43.44 | \$0.00 | \$43.44 | | \$0.00 |
| 2023 | Tax Charge | \$723.94 | \$0.00 | \$723.94 | | \$0.00 |
| | | | | \$787.38 | | \$0.00 |
| Balance Due as of Oct 4, 2024 | | | | | | \$0.00 |

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

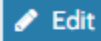
EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

5. Proof of Water and Sewer Services



Utility Bill # 0167102013277

Account Details



1394 EMBER ST, THORNTON, CO

Date Due
Feb 3, 2025

Amount Due
\$39.47

[View Usage](#)

[Pay Bill](#)

Paperless ?

Yes



[View Bill](#)

AutoPay ?

[AutoPay](#)

More

[View All Payments](#)

[View Bill History](#)

6. Legal Description

Adams County Residential Property Profile

Parcel Number: 0171933110022

| Owners Name and Address: | Property Address: |
|---|-------------------|
| WILLIAM ERIC 1394 EMBER ST DENVER CO 80221-8311 | 1394 EMBER ST |

▼ Account Summary

Legal Description

SUB:PERL MACK MANOR NINTH FILING BLK:57 LOT:5

Subdivision Plat

PERL MACK MANOR NINTH FILING

Account Summary

| Account Numbers | Date Added | Tax District |
|-----------------|-------------------------|---------------------|
| R0067382 | On or Before 01/01/1996 | 490 |

7. Statement of Taxes Paid



ADAMS COUNTY COLORADO TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account | Parcel Number | Receipt Date | Receipt Number |
|----------|---------------|--------------|----------------------|
| R0067382 | 0171933110022 | Oct 4, 2024 | 2024-10-04-WEB-36546 |

WILLIAM ERIC
1394 EMBER ST
DENVER, CO 80221-8311

| Situs Address | Payor |
|---------------|---------------|
| 1394 EMBER ST | Eric Williams |

Legal Description

SUB:PERL MACK MANOR NINTH FILING BLK:57 LOT:5

| Property Code | Actual | Assessed | Year | Area | Mill Levy |
|--------------------------|--------|----------|------|------|-----------|
| RES IMPRV LAND - 1112 | 83,000 | 5,560 | 2023 | 490 | 113.471 |
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Payments Received

Credit card \$787.38

Payments Applied

| Year | Charges | Billed | Prior Payments | New Payments | Balance |
|------|-----------------|----------|----------------|--------------|---------|
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| | | | | \$787.38 | \$0.00 |

Balance Due as of Oct 4, 2024

\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com