

City of Arvada

Board of Adjustment Agenda

APRIL 1, 2026
CITY COUNCIL CHAMBERS
Regular Business

Board Members:

Tim Knapp
Tom Aljinovich
Eric Doner
Brandon Figliolino
Andrew Gay
Steve Hannan
Miriam McGilvray

Staff Members Usually Present:

Jessica Garner, Dir. of Community and Econ Development
Kelsy Sargent, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Don Oliphant, Manager of Development Engineering
Josie Suk, Dep. Dir. of Community and Econ Development
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to www.arvada.org/boardofadjustment for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact 720-898-7435 with any questions.

BOARD OF ADJUSTMENT MEETING 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. Approval of February 18, 2025 Meeting Minutes
5. GENERAL BUSINESS
 - A. Swearing in of Miriam McGilvray and Eric Doner
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. A Variance from the rear yard setback requirement for 8430 Clara Belle Dr. for the construction of an Accessory Dwelling Unit (Casaletto ADU)
9. OTHER ITEMS

A. Election of Officers

10. ADJOURN



SUMMARY MINUTES
BOARD OF ADJUSTMENT
FEBRUARY 18, 2025

1. CALLED MEETING TO ORDER

a. By Michael P. Griffith at 8:03 P.M.

2. PLEDGE OF ALLEGIANCE

a. Recited in Planning Commission hearing.

3. ROLL CALL OF MEMBERS

THOSE PRESENT: Michael P. Griffith, Andrew Gay, Tim Knapp, Brandon Figliolino, Doug Magee, Steve Hannan

THOSE ABSENT: Tom Aljinovich

Motion to excuse Mr. Aljinovich for his absence

Those voting Yes: Griffith, Hannan, Knapp, Figliolino, Magee, Gay,

Those voting No:

Those absent: Aljinovich

The motion carried 6-0

ALSO PRESENT: Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Kelsy Sargent, Sr. Ass't. City Attorney; Jessica Garner, Director of Community and Economic Development ; Josie Suk, Systems and Administrative Manager; Rozalynne Thompson, Principal Planner; Chris Sandine, Planner II; Dixielee Rodriguez, Recording Secretary.

4. APPROVAL OF MINUTES

February 7, 2023. The minutes stand approved as printed.

5. GENERAL BUSINESS

Review and Update Bylaws 2025

Ms. Grogg went over the changes in Bylaws.

Motion to Approve

Mr. Knapp moved to accept the changes in the Bylaws

Those voting Yes: Griffith, Hannan, Knapp, Figliolino, Magee, Gay

Those voting No:

Those absent: Ajinovich

The motion carried 6-0

6. REPORTS

NONE

7. PETITIONS & COMMUNICATIONS

NONE

8. PUBLIC HEARINGS

NONE

9. OTHER ITEMS

Election of Officers

Do we have any nominations for:

- Chair
- Vice-Chair
- Secretary

Nominations

Mr Hannan nominated Michael Griffith for chair.

Those voting Yes: Griffith, Hannan, Knapp, Magee, Figliolino, Gay

Those voting No:

Those absent: Aljinovich

The motion carried 6-0

Mr. Griffith nominated Mr. Knapp for Vice Chair.

Those voting Yes: Griffith, Hannan, Knapp, Magee, Figliolino, Gay

Those voting No:

Those absent: Aljinovich

The motion carried 6-0

Mr Knapp nominated Mr. Figliolino for Secretary.

Those voting Yes: Griffith, Hannan, Knapp, Magee, Figliolino, Gay

Those voting No:

Those absent: Aljinovich

The motion carried 6-0

Ms. Grogg introduced Kelsy Sargent who will be taking her place and announced that she is resigning from the city on April 2nd.

Ms. Grogg stated that staff was very proud that Mr. Griffith and Mr. Figliolino were finalists for the appointment to City Council.

10. ADJOURNED at 8:15 P.M.

Michael P. Griffith, Chair

Brandon Figliolino, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: April 1, 2026

SUBJECT: A Variance from the rear yard setback requirement for 8430 Clara Belle Dr. for the construction of an Accessory Dwelling Unit (Casaletto ADU)

Motion

I move that VAR2026-0001, Casaletto ADU at 8430 Clara Belle Dr., be denied (approved) based upon the findings of fact and approval criteria on Page(s) 4 and 5 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

If a motion for approval is made, recite the approval criteria that support the motion and indicate your reasons. (A motion for approval must be supported by all the criteria found in Subsection 8-3-11-2.C of the LDC.)

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager 03/23/2026

Rob Smetana, Planning Manager 03/23/2026

Kelsy Sargent, Assistant City Attorney 03/25/2026

Jessica Garner, Director of Community and Economic Development 03/26/2026

Enclosure, exhibits & attachments required to support the report



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
BOA STAFF REPORT**

Hearing Date: April 1, 2026

Case No.: VAR2026-0001

Request: Setback Variance

Applicant: Wilterdink/Oliker

Location: 8430 Clara Belle Dr.

Case Planner: Rob Smetana

Zoning: RN-6

REQUEST

The applicant is requesting approval of a variance to construct an accessory dwelling unit (ADU) in the rear portion of the property.

FIGURE 1: Subject Property Aerial Image and Context



APPLICANT’S REASONS FOR REQUEST

The applicant has stated the following within the variance request application:

The requests:
To construct an ADU five feet from the rear property line, when the required rear setback in the RN-6 zone district is 10 feet, per Table 2-1-3-3A in the Land Development Code (LDC).

Explain what special circumstance(s) or condition(s) exist on your lot?
The project site is Lot 94 in the Clara Belle subdivision, which is smaller than a majority of nearby lots. The lot measures 6360 square feet, which is near the 10th percentile of lot sizes in this subdivision, meaning that roughly 90 percent of lots are larger than the subject site. Additionally, due to the lot’s location along the street curve, it has a unique non-rectangular shape that narrows at the rear and minimizes the total buildable space in the backyard. There is effectively no buildable space in the side or front yards, due to the existing placement of the primary residence within the lot and the fact that the ADU must sit at or behind the front plane of the primary structure (per §5-1-5-2.F.1).

Why is granting the variance your only option to be a beneficial use of the property?
There is an option to pursue a Major Modification, per Subsection 8-3-11-4 of the LDC.

Is the request the minimum possible variance needed compared to the zoning standard?
Yes.

Would the granting of your variance be detrimental to the neighborhood or adjacent property?
No. The approval of this variance will not impair the appropriate uses. It is not expected to impair the use or development of adjacent lots.

Are there other options that were considered in order to meet the code requirements?
Other options were explored, including a reduction in the size of the ADU and a different location for the ADU. The details regarding why those option were not acceptable can be found in section 2.1.2 of the variance request.

Additional Information:
NA

BACKGROUND

The subject property is located at 8430 Clara Belle Drive. The property was platted as lot 94 of the Clara Belle Subdivision in 1952. The property is zoned RN-6, Residential Neighborhood with a 6,000 square foot lot minimum, and has a Comprehensive Plan Future Land Use map designation of Suburban Residential.

The existing home was constructed in 1952 and contains 834 square feet of living space and a 231 square foot garage.

SUBJECT PROPERTY ZONING/LAND USE



Existing Zoning	Existing Use
RN-6	Single Unit Dwelling

SURROUNDING ZONING/LAND USE

Orientation	Existing Zoning	Existing Use
North	RN-6	Single Unit Dwelling
South	RN-6	Single Unit Dwelling
East	RN-6	Single Unit Dwelling
West	RN-6	Single Unit Dwelling

STAFF FINDINGS

After observing the property, submitted documents, and additional research performed by Staff, the following has been determined:

- ▶ The site in its existing state is considered conforming to the standards in the currently adopted LDC, including minimum lot size, minimum lot width, and minimum setbacks to the existing dwelling unit.
- ▶ The subject property is located on a slight curve of Clara Belle Drive, but has a longer tangent than a curvature.
- ▶ The property is irregularly shaped with a longer front property line and a shorter rear lot line. However, a significant number of lots within the Clara Belle subdivision are irregularly shaped including the lots directly adjacent to the subject property.
- ▶ The subject lot contains 6,360 square feet and conforms with the minimum lot size for the zoning district. Other lots within the vicinity of the subject property range in size from 5,989 to 8,386 square feet in size.
- ▶ Several adjacent lots have accessory structures and buildings that do not conform with the minimum setback requirements of the LDC. However, those structures and buildings were constructed prior to the adoption of the current LDC in 2020. There are no detached ADU’s in the surrounding area.
- ▶ Accessory Dwelling Units are allowed in conjunction with all single unit dwellings in residential zoning districts, per LDC Subsection 5-1-5-2. However, ADU’s must meet the same development standards that are required for the principal dwelling unit. The City is not obligated by the LDC to allow an ADU on any particular property if the unit does not comply with development standards.
- ▶ LDC Subsection 8-3-11-2 states that variances are potentially available to provide modifications of the standards of the LDC in specific cases where the strict application of the LDC creates practical difficulties that amount to manifestly unfair circumstances for the applicant. The inability to construct an ADU on the property is not a manifestly unfair circumstance.
- ▶ LDC Subsection 8-3-11-2.C states that a variance may only be approved if it is demonstrated that ALL of the criteria have been met.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested variance application. The Board of Adjustment should make a decision based on its findings regarding the approval criteria shown in the tables below and upon testimony heard during the public hearing as it applied to the criteria. Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

§8-3-11-2 Approval Criteria	Finding	Rationale
1. By reason of exceptional narrowness, shallowness or shape of a specific piece of property, topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or particular and unnecessary hardship on, the Applicant;	Does Not Comply	While the subject property is irregularly shaped, it does meet the requirements of the LDC in terms of minimum lot size, minimum width and minimum setbacks to the existing dwelling. The property has no topographical features that preclude development. The property has the beneficial use of an existing single unit dwelling. Although an ADU is permitted within the zoning district, it is not a use that needs to be

		accommodated should the lot dimensions not allow it, unlike a lot where a primary unit could not be constructed on a platted lot without a variance.
2. The extraordinary and exceptional situation or condition on the property that is stated as the reason for the proposed variance is not self-imposed;	Complies/Does Not Comply	The shape of the property was not self-imposed. However, the lot is legally platted and meets all the requirements of the RN-6 zoning district, per the LDC.
3. The proposed variance complies with the purpose and intent of the standard to be varied and generally observes the spirit of this Code;	Does Not Comply	The variance does not reflect the rear setback that is required in many of the Residential Neighborhood (RN) zoning districts. A minimum 10-foot rear setback is required in the RN-7.5, RN-4 and RN-D districts. Larger rear setbacks are required in other RN districts with larger lot sizes. The LDC clearly states that ADU's must meet the same development standards that are required for the principal dwelling unit.
4. The proposed variance will not substantially impair the appropriate use or development of adjacent property;	Complies	The proposed variance would not likely impair adjacent private property. The proposed ADU would be located near existing detached garages and an adjacent dog run.
5. The proposed variance is the minimum variance that will afford relief with the least modification possible of this Code; and	Complies	If the variance is to be granted, it would appear that the proposed request is the minimum variance that will afford relief with the least modification possible.
6. The proposed variance cannot be mitigated through some method other than a variance.	Does Not Comply	The proposed rear setback reduction could be allowed through a Major Modification process.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends denial of the variance request.

EFFECTS OF APPROVAL

If the Board of Adjustment decides to approve the requested variance, Code requirements for approval shall be as follows:

- ▶ The applicant shall apply for a building permit to be reviewed by City Staff in order to complete the variance process.
- ▶ The variance shall lapse and have no further effect in two years after the effective date, unless a permit has been issued.

Additional Photographs

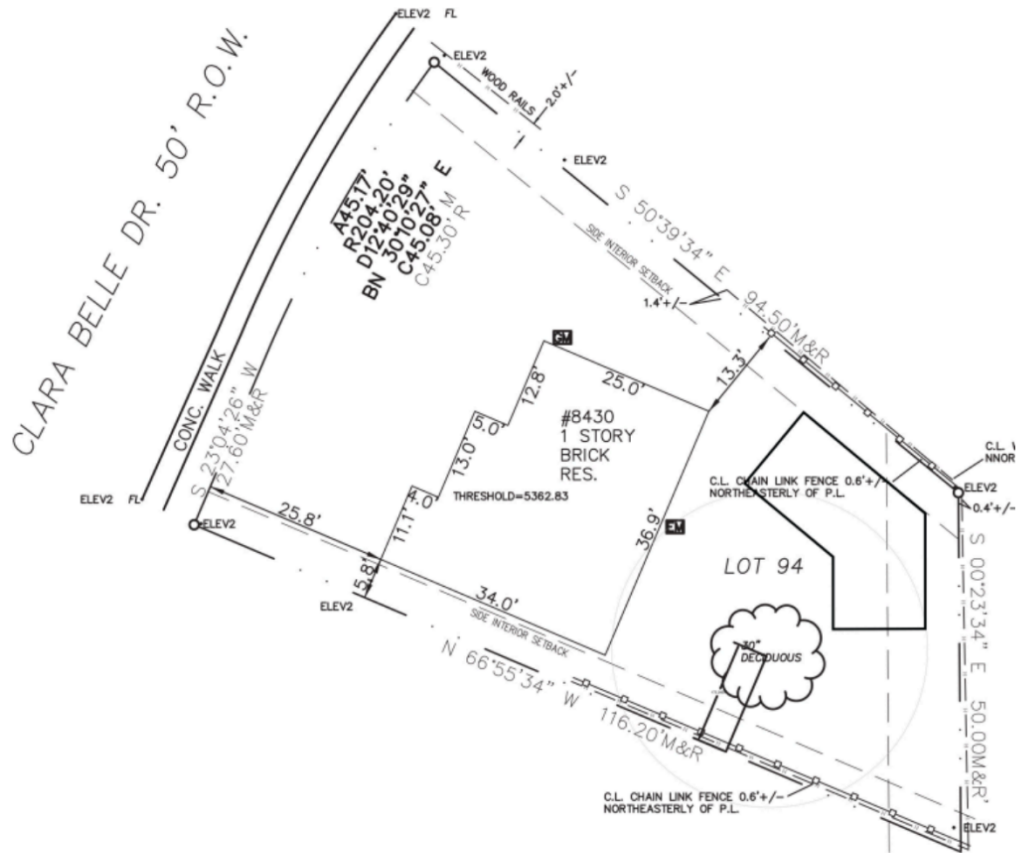
Street View



Approximate Location of Proposed ADU Near Existing Shed



Proposed Site Plan



SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH



Variance for ADU: 8430 Clara Belle Dr.

1. Project narrative

We, Harrison Wilterdink and Rayna Oliker, the property owners of 8430 Clara Belle Drive in Arvada, CO, are seeking to build a detached (Type A) accessory dwelling unit (ADU) in our backyard pursuant to [§5-1-5-2](#) of Arvada's Land Development Code (LDC). The ADU's purpose will be to provide a full-time living space for our mother/mother-in-law, age 73.

We are requesting a variance or major modification wherein the ADU will encroach 5 feet into the 10 foot rear setback of our RN-6 zone. We request this accommodation in order to optimize the ADU location, size, and layout within the following constraints and objectives of our project:

1. **Constraint:** Small lot size.
2. **Constraint:** Unique (non-rectangular) lot shape that narrows at the rear.
3. **Constraint:** Fire separation distances per building code requirements.
4. **Objective:** Make the ADU floor plan large enough to provide all basic functions of a home (bedroom, kitchen, bathroom, laundry, etc.).
5. **Objective:** Position and orient the ADU such that we:
 - a. Maximize the amount of private living space in both the ADU and primary residence; for example, by avoiding direct lines of sight between doors and windows, and providing the ADU with its own distinct access point.
 - b. Preserve the lot's existing backyard shade tree to the greatest extent possible, or preserve space where a successor tree could grow in its place.
 - c. Minimize total ADU build cost, for example, by minimizing the complexity of new utility runs from existing service lines.

1.1. Constraints 1 and 2: small lot size and unique shape

These constraints are our main reason for requesting a variance or major modification.

Our project site is Lot 94 in the Clara Belle subdivision, which is smaller than a majority of nearby lots. As shown in [Figures 1](#) and [2](#) our site 6360 square feet, which is near the 10th percentile of lot sizes in this subdivision, meaning that roughly 90 % of lots are larger than ours. Additionally, due to our lot's location along the street curve (see [Figure 3](#)), it has a unique non-rectangular shape that narrows at the rear and minimizes the total buildable space in the backyard. There is effectively no buildable space in the side or front yards (see [Figure 4](#)), due to the existing placement of the primary residence within the lot and the fact that the ADU must sit at or behind the front plane of the primary structure (per [§5-1-5-2.F.1](#)).

Given these constraints, we believe we are unable to construct a functional detached ADU while also maintaining the 10 foot rear setback specified for our RN-6 zone. These constraints are illustrated further by the figures and images below.

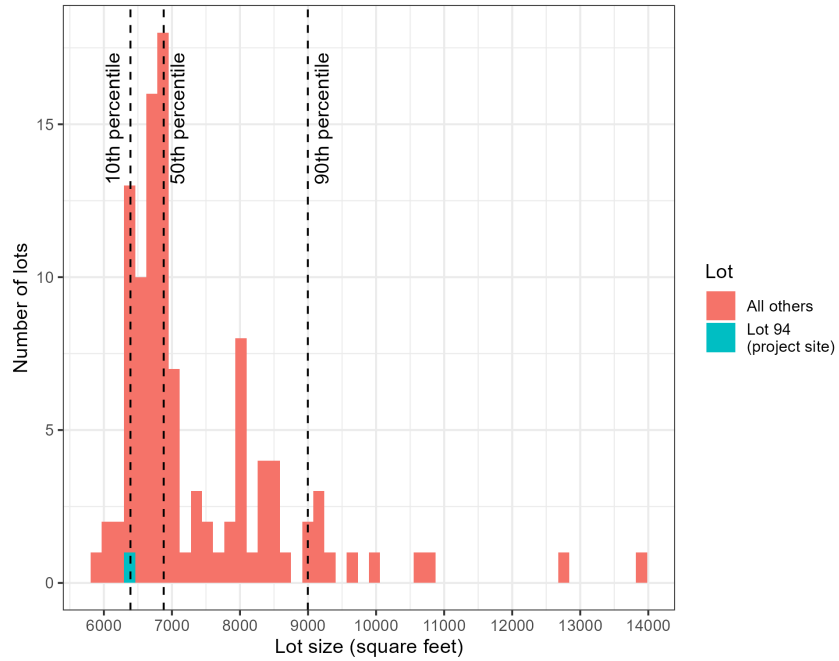


Figure 1: Distribution of lot sizes in Clara Belle subdivision (histogram). Data is from Jefferson County, excluding one lot erroneously listed at 1500 square feet.

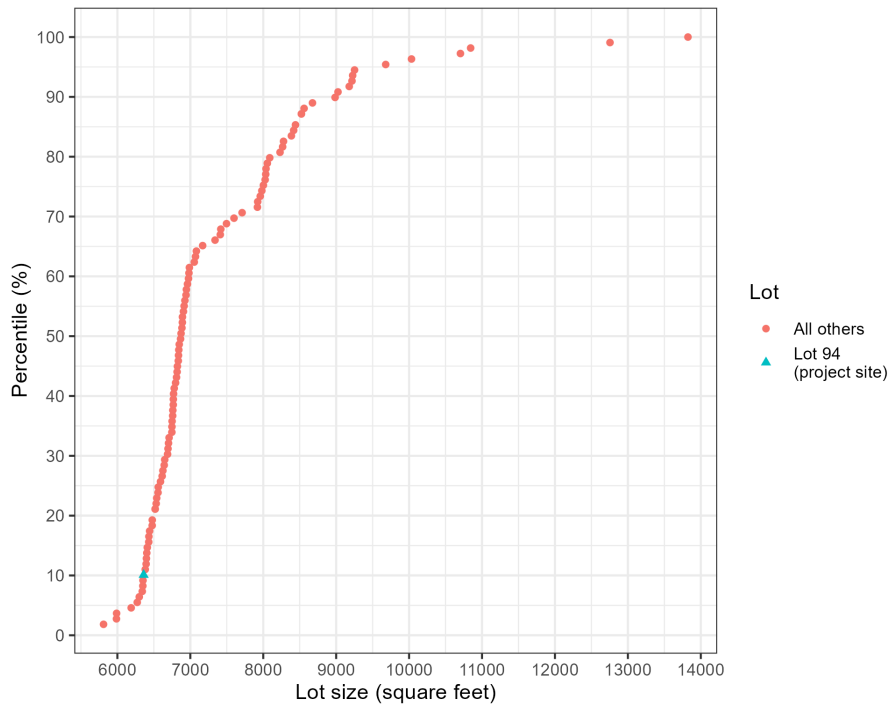


Figure 2: Distribution of lot sizes in Clara Belle subdivision (percentile plot). Data is from Jefferson County, excluding one lot erroneously listed at 1500 square feet.

1.2. Neighboring building and land use on rear lot line

Both the variance and major modification criteria include language to ensure the request does not create conflict with neighboring properties and uses. As shown in [Figure 5](#), the nearest neighboring building at the rear property line is a garage, and the neighboring length of the rear property line is primarily used as a dog run. We believe that neither of these existing uses, or potential future uses, are negatively impacted by the proposed encroachment of our ADU into our rear setback.

We estimate that the garage sits roughly 8 feet from the rear property line at its closest point. This means that both it and our proposed ADU would sit at least 5 feet from the shared property line, in accordance with required fire separation distances per IRC R302.1 for non-fire-rated construction (see specifically Table R302.1(1)). We therefore believe our proposal does not create any hazard with respect to fire safety of neighboring structures.



Figure 5: Satellite view of project site (teal dashed line) showing neighboring building and land use (a garage and dog run, respectively) on the other side of our rear (east) property line.

2. Variance or major modification criteria

For clarity, LDC passages are quoted in *italics*.

2.1. Variance

Variances are covered in [§8-3-11-2](#) of the LDC. They are made available in order to:
[Modify] the standards of this LDC in specific cases where it is demonstrated that the strict application of the requirements of this LDC create practical difficulties that amount to a manifestly unfair circumstance for the Applicant.

2.1.1. Proposed variance meets required restrictions

Our proposed variance does not exceed any of the limitations in §8-3-11-2.B:

1. *Variances may not be used to authorize a use that is not permissible in the zoning district in which the subject property is located; however, variances may be used to modify use-specific standards.*
2. *Variances may not be used to directly or indirectly authorize increases in residential density.*

Per §5-1-5-2.A, ADUs are permitted by-right in conjunction with all single-family detached dwellings in residential zoning districts. The proposed variance modifies the ADU setback requirement; it does not authorize any increases in residential density beyond what is already authorized for ADUs in general.

3. *Variances under this section may not be used to authorize modification of the floodplain regulations set forth in Division 4-1-2, Floodplain Regulations.*

Our proposed variance does not pertain to a floodplain.

2.1.2. Proposed variance meets required criteria

Our proposed variance meets the criteria given in §8-3-11-2.C:

1. *By reason of exceptional narrowness, shallowness or shape of a specific piece of property, topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or particular and unnecessary hardship on, the Applicant;*

As explained in our [project narrative](#), our lot is uniquely small and narrow at the rear, which significantly constrains the buildable area in the backyard where a detached ADU must be sited. If we were unable to obtain a variance for a reduced rear setback, we believe we would run into at least one of the following difficulties:

- a. If we tried to maintain the same ADU footprint shown in the preliminary site plan, the resulting fire separation distance (< 10 feet; see [Figure 6](#)) between the primary residence and the ADU would require fire rated construction and/or retrofit per IRC §R302. Our builder has provided us with a cost estimate (attached) indicating that providing such construction for both the ADU and existing primary structure would add at least \$18k to the project cost. It would also add significant uncertainty and delays, as retrofits would need to be made to the existing structure prior to construction of the ADU, and there may be unseen factors in the existing structure that would complicate the retrofits if started. We believe this outcome is a peculiar and undue practical difficulty.
- b. If we reduced the ADU footprint to avoid fire rating requirements, we would lose roughly one-sixth of the ADU's total floor area (from 360 square feet to 300 square feet). Based on comparison to comparable nearby studio/1-bedroom

residences in the [supplemental information](#), we believe a 300 square foot structure is insufficient to provide all the regular functions of a home/dwelling unit. We believe this is peculiar and undue practical difficulty.

- c. If we moved the ADU to the southeast corner of the lot to avoid footprint reductions *and* fire rating requirements, we would create an undesirable backyard space where:
 - i. There would be direct sight lines between the windows and doors of the primary residence and ADU, creating a lack of privacy and uninviting living situation for us and all future residents. We believe this is a particular and unnecessary hardship.
 - ii. Sewer and water lines for the ADU would have to be significantly longer in order to tie into existing lines, or would have to be routed beneath an existing concrete patio and through the foundation of the existing primary residence (see [Figure 7](#)). We believe this is a peculiar and undue practical difficulty.

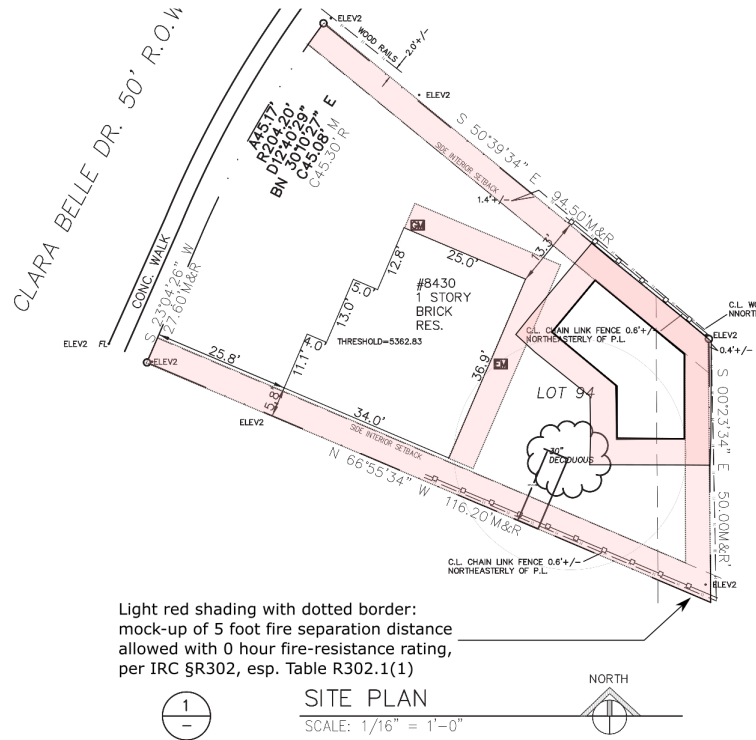


Figure 6: Site plan from [Figure 4](#) showing 5 foot fire separation distances (per IRC §R302) in red. As explained in the text, we would require costly fire-rated construction and/or retrofit if we observed a 10 foot rear setback and kept the ADU layout the same.

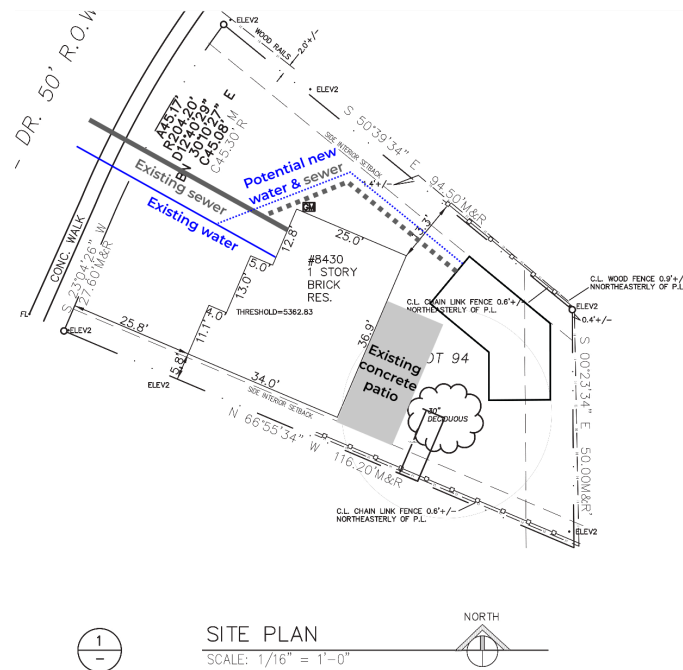


Figure 7: Site plan from [Figure 4](#) showing potential new water and sewer runs to the ADU. As explained in the text, we would require difficult and impractical utility runs if we both observed a 10 foot rear setback and sited the ADU towards the southeast corner of the lot

2. *The extraordinary and exceptional situation or condition on the property that is stated as the reason for the proposed variance is not self-imposed;*

The size and shape constraints of this lot, as well as the placement of the existing primary structure, were all set in place in the early 1950s. They are externally-imposed site constraints that we are trying to accommodate, not self-imposed conditions.

3. *The proposed variance complies with the purpose and intent of the standard to be varied and generally observes the spirit of this Code;*

We are not aware of language in the LDC regarding the purpose or intent of setbacks in general, or of the 10 foot setback of the RN-6 zone in particular. However, if such language exists, it is likely similar to language used by other cities¹ indicating that setbacks “provide private outdoor living space, building separation for fire protection/security, building maintenance, and sunlight and air circulation.” As explained in the [project narrative](#):

- a. We do not believe the proposed rear setback deteriorates the private outdoor living space of the rear neighboring property (used for a garage and dog run).
- b. The proposed rear setback is consistent with required fire separation distances between a lot line and non-fire-rated construction.

¹ See, for example, code from Bend, OR: [§2.1.300](#)

- c. We believe the proposed rear setback does not negatively impact the ability of our rear-neighboring property owners to maintain their existing garage building; nor does it deteriorate the ability of us or future owners to maintain the proposed ADU on this property.
- d. We believe the anticipated ADU height of roughly 12 feet (out of a maximum 25 feet per Table 2-1-3-3A) does not create significant impacts on either sunlight or air circulation.

If anything, as discussed for Criteria 1, the proposed variance improves the privacy of outdoor living space and building separation for fire protection between the proposed ADU and the primary structure. We believe it does so without deteriorating either of these elements for the neighboring rear property.

4. *The proposed variance will not substantially impair the appropriate use or development of adjacent property;*

Per the discussion for Criteria 3, we do not believe the proposed rear setback substantially impairs the use of the neighboring garage or dog run at the rear lot line.

5. *The proposed variance is the minimum variance that will afford relief with the least modification possible of this Code*

Per a comparison to other comparable studio/1-bedroom residences in the surrounding area in the [supplemental information](#), we believe our proposed ADU size and siting are necessary to provide the minimum functions of a dwelling unit. As discussed for Criteria 1, we believe that observing a 10 foot rear setback will lead to outcomes that will render this project unviable. We believe that the requested variance for a 5 foot rear setback is the minimum required to make this project feasible.

6. *The proposed variance can not be mitigated through some method other than a variance.*

The wording of this sentence is unclear to us; however, we assume it is intended to mean something like “the circumstances motivating the proposed variance can not be mitigated through some method other than a variance”. If so, we believe that the alternative scenarios outlined for Criteria 1 demonstrate that our circumstance cannot be mitigated through some method other than our requested variance to the ADU rear setback requirement.

2. Supplemental information

2.1. Example studio apartments and ADUs near project area

The total area of our proposed ADU is roughly 360 square feet, which we believe is the minimum size we will require to provide all the functions of a standard dwelling unit (kitchen, bedroom, bathroom, laundry, etc.). We bolster this claim by comparing its size to other units in the project area (see tables below). Since, in accordance with §5-1-5-2-E.3, our proposed ADU is configured as a studio/1-bedroom unit, it is reasonable to compare it to studio/1-bedroom apartments in the area, as well as nearby attached and detached ADUs.

We highlight two main conclusions from the tables below:

1. Our proposed ADU is significantly smaller than nearby studio/1-bedroom units, which range from 400 square feet to 594 square feet.
2. Our proposed ADU is significantly smaller than nearby attached and detached ADUs, which range from 415 square feet to 1425 square feet.
 - a. It is noteworthy that two of the example ADUs were built on lots slightly smaller than ours (6273 square feet vs. our 6360 square feet). However, both of those projects were garage conversions on a rectangular lot backing to an alley, which allows a rear setback between 0 feet and 4 feet, per Table 2-1-3-3A. Our proposed ADU site plan is requesting a 5 foot rear setback.

We believe this comparison bolsters our argument that our proposed ADU is already at its minimum viable size. Were we to significantly reduce it, we would compromise our ability to comfortably provide all the functions of a standard dwelling unit in the building footprint.

Floor areas of select studio/1-bedroom apartments in region surrounding project site		
Description	Floor area (square feet)	Listing URL
Lamar Village Apartments 6066 Lamar St	400 to 402	https://www.apartments.com/lamar-village-apartments-arvada-co/x6cj8yn/
Reserve at Water Tower Village 7937 W 54th Ave	450	https://www.apartments.com/reserve-at-water-tower-village-arvada-co/whzvfil/
Vance Street Flats 5854 Vance St	450	https://www.apartments.com/vance-street-flats-arvada-co/bxr25l8/
Toscana 8490 Sheridan Blvd	520	https://www.apartments.com/toscana-arvada-co/08wxvz0/
The Russell 7295 W 56th Ave	546 to 594	https://www.apartments.com/the-russell-co-arvada-co/kqk953c/

Floor areas of example ADUs in region surrounding project site		
Description	Floor area (square feet)	Arvada permit # and other details
Attached studio ADU 8108 Grandview Ave	415	ADU16-00013 on Lot is 9932 square feet
Detached studio ADU 5767 Falk Ct	435	ADU18-00002 Lot is 7875 square feet
Detached studio ADU 5617 Ammons St	453	ADU22-00016 Lot is 6273 square feet and rectangular ADU is a garage conversion backing to an alley (0 foot rear setback)
Attached studio ADU 5712 Yarrow St	794	ADU15-00007 Lot is 6273 square feet and rectangular ADU is a garage conversion backing to an alley (0 foot rear setback)
Detached studio ADU 5174 Allison St	1425	ADU21-00008 Lot is 13765 square feet



CED Boards and Commission <cedboardsandcommission@arvada.org>

Case Number DA2026-0014 Casaletto ADU Variance

3 messages

Deborah Danser [redacted] > Wed, Mar 25, 2026 at 8:09 AM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

 **City of Arvada.pages**
219K

Deborah Danser [redacted] > Wed, Mar 25, 2026 at 8:30 AM
To: CEDBOARDSANDCOMMISSION@arvada.org

Attn: Dixielee
Our letter shows sent at our end on other devices.
I can't figure out what is wrong.
Will this email suffice to be admitted in the file?

Thank you so much for your attention to this.

Deborah Danser



IMG_3421.jpeg
1051K

CED Boards and Co [redacted] mission@arvada.org > Wed, Mar 25, 2026 at 8:44 AM
To: Deborah Danser [redacted]

Thank you. This did work. I will get it in the file for the PH

Dixielee
[Quoted text hidden]

Community and Economic Development

Desk: [720-898-7435](tel:720-898-7435)

E-Mail: cedboardsandcommission@arvada.org



DEBORAH & EDWARD DANSER
8420 Clarabelle Drive
Arvada, CO 80002

March 20, 2026

Community and Economic Development Department
City of Arvada
CEDBOARDSANDCOMMISSION@ARVADA.ORG

RE: Case Number DA2026-0014
Cassaletto Accessory Dwelling Unit Variance

Gentlemen:

After further consideration of the above mentioned proposed project, we strongly object to the proposal to build an ADU.

The examples provided of ADUs in the area are misleading regarding size, location and layout.

Specific complaints include the following:

Height requirements not indicated, will block sunlight entirely on the west side of the adjacent 8420 Property.

Noise factor resulting from the ADU located on the 5 foot setback line.

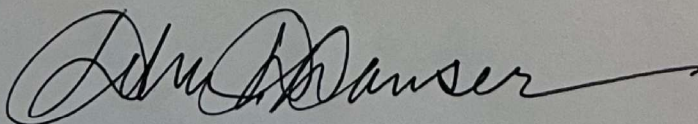
Concern regarding XCEL ENERGY restrictions will block access in the event of an emergency or needed maintenance.

Construction of an ADU will smother tree roots of the mature Linden tree on the adjacent 8420 property likely causing it to die. Contact the Arvada Forestry Service or International Society of Arborists for further information.

There is no mention of attention to landscaping, in particular to the front lawn which has been neglected for years. There is no evidence that the owners have any intention to improve the condition of their property.

The 8430 Cassaletto lot by description, is not conducive to building an ADU. We object to all aspects of this proposed project.

With Respect,



Deborah and Edward Danser