



Request for Comments

Case Name: Holloway Main Fence Variance
Case Number: VSP2024-00001

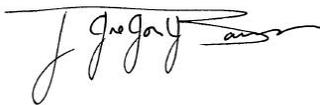
March 21, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **variance to allow a screen fence measuring 6 feet in height where the maximum height allowed is 3.5 feet on a residentially used property.** This request is located at 1787 Main Street. The Assessor's Parcel Number is 0181333414004.

Owner Information: Joshua & Natasha Holloway
1787 Main St.
Strasburg, CO 80136

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; or call (720) 523-6800 by April 12, 2024, 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report 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. Thank you for your review of this case.



Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

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

Narrative of Request and Hardship Statement

We would like to retain our privacy fence we have built along the north side of our property along Colorado Avenue in Strasburg, Colorado. Due to the proximity of our property to Strasburg High School (across the street), after exploring ways to construct a fence with the allowable setback, we had no other option than to request a setback variance. The standard 6' privacy fence does not cross main property access and does not require electrical, and sits within our property lines. The fence enhances the appearance of the side of our home, and allows us peace of mind, keeping our family safe from harm.

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

Yes. We have a corner lot that is directly across the street from the Strasburg High School parking lot. This property experiences heavy traffic, illegal student parking, drug use, and dangerous trash being thrown or blowing into our lot (broken glass bottles, etc.). Our property is the *only* property across the street from the high school parking lot, since the lot adjacent to the east is vacant (open) property. The county has not poured sidewalks in our unincorporated town, so students and other community members tend to wander from the edges of the road.

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.

Yes. Constructing a privacy fence under this special circumstance is a reasonable request. There are dozens of properties in our district that have privacy fences built outside of the standard setback code, and I have attached photos. Many of these include brand new developments that were approved by the county. In our case, we are most concerned with safety considering our proximity to the high school parking lot. Before we built the fence, we had high school students parking illegally on our property, doing drugs during their lunch break in our backyard, discarding trash in our lot (including broken glass bottles), etc. Our daughter's bedroom window is on the north side of our home (facing Colorado Avenue) and prior to building the fence, we had students and other random people in the community peering into her bedroom while during school, on neighborhood walks, etc. We are not able to enjoy the same rights to safety as other properties in our district without this fence, built in this way.

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

Correct. We would enjoy the same privileges as other homes in our area.

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

Correct. As previously mentioned, we had high school students parking illegally inside of our property lines (outside of the setback code) and our daughter's bedroom windows were being accessed. We wouldn't be able to secure her windows inside a fence based on the setback code if this variance is not granted.

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

Correct. Our home was built on our property across the street from the high school parking lot, and is the *only* property that sits in this fashion. Building a fence within the county setback code would not provide the same rights commonly enjoyed by other properties in our district.

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. Our variance application specifically points to bullet #6 in the introduction to the purpose of the Adams County Comprehensive Plan, to protect the health, safety, and welfare of Adams County's inhabitants. (Ch 1, Pg 1)

"The County should lead by example in this arena through the implementation of policies, strategies, and programs that reduce injuries and loss of life; trauma; damage to property, equipment and infrastructure; community disruption; and economic, environmental, and other losses caused by natural and industrial hazards that are likely to impact the County resulting in a more resilient and sustainable Adams County." (Ch 2, Pg 11)

We are also increasing the appeal and value of our property, aligning with the Adams County growth initiatives along the I-70 Corridor. "Significant future growth potential exists along the I-70 Corridor east of Imboden Road in the Front Range Airport environs and adjacent to the Town of Bennett and the unincorporated community of Strasburg." (Ch 4, Pg 85)

As part of the plan, Adams County is already aware that the setbacks should be given another look in Strasburg, specifically. "Need for development standards (e.g., roadway cross-sections, setbacks) that are tailored to the area's rural context." (Ch 4, Pg 92)

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

Correct. This variance will not cause any detriment to the public good or impair the intent of these standards and regulations. In fact, it enhances public appeal to the neighborhood and community and promotes a safe standard of living.

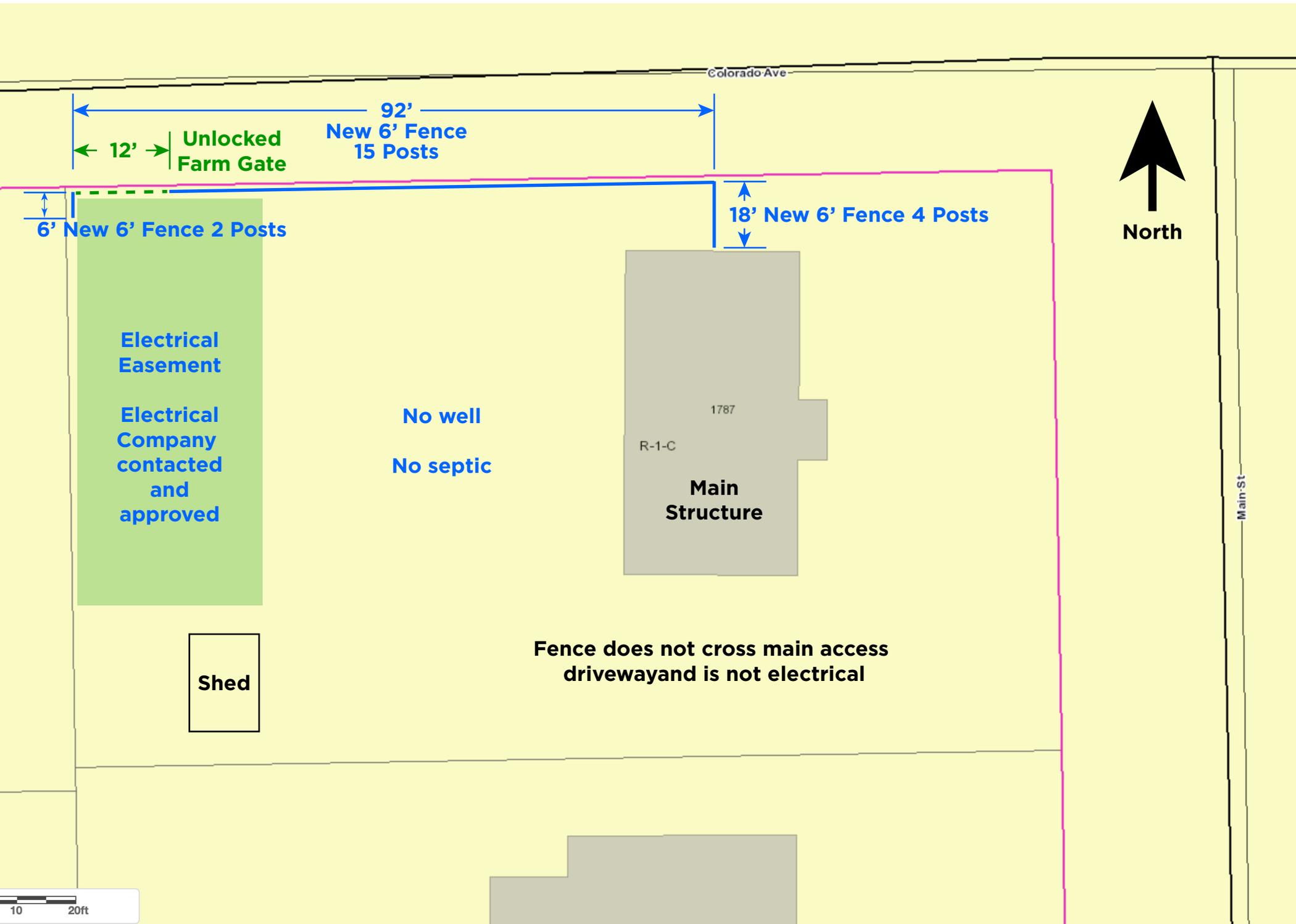
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a nonconforming use, or would change the zone classification on the property.

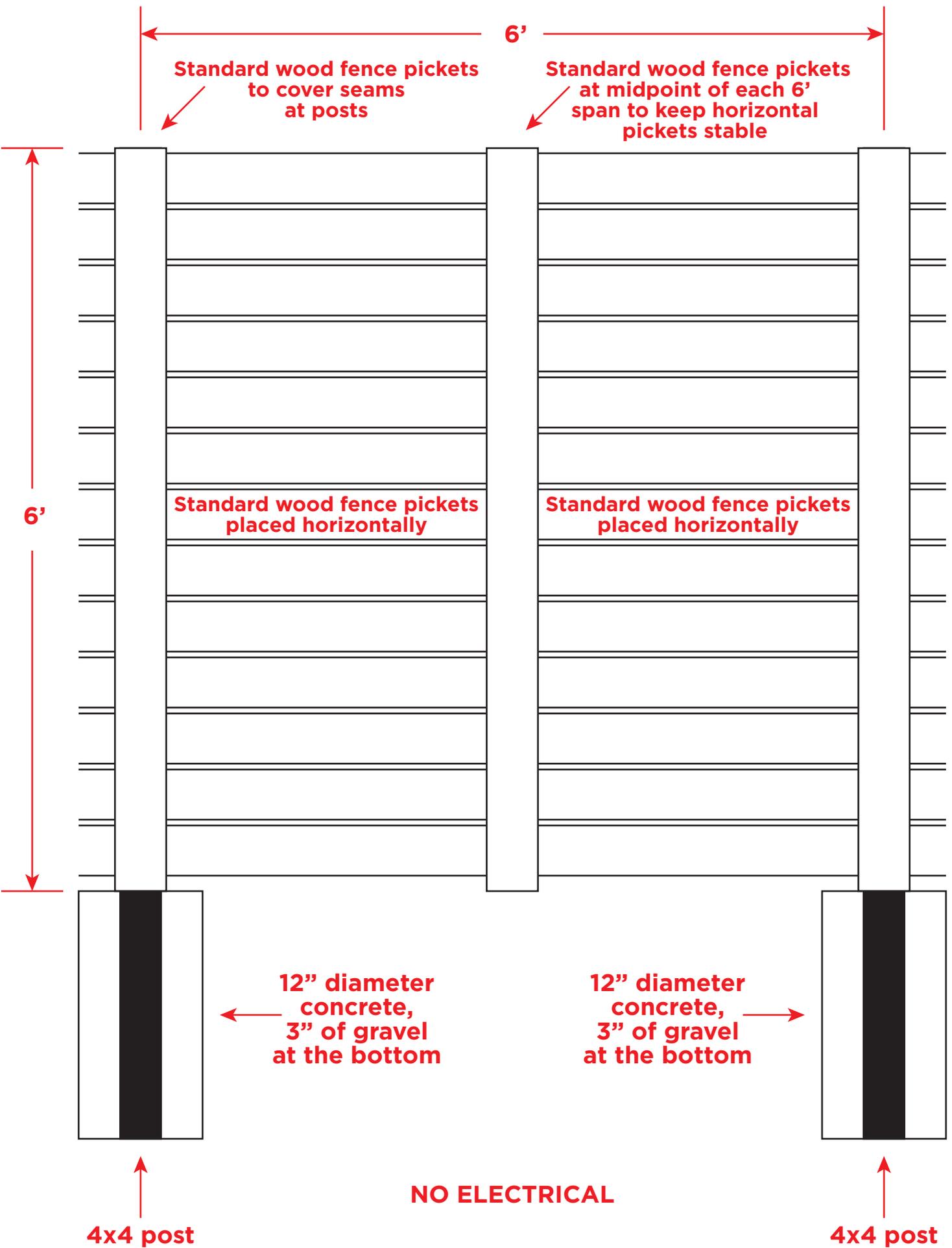
Correct. This variance would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, and would not change the zone classification of the property.

Supplement to Narrative of Request and Hardship Statement:

Examples of corner properties with fences that extend past the setback code. These are just a fraction of these kinds of examples that can be found all over Strasburg. Many of these are in brand new housing developments that were approved by Adams County.







When recorded, return to:
SWBC Mortgage Corp.
Attn: Final Docs-Arion Parkway
9311 San Pedro #100
San Antonio, TX 78216
800-460-6990

Title Order No.: 649355
LOAN #: 0148315674

(Space Above This Line For Recording Data)

DEED OF TRUST

MIN 1000862-0068799465-9
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated December 3, 2020, together with all Riders to this document.
- (B) "Borrower" is JOSHUA HOLLOWAY AND NATASHA HOLLOWAY, JOINT TENANTS.

whose address is 1787 Main St, Strasburg, CO 80136.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is SWBC Mortgage Corp.,

Lender is a Corporation, organized and existing under the laws of Texas.
Lender's address is 9311 San Pedro #100, San Antonio, TX 78216.

- (D) "Trustee" is the Public Trustee of Adams County, Colorado.
- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
- (F) "Note" means the promissory note signed by Borrower and dated December 3, 2020. The Note states that Borrower owes Lender THREE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED AND NO/100 Dollars (U.S. \$355,200.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2051.
- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.



STRASBURG SANITATION and WATER DISTRICT
P.O. BOX 596, STRASBURG, CO 80136

Visit our website at www.strasburgwater.com

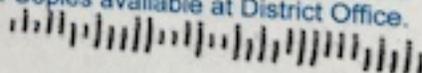
Pay online at <https://secure.colorado.gov/payment/strasburg-sanitation>

79 1/2/2024 1787 Main St.

SERVICES	Current	Meter Readings Previous	Usage	CHARGES
Water	107	101	6	23.80
Sewage				17.00
EACMD Fee				30.77
Total Due				\$71.57
***After Due Date	0.72		\$ 72.29	***

Last payment received 12/18/23 for \$73.87.

Bills are due and payable within 15 days from above date, delinquent thereafter and subject to 1.5% monthly interest penalty on all past due amount. May be paid at the Independent Financial in Strasburg. Customer assumes full responsibility for knowledge of and compliance with the rules and regulations of the District. Copies available at District Office.





Signed in as: Joshua Holloway

Direct Pay

Confirmation

Your payment has been submitted. An email confirming this transaction will be sent to the email address you provided. You may want to print or record the information on this screen for future reference.

Confirmation Number 222-3566-4485-4717

Submitted

06-14-2023 09:19 P.M. Mountain Time (UTC -7:00)

Payment Amount

\$1,968.82

Payment Status

Scheduled

Payment Date

June 14, 2023

Reason for Payment

Balance Due

Payment Type

Income Tax - Form 1040

Tax Year for Payment

2022

Bank Name

JPMORGAN CHASE BANK, NA

Account Number

xxxx2838

SEARCH FOR MY ACCOUNT

The Adams County Treasurer and Public Trustee's office is currently balancing the 2023 tax roll and web accounts are not available online at this time. Please check back soon for updates.

[Click Here](#)

Tax information is unavailable on the county website at this time.

PLEASE NOTE: All DELINQUENT tax payments must be paid with CASH, CREDIT CARD, OR CERTIFIED FUNDS, ONLY postmark date. Thank you.