



ARAPAHOE COUNTY BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

CASE NO. \_\_\_\_\_

DATE 8/12/21 MANAGER \_\_\_\_\_

NAME OF APPLICANT Steve Sparhawk - DeckTec Outdoor Design

ADDRESS 16000 W 5th Ave, Golden, CO

ZIP CODE 80401 PHONE 303-277-1550 E-MAIL mail@decktec.com

ADDRESS OF PROPERTY NEEDING VARIANCE 6559 S Uravan Ct, Aurora, CO 80016

LEGAL DESCRIPTION OF PROPERTY Lot 18 Blk 1 The Farm At Arapahoe County 7th Flg Ex M

CURRENT ZONING R-PSF SURROUNDING ZONING R-PSF

STATE VARIANCE REQUEST IN (FEET & INCHES) 9'-0"

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED) Existing deck is in  
poor condition and becoming a safety hazard. Variance is requested to rebuild the  
deck at the same distance into the set back and install a patio cover over it as the  
west facing deck is unusable due to extreme heat.

ZONING RESOLUTION REFERENCE:
REQUIRED HEIGHT, QUANTITY OR LOCATION:

OWNER OF PROPERTY (PLEASE PRINT)

Joseph & Gui Bonaguidi  
   
PROPERTY OWNER'S SIGNATURE APPLICANT'S SIGNATURE

REGULAR MEETING: SECOND THURSDAY OF EACH MONTH, 1:00 P.M. IN THE ARAPAHOE ROOM  
AT ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT BUILDING:  
6924 S Lima Street., CENTENNIAL CO 80112 Phone: 720-874-6711

FEE: REGULAR MEETING: \$450.00  
FOLLOWING

SPECIAL MEETING: \$900.00

POSTING SIGN: \$ 11.00

TO FILE APPLICATION, SUBMIT THE

COMPLETED APPLICATION FORM

PLOT PLAN (8 1/2" X 11" OR 8 1/2" X 14")

FILING FEE

OTHER SUBMITTALS-NO LARGER THAN 11" X 17"

YOU WILL RECEIVE POSTING INSTRUCTIONS FOR THE PROPERTY AFTER COMPLETED APPLICATION IS RECEIVED.

DATE RECEIVED \_\_\_\_\_

RECEIVED BY ZONING DEPARTMENT \_\_\_\_\_



Date: August 12, 2021

To: Arapahoe County Board of Adjustment  
Arapahoe County  
Lima Plaza  
Centennial, CO 80112

RE: Letter of Intent for Variance Request at – 6559 S Uravan Ct, Aurora, CO 80016

Dear Board of Adjustment:

We are requesting a setback variance be granted at 6559 S Uravan Ct, Aurora, CO 80016 for a replacement deck and patio cover. Our client has inherited an existing deck that is out of code and in poor condition. The deck was permitted along with the house construction under permit BLD-2002-39445 and extends 9'-0" into the rear setback (EXHIBIT A). Please find photographs of the existing deck and poor condition of the frame and decking/railing surfaces (EXHIBIT B). The main level and living area are approx. 90" above grade requiring approx 12 risers to access the backyard. The back of the house faces directly West and is practically unusable due to the extreme heat. Also, the air conditioning is running nearly non-stop because of the large doors and windows facing West.

When our client bought this home, they were not informed by their real estate agent or home inspector that the existing deck was not legal. The client would like to enhance the function and appeal of their deck while creating a safe and usable outdoor living space. The home needs to add a deck and roof addition to allow for normal outdoor living activities and for relief from the intense sun. The attached plot plan shows the narrow rear lot line with setback at the house foundation that is prohibiting the ability to create a reasonable deck addition for the home (EXHIBIT C). The new proposed deck and patio cover addition would accomplish these objectives while mitigating the present deck structure (EXHIBIT D). The setback encroachment of the proposed deck and cover will be at the same 9'-0" as the existing deck and still be clear of the 8' utility easement.

#### SUMMARY OF HARDSHIPS:

- 1) Homeowners are uninformed and unaware of limitations
- 2) Current deck is not to code and is in poor/unsafe condition
- 3) The shallow, rear lot limits the reasonable/usable space
- 4) Proposal addition does not increase the encroachment
- 5) Proposed deck does not affect others' property, privacy, or views and should not establish a precedent for others



Date: August 12, 2021

To: Arapahoe County Board of Adjustment  
Arapahoe County  
Lima Plaza  
Centennial, CO 80112

RE: Variance Request at – 6559 S Uravan Ct, Aurora, CO 80016

SUMMARY OF HARDSHIPS (continued):

- 6) Other neighboring properties have similar conditions – west facing with additions into setbacks
- 7) The addition of a roof addition is needed to alleviate the extreme heat and sun

A detailed view of the proposed deck and roof plans (EXHIBIT E), as well as frame plans and construction details, will be approved by a structural engineer prior to submitting for a building permit with the Arapahoe County building department. These plans should convey the sound design and professional manner in which this project will be constructed.

HOA application will be submitted to The Farm at Arapahoe County Homeowners Association. Due to HOA meeting dates, and your deadlines for submission, I have yet to receive formal HOA approval for this project. I have it on good authority that it will be approved.

I would like to thank this committee for its time and consideration of this project. Please feel free to contact the homeowner, or myself, if you have any questions.

Sincerely,

**Steve Sparhawk**

President - DeckTec Outdoor Designs  
303-277-1550 (office)  
720-261-3732 (cell)





Building Department  
10730 E. Briarwood, Ave. Ste. 100  
Centennial, CO 80112-3853

Permit No. 02-39445  
Issue Date \_\_\_\_\_

### INSPECTION CARD

### SURVEY REQUIRED

**Attention:** An adult 18 years or older is required on site for all inspections. Engineered foundation letters must be on site for rough frame inspection and original foundation letters must be on file to receive a c.o. The improvement survey must be signed off by zoning prior to receiving a final building inspection. The contractor must provide a ladder for roof inspections more than 1 story in height. Provide at least 24 hour advanced notice to prepare the certificate of occupancy.

APPLICANT'S NAME WALL CUSTOM HOMES 792-3001  
JOB ADDRESS 6559 S URAVAN CT ARA UNIT# \_\_\_\_\_  
CATEGORY UNF BT 1365, FIN 169, 1ST 1736, 2ND 1498, G 820, PD319  
CONSTRUCTION TYPE VN OCCUPANCY R-3

INSPECTOR APPROVAL IS REQUIRED FOR EACH STAGE OF WORK  
REINSPECTIONS-ADDITIONAL FEE

INSPECTION	APPROVED	NOT APPROVED	INSPECTION	APPROVED	NOT APPROVED
BUILDING INSPECTIONS			ELECTRICAL INSPECTIONS		
<del>Fig. 10</del> Foundations	4-9-03	Eng letter	Construction Meter	4-28-03 RM	
Forms w/Steel	4-14-03	on site	Final Meter	10-21-03 RM	
Structural Floor			Electrical Trench		
Rough Frame	10-29-03 ML	10-25-03 ML 10-27-03 ML	Undergr. or Slab		
Drywall (Multi-Fam Only)			Bonding		
Drywall (Comm.)			Rough Walls		
Other <sup>Rear Decks</sup>	11-7-03 RM	11-5-03 RM	Rough Ceilings		
PLUMBING INSPECTIONS			Rough Electric	10-21-03 RM	9-29-03 RM
Ground Plumb.	5-9-03 RM		Electric Sign		
Rough Plumb.	9-29-03 ML		Furnace		
Medical Gas			Lawn Sprinklers	NO	N/A
Gas Test	9-29-03 ML		End Grounding	10-21-03 RM	
Gas Piping			Site Lighting		
Shower Pan			Low Voltage	10-21-03 RM	
Other			Other		
Lawn Sprinklers	N/A		A/C Final	NO	N/A
MECHANICAL INSPECTIONS					
Rough Heat	10-21-03 RM	10-21-03 RM			
Gas Log FP	11-30-03 RM	9-29-03 ML			
Other					
Furnace					
Roof Top					
A/C Final	N/A				

INSPECTOR APPROVAL IS REQUIRED FOR EACH STAGE OF WORK.

### FINAL INSPECTIONS

INSPECTION	APPROVED	NOT APPROVED
Improvement survey	11-20-03	
Building	5-30-04 ML	4-30-04 ML
Re-Roof		
Deck-Patio piers		
Electrical	4-30-04 RM	4-28-04 RM
Plumbing	4-28-04 RM	
Heating	4-29-04 RM	4-28-04 RM
Gas Log/FP	4-30-04 RM	4-28-04 RM
Other		
Fire Department		

STUDOR @ R.5

Lot 18 811 F7

POST THIS CARD AS REQUIRED

Please call 720-874-6600 for information and before 3:30 to schedule inspections

ORIGINAL PERMIT CARD MUST BE RETURNED AND FILE CLOSED OUT.

FIELD CONTACT PHONE \_\_\_\_\_

Your attention is called to Section 108 of the Arapahoe County Building Code. Unless these provisions are complied with, delay will be caused in the issuance of a Certificate of Occupancy and will require approval of the Board of Review before a Certificate of Occupancy is issued. NO USE OF BUILDING IS PERMITTED UNTIL AFTER A CERTIFICATE OF OCCUPANCY IS ISSUED.  
CHECK ROOFTOP EXHAUST TERMINATION  
FURNACE NOT VENTED @ ROUGH



**KMD Inc.**

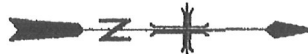
**PLOT PLAN**

7200 EAST DRY CREEK ROAD  
UNIT D 204  
ENGLEWOOD, COLORADO 80112

CLIENT: WALL CUSTOM  
SURVEY: 34702  
DATE: 4/29/02  
ADDRESS: S. URAVANA CT

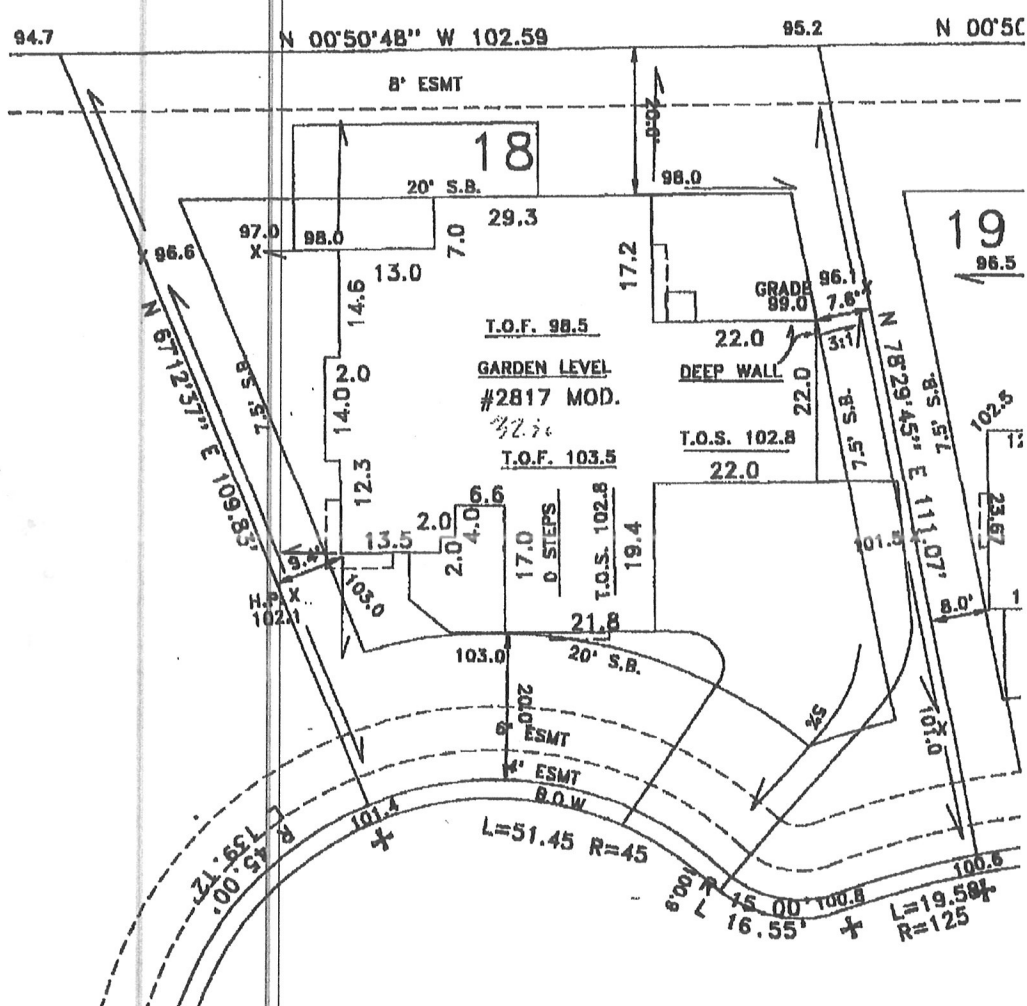


SCALE: 1" = 20'



**FILE COPY**

SET BACKS  
FRONT 20' 48" W 339.54'  
SIDE 7.5'  
REAR 20'



**LEGAL**  
LOT 18, BLOCK 1,  
THE FARM AT ARAPAHOE COUNTY FILING NO. 7  
COUNTY OF ARAPAHOE, STATE OF COLORADO











Frame in poor condition – safety concern





Deteriorating decking and railing surfaces





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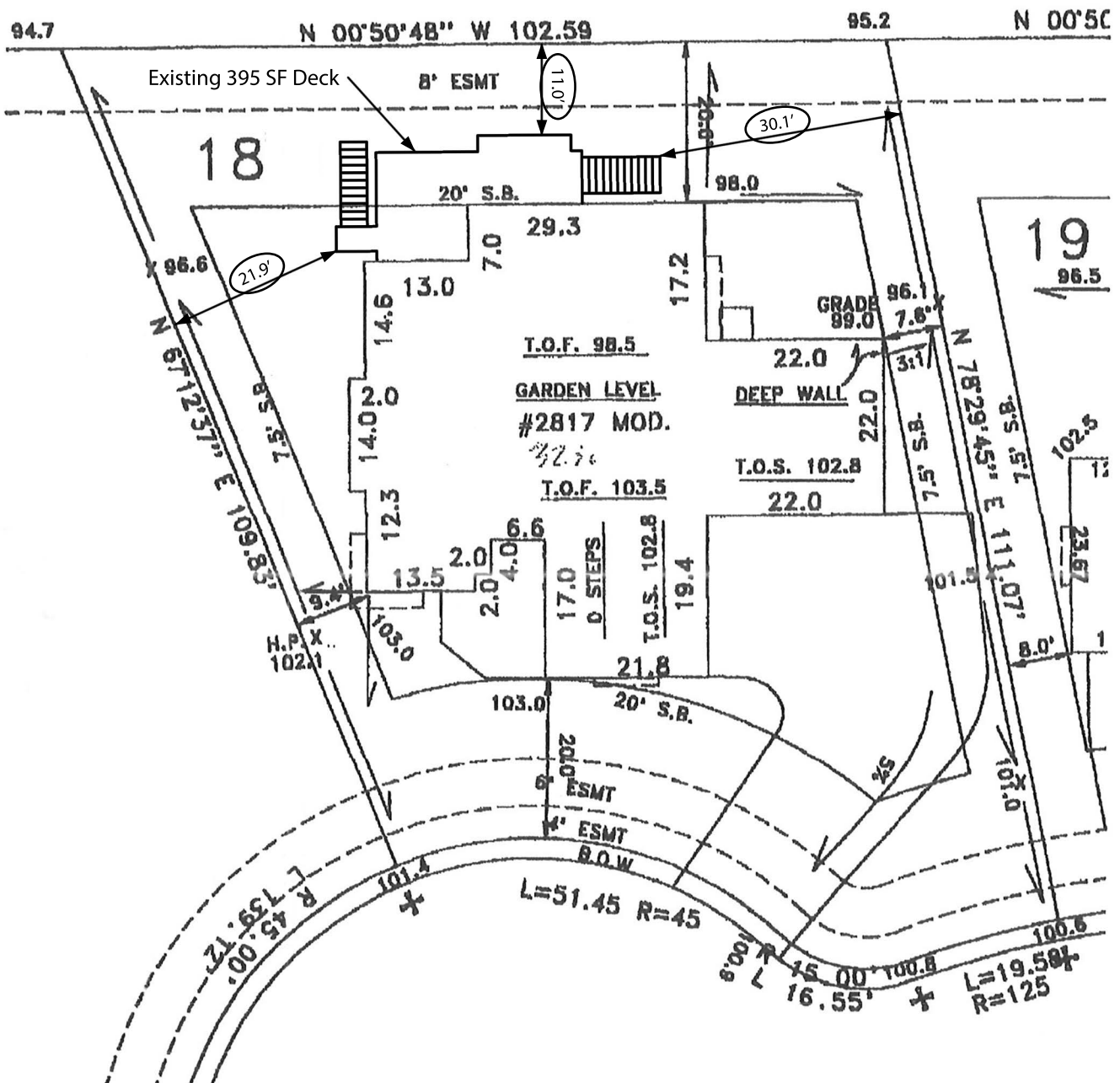


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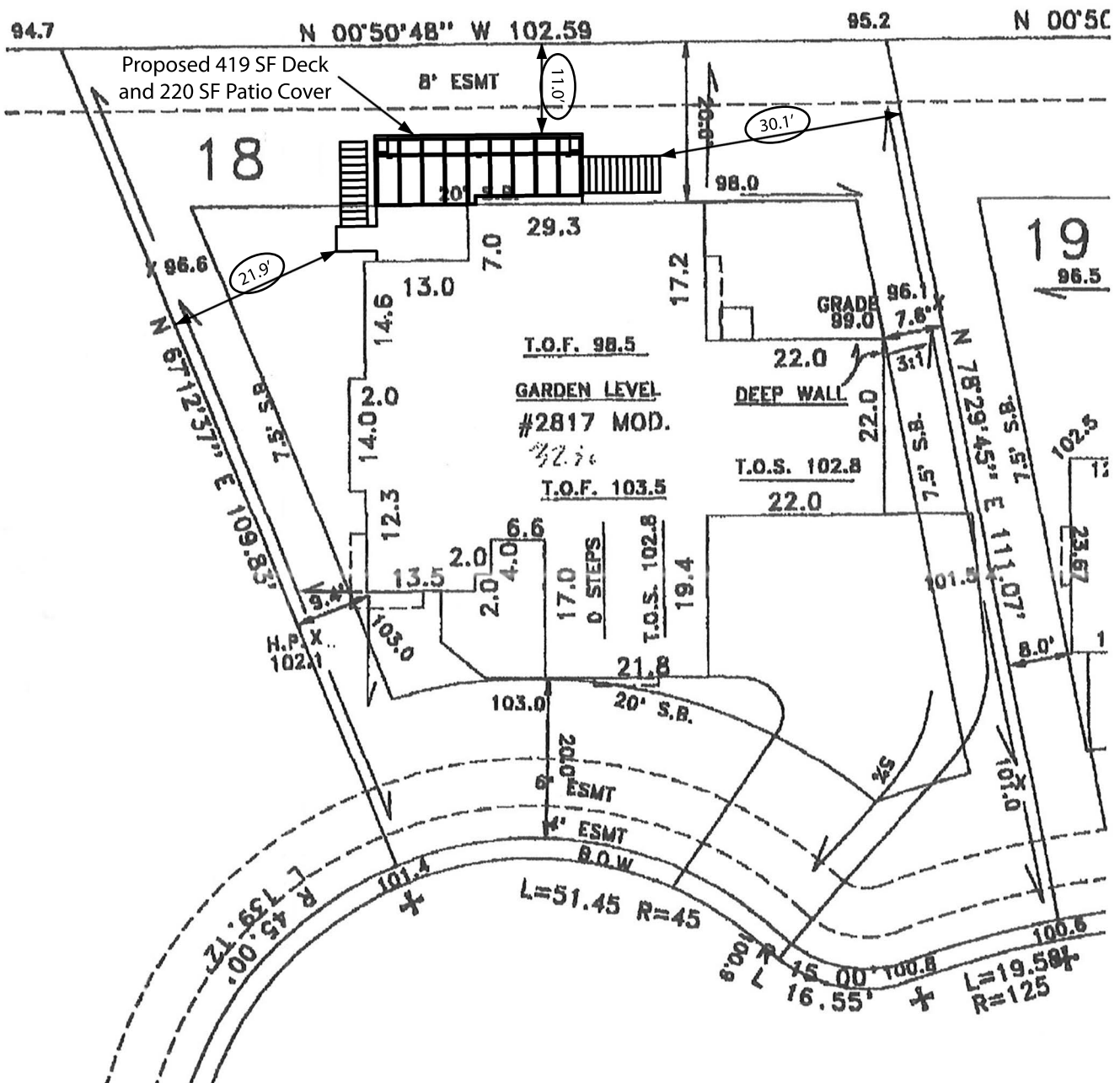


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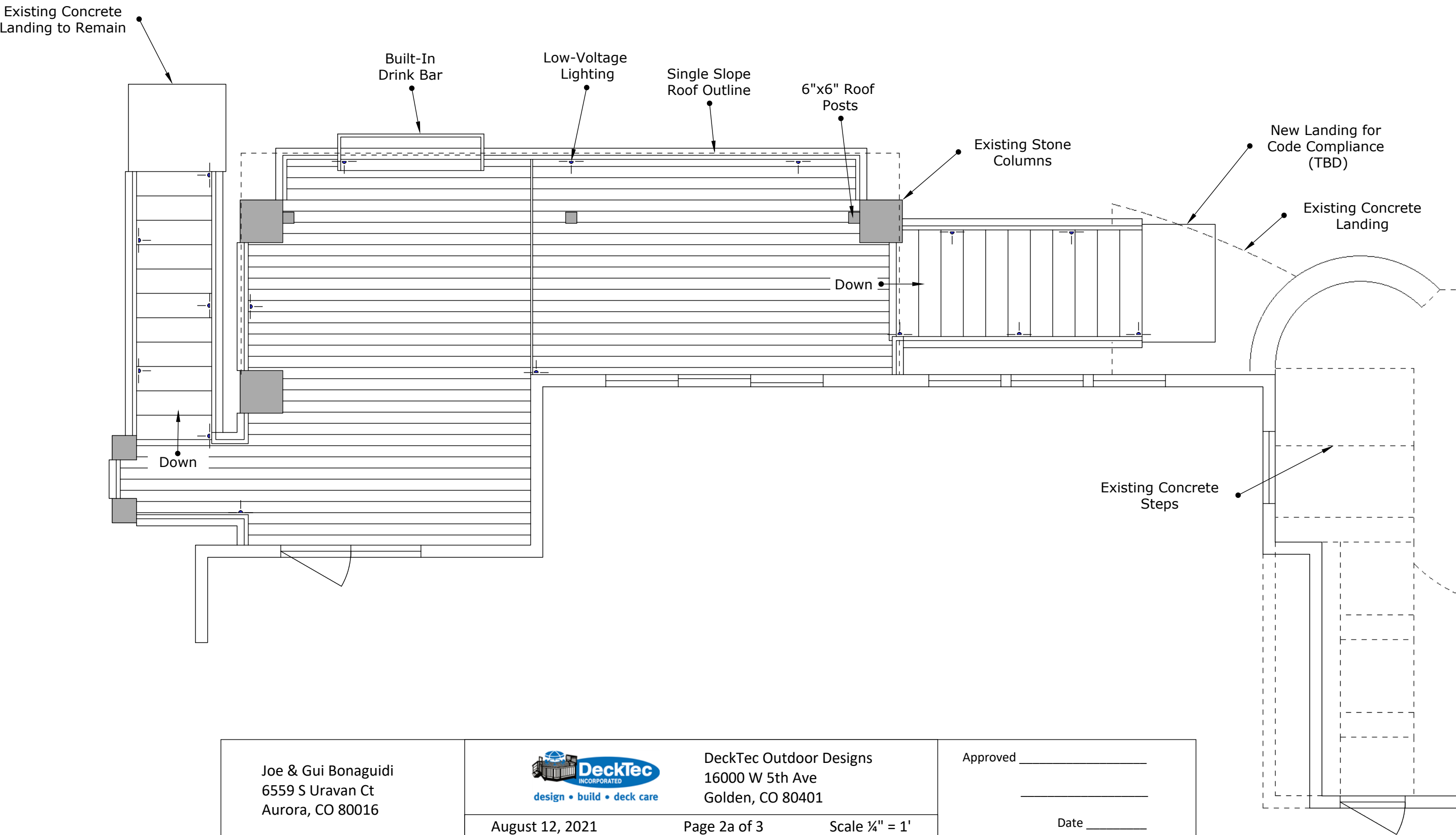
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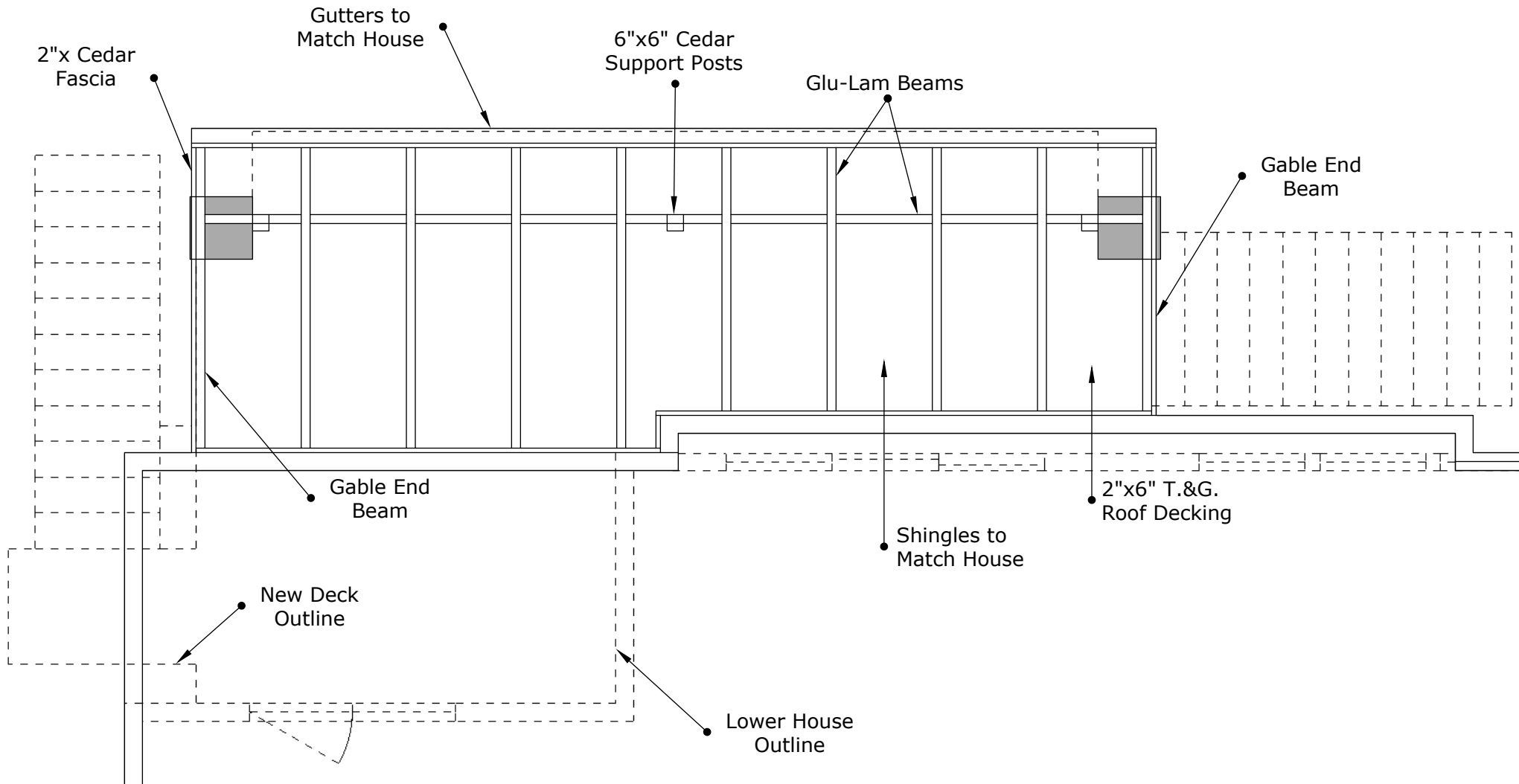


LEGAL  
LOT 18, BLOCK 1,  
THE FARM AT ARAPAHOE COUNTY FILING NO. 7  
COUNTY OF ARAPAHOE, STATE OF COLORADO

Deck & Option Plan



# Single Slope Roof Plan



Joe & Gui Bonaguidi  
6559 S Uravan Ct  
Aurora, CO 80016



DeckTec Outdoor Designs  
16000 W 5th Ave  
Golden, CO 80401

August 12, 2021

Page 2b of 3

Scale ¼" = 1'

Approved \_\_\_\_\_

Date \_\_\_\_\_