



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: Giannino Fence Variance

Case Number: VSP2026-00003

February 10, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 48-inch tall screen fence on a residentially use property, where the maximum height of a screen fence is required to be 42 inches and clear-sight regulations maintained.** This request is located at 4569 W 52ND AVE. The Assessor's Parcel Number is 0182518200026.

Owner Information: GIANNINO MATTHEW
29945 WOOD DUCK WAY

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 March 3rd, 2026 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 CCottrell@adamscountycogov.

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.adcogov.org/planning/currentcases.

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 mejor.

Thank you for your review of this case.


Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
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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:	

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 Narrative:

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

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

Project Narrative for Fence Variance Application

Property: 4569 W 52nd Avenue, Denver, CO 80212 (Parcel ID: R0105424)

Applicant: Matt Giannino

The property is a single-family residential home in the R-2 zoning district. The existing zoning is R-2 (Residential), which permits single-family dwellings and accessory structures/uses consistent with residential character. The existing land use is single-family residential, with no proposed change to the primary use of the property.

The project involves installing a fence along the front yard/frontage on W 52nd Avenue. The proposed fence would be 48 inches (4 feet) in height, constructed as an open-style design (at least 50% open, e.g., picket, wrought iron, or similar) to maintain visibility and comply with openness requirements.

Request and Hardship Justification:

Denver zoning standards limit front-yard fences to a maximum of 4 feet in height and require them to be more than 50% open. While the proposed height aligns with the maximum, the unique functional characteristics of W 52nd Avenue warrant consideration for approval of this design/configuration under the intent of the code (or a minor variance if interpreted as needed for placement/openness).

W 52nd Avenue functions more like a collector or minor arterial street than a typical low-volume local residential street:

- It serves as a through-corridor connecting Federal Blvd to Sheridan Blvd, carrying higher non-local traffic volumes, speeds, and continuous flow.
- It supports cross-neighborhood circulation and feeds into major intersections.
- Higher traffic and speeds create greater exposure for the property, necessitating enhanced buffering for pedestrian safety, privacy, and noise reduction without obstructing sight lines.

A 48-inch open fence provides a needed safety buffer while remaining fully compliant with visibility requirements (50%+ open, no sight-distance issues). The code's 4-foot limit on screened/open fences appears intended to preserve character on quiet residential streets; here, the busier corridor conditions make the modest height appropriate and aligned with practical safety needs.

No other structures or uses are proposed. The fence will not impact any easements, wells, septic systems (property uses public utilities), or rights-of-way beyond standard setbacks. This variance (or interpretation) would allow reasonable enjoyment of the property without adversely affecting neighbors or public safety. Supporting details, including traffic context and site plan, are attached.

Thank you for your consideration.

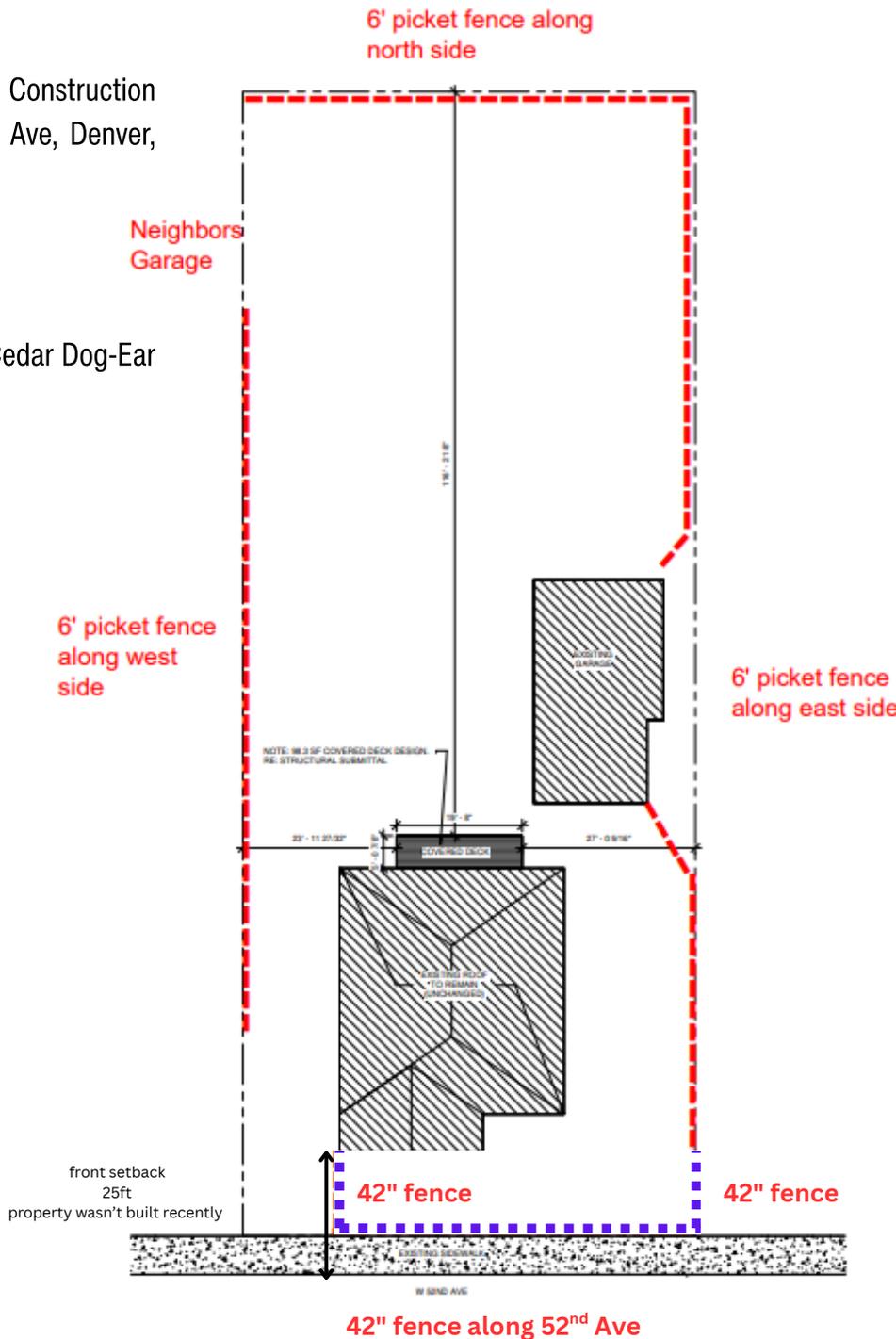
Fence Layout and Construction Details - 459 W 52nd Ave, Denver, CO 80212

Sewer/Water N/A

Fence Details: 4' & 6' Cedar Dog-Ear Privacy Fence

Fence Linear Feet

- Total = 985 ft
- North = 90 ft
- South = 80 ft
- East = 330 ft
- West = 410 ft



PROJECT DESCRIPTION:

This project consists of a renovation of an existing 1-story residence & basement and the addition of a covered deck in the backyard.

Basement: Renovation of existing bathroom & bedrooms, reconfiguring water heater closet.

Main Level: Kitchen renovation, Bedroom & bathroom renovation.

No changes to the existing roof or thermal envelope with the exception of altering an existing window into a door for access to the new covered deck. A Structural submittal for the door and covered deck design was submitted as an additional attachment.

LEGAL DESCRIPTION:

SECT, TWN, RING: 18-3-68 DESC: PARC BEG 472/2 FT W AND 30 FT N OF SE COR NW4 SEC 18 TH N 208/7 FT TH W 70/7 FT TH S 208/7 FT TH E 70/7 FT TO POB EXC N 30 FT 0/29A

Zoning Info:

Building Codes
The Adams County Board of Commissioners has adopted the following building codes:

- 2018 International Building Code
- 2018 International Energy Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Residential Building Code
- 2017 National Electrical Code

Zoning: R-2

Built As:	Ranch 1 Story
Year Built:	1915
Building Type:	Residential
Construction Type:	Frame Siding
Built As SQ Ft:	1,258 SF
Number of Baths:	3
Number of Bedrooms:	4
Det. Garage SQ Ft:	720 SF
Basement SQ Ft:	1,258 SF

SHEET INDEX

- A100 SITE PLAN
- A101 EXISTING & DEMO FLOOR PLAN
- A102 BASEMENT & FIRST FLOOR PLAN
- A103 LIGHTING & POWER PLAN
- A104 BUILDING SECTION

INTERIOR RENOVATION
4569 W 52nd Ave, Denver, CO 80212

ISSUE FOR: PERMIT REVIEW ISSUE DATE: 04-24-2023

NOT FOR CONSTRUCTION - 95% COORDINATION SET

SITE PLAN

DATE

04-24-2023

A100

