



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Sand Raleigh Detached Garage Variance

Case Number: VSP2025-00046

October 24, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a detached structure that is 1,262 square feet where the maximum allowed is 900 square feet within the Residential-1-A zone district.** This request is located at 6540 Raleigh Street. The Assessor's Parcel Number is 0182506400027.

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 November 18, 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 GJBarnes@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.adamscountyco.gov/landuse

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Greg Barnes
Principal Planner

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



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.

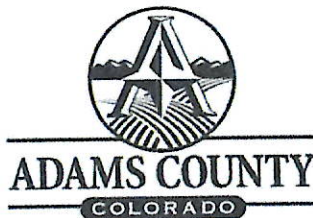
- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

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:	1
Other:	

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



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:	6540 Raleigh Street
City, State, Zip:	Arvada, CO 80003
Area (acres or square feet):	17,507sf
Tax Assessor Parcel Number	0182506400027
Existing Zoning:	R-1A
Existing Land Use:	Residential
Proposed Land Use:	Residential

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

Zoning Variance Request Narrative

Darrel Sand
6540 Raleigh Street
Arvada, CO 80003
darrelsand69@outlook.com
720-971-5831
October 14, 2025

Adams County
4430 S Adams County Parkway
Brighton, CO 80601

I am writing to formally request a zoning variance for the building of an addition to an existing detached garage (accessory structure) on my property located at 6540 Raleigh Street, Arvada, CO 80003. The intended structure will be an addition to my current detached garage, and I believe it will enhance the value and utility of the property.

As per the zoning regulations outlined in Section 3-13-06-06 Maximum Accessory Building Coverage, my application for this variance is necessary because this addition will make the garage structure total over the 900 square foot allowance per the code. The existing detached garage with the addition will be 1,262 square feet. I understand the importance of adhering to these regulations and assure you that my proposal aligns with the surrounding properties' aesthetics and values. I will also be removing the existing shed structures to allow for this addition.

Granting the variance will not negatively affect neighboring properties or the community. There are several lots with similar conditions in the surrounding Adams County area in which the existing garages are beyond the 900 square foot allowance.

See Attached addresses of lots with garages over the 900 square foot allowance.

This variance aligns with the overall intent of the zoning ordinance to reduce accessory structures coverage, and this garage addition does not undermine public health, safety, or welfare of the neighborhood.

RE: Darrel Sand – Garage Addition
6540 Raleigh Street
Arvada, CO 80003

A list of properties nearby that have a larger detached garage:

4360 W 66th Ave. Square footage of 1200 square feet
4220 W 64th Ave. Square footage of 11112 square feet
6316 Tennyson St. Square footage is 1500 square fee

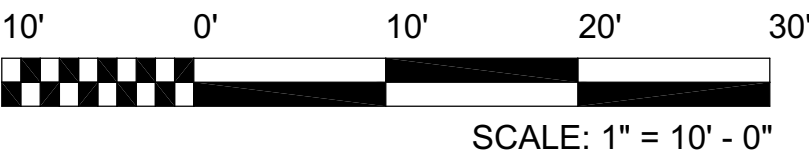
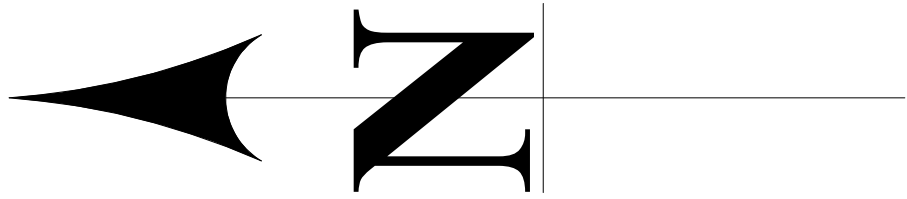
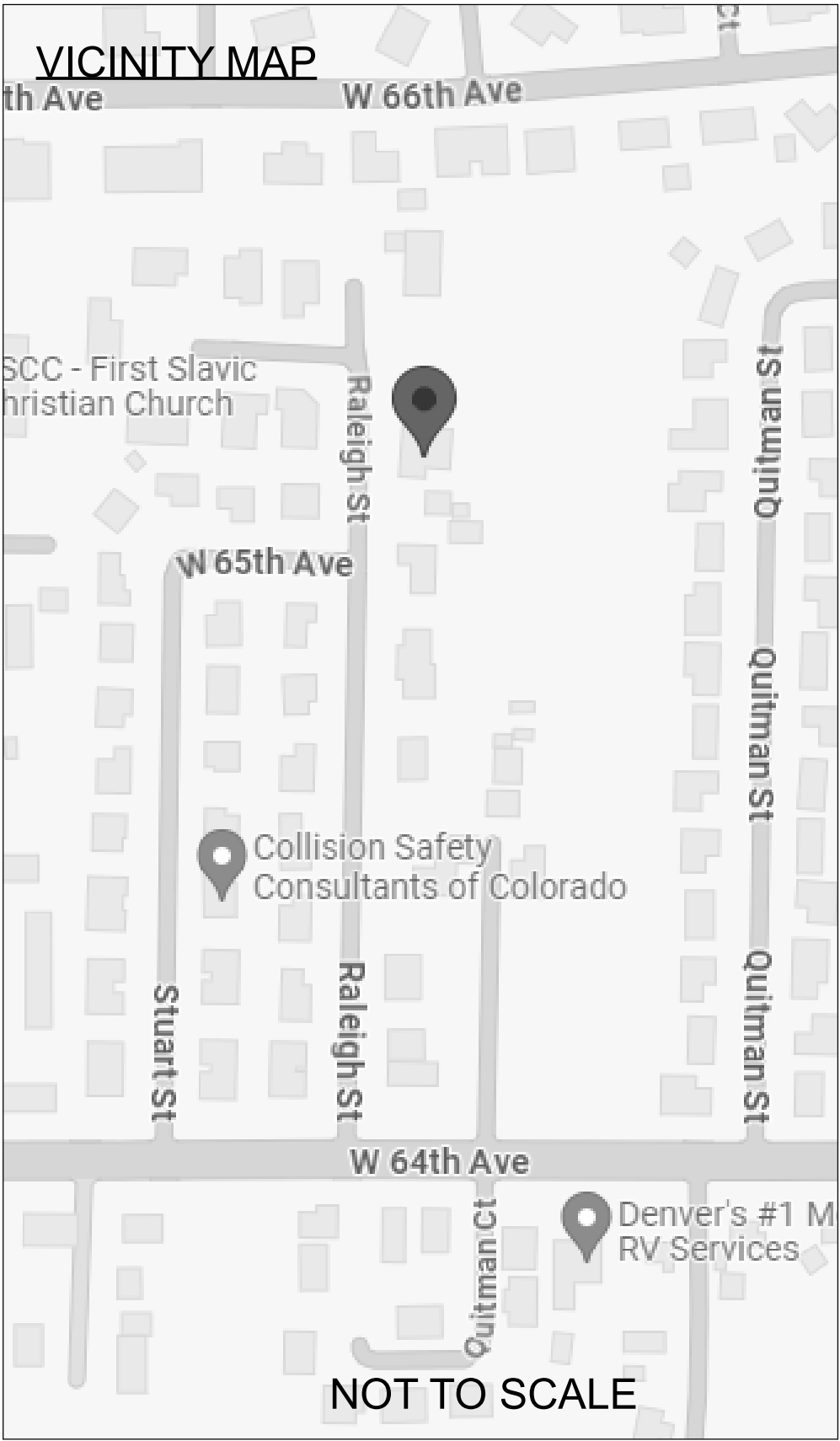
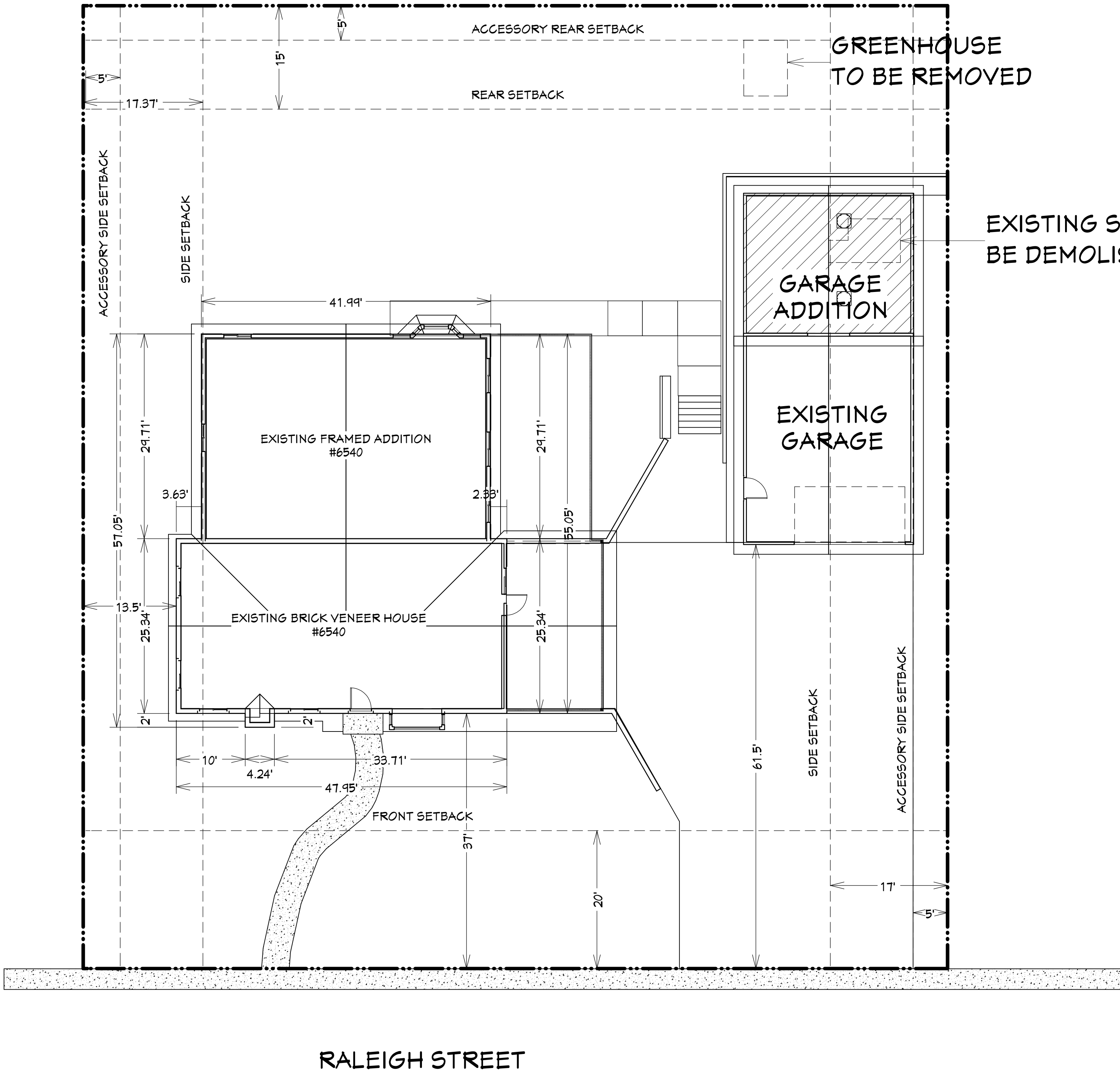
ADAMS COUNTY ZONING
R-1-A ZONE DISTRICT
GARAGE ADDITION

LEGAL DESCRIPTION

PARC 2B BEG AT SW COR SE4 SEC TH N 88D 48M E ALG S LN SD 551/25 FT
TH N 780FT TO POB TH E 190/27 FT TH N 125 FT M/L TO POB EXC W 50 FT
6/3/68 0/40A , ARVADA, ADAMS COUNTY, STATE OF COLORADO

LOT COVERAGE

(E) LOT	17,507SF
(E) HOUSE	2,470SF
(E) COVERED DECK	350SF
(E) DECK	436SF
(E) GARAGE	754SF
(N) GARAGE ADDITION	497SF
TOTAL COVERAGE	3,907SF
3907/17507=0.223 OR 22% LOT COVERAGE	



SITE PLAN

SCALE: 1"=10'=0"

FEDERAL OFFENSE TO COPY, REDRAW, OR USE THIS DESIGN ON ANY LOCATION OTHER THAN THE FEE PAID LOCATION. © COPYRIGHT 2023 STEVE BASS ARCHITECT

DRAWINGS PROVIDED BY:

STEVE BASS ARCHITECT
6740 EVERETT STREET
ARVADA, CO 80004

DATE:

10/15/2025

SCALE:

AS NOTED

SHEET:

V-0.1

CONTRACTOR:

OWNER/BUILDER
DARREL SAND
6540 RALEIGH STREET
ARVADA, CO 80003

SAND GARAGE ADDITION

6540 RALEIGH STREET
ARVADA, CO 80003

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

CONTRACTOR OF RECORD TO VERIFY ALL DIMENSIONS

SPECIAL WARRANTY DEED

THIS DEED, made on January 25, 2023, between Darrel A. Sand, Jr and Michaela Sand, Grantors, and The D and M Sand Trust, Dated January 25, 2023, whose legal address is 6540 Raleigh Street, Arvada, Colorado 80003, Grantee;

WITNESS, that the Grantors, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its heirs, and assigns forever, all the real property, to include any and all mineral interests and/or royalties, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

Beginning at the Southwest corner of the SE 1/4 of Section 6, Township 3 South, Range 68 West of the 6th P.M.; thence North 88°48' East along the South line of said Southeast Quarter (SE 1/4) a distance of 551.25 feet thence North and parallel to the West line of said SE 1/4 a distance of 780.0 feet to the true point of the beginning; thence East 190.27 feet; thence North and parallel to the West line of said SE 1/4 a distance of 125.0 feet; thence West 190.27 feet; thence South and parallel to the West line of said SE 1/4 a distance of 125.0 feet, more or less, to the true point of beginning, except the West 30 feet thereof, and except any portion lying within Raleigh Street, County of Adams, State of Colorado

also known by street and number as: 6540 Raleigh Street, Arvada, Colorado 80003


DEED FOR TITLE PURPOSES ONLY, NO DOCUMENTARY FEE REQUIRED.

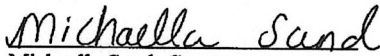
TO HAVE AND TO HOLD the same, together with all and singular and appurtenance and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantees, their heirs and assigns forever. The Grantors, for themselves and their heirs, and personal representatives or successors, do covenant and agree that they shall and will warrant the above-bargained premises against defects arising during the period in which the grantor owned the property.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

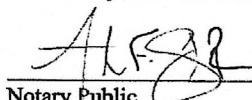
To the extent that the real property description contained in this deed is incomplete, incorrect or not legally sufficient, the property hereby conveyed is the same property conveyed at Recording No. C0346528 the real property records of Adams County, State of Colorado.

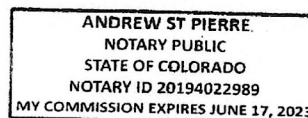

Darrel A. Sand, Grantor


Michaela Sand, Grantor

The foregoing instrument was acknowledged before me on January 25, 2023, in Adams County, Colorado, by Darrel A. Sand and Michaela Sand, Grantors.

Witness my hand and official seal.


Notary Public



7145 MARIPOSA ST
DENVER CO 80221-7200

|||||

Account #	Bill Date	TOTAL DUE
402170001	09/25/25	\$ 74.51
Type	Due Date	
CYCLE 4	10/21/25	
PayID	Bill No	
6NFWCXA	300	

04021700010 0000074518

0402170000

(303)429-1881

To make a payment by phone call (888) 562-4095.



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0101999	0182506400027	Feb 5, 2025	2025-02-05-NetVantage-1407

THE D AND M SAND TRUST
6540 RALEIGH ST
ARVADA, CO 80003-6436

Situs Address	Payor
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6540 RALEIGH ST

Legal Description

DESC: PARC 2B BEG AT SW COR SE4 SEC 6 TH N 88D 48M E ALG S LN SD SE4 551/25 FT TH N 780 FT TO POB TH E 190/27 FT TH N 125 FT TH W 190/27 FT TH S 125 FT M/L TO POB EXC W 50 FT 6/3/68 0/40A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	107,000	6,710	2024	495	117.203
SINGLE FAMILY RES - 1212	744,000	46,630	2024	495	117.203

Payments Received

Check \$6,251.62
Check Number 00060049

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$6,251.62	\$0.00	\$6,251.62	\$0.00
				<u>\$6,251.62</u>	<u>\$0.00</u>
Balance Due as of Feb 5, 2025					\$0.00

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

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