



## Request for Comments

Case Name: Garcia Gazebo Setback Variances

Project Number: PRA2023-00002

July 14, 2023

The Adams County Board of Adjustment is requesting comments on the following application: **1. Variance to request a reduction of the minimum front setback in the Residential-1-C zone district; 2. Variance to request a reduction of the minimum side corner setback in the Residential-1-C zone district.** This request is located at 2301 W 56th AVE. The Assessor's Parcel Number is 0182509306011.

Owner Information: GARCIA NOHEMI  
2301 W 56th AVE  
DENVER, CO 80221-1807

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) 523-6949 by **August 7, 2023** 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 [LCampbell@adcogov.org](mailto:LCampbell@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

*Lia Campbell*

Lia Campbell  
Planner II

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BOARD OF COUNTY COMMISSIONERS

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### HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

There exists narrowness on the Westside of our house leaving no room for a backyard. Also back area covered with concrete, no yard.

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Requesting a Variance at the Front & Side Setbacks. because there is no existing back yard only a narrow concrete area.

3. Granting the variance will not confer on the applicant any special privilege.

We're not requesting any special privilege just the use of our side & front yard for leisure & recreation.

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

No development required installed a 12' x 16' Hardtop Aluminum Gazebo (kit) it does not affect existing land use.

5. The special circumstances or hardship is not self-imposed.

The layout of the house did not allow for a backyard, it's not self-imposed.

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

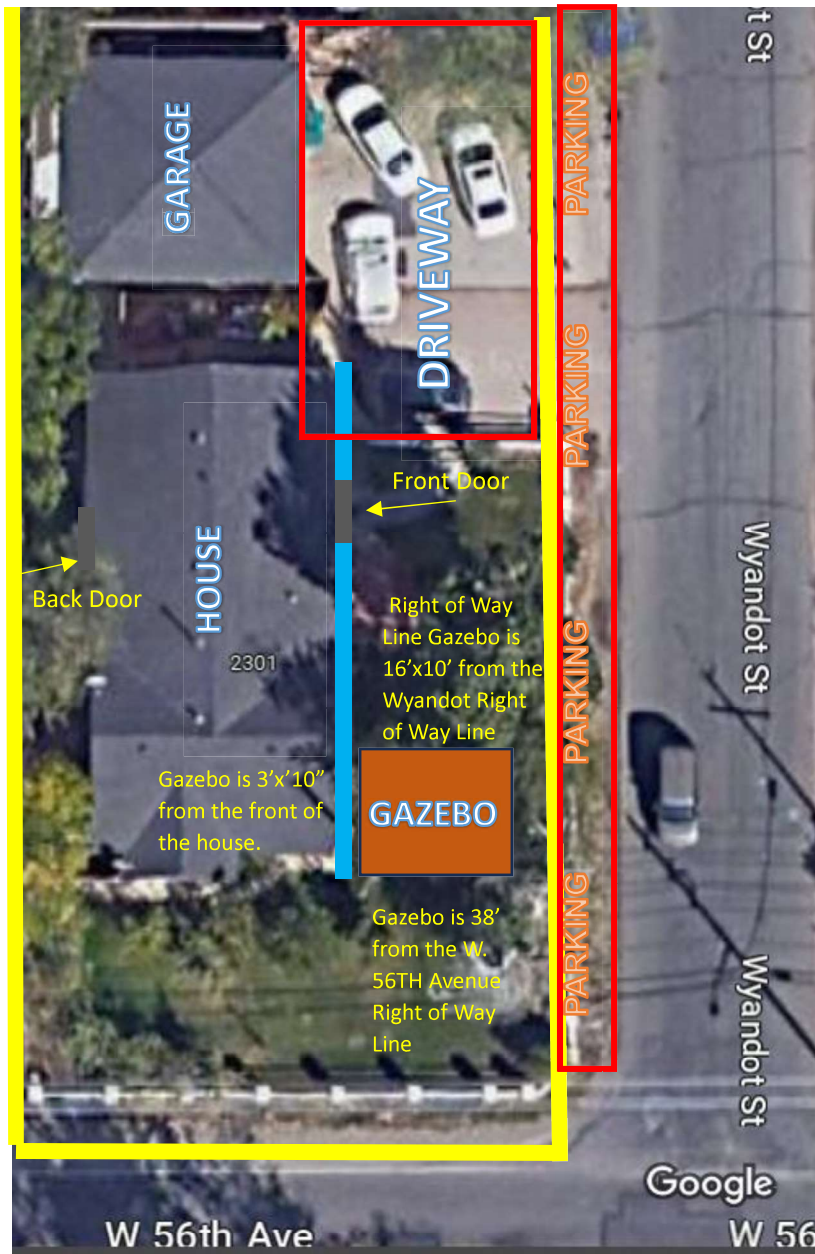
Yes, the Variance does not affect the existing land use.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

The gazebo is on our property & will not cause detriment to the public good or impair the intent of these standards & regulations.

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

NO, the proposed does not affect the zoning district.



North



Outdoor Gazebo 12' x 16'  
Hardtop Aluminum

Right of Way Line

House Line

\*\*there is no Well or  
Septic Field on location.

\*\*there are no Easements  
on site/location.



# Adams County Map



## Legend

- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary



0.0 0 0.01 0.0 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