

JEFFERSON COUNTY BOARD OF HEALTH
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**POLICY FOR CALCULATING LOT SIZES FOR THE PURPOSE OF OBTAINING AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT**

APPROVED: JUNE 1, 2004
REVIEWED: November 20, 2007

PURPOSE:

To eliminate the need for Board of Health approval for most lots which are only slightly less than the required minimum lot sizes, and to streamline the process of obtaining individual sewage disposal system permits.

RATIONALE:

Surveying errors and lot line adjustments may produce lots which are slightly smaller than originally intended in the plat. This often occurs through no fault of the owner and may not even be discovered until many years after the survey has taken place.

Assuming all other aspects of the regulations can be met, minor deficiencies in lot size requirements rarely have an effect on public health or the environment. Forcing such lots through the variance process can result in significant time delays as well as additional costs without a corresponding public health benefit.

STATEMENT OF POLICY

IT IS THE POLICY OF THE JEFFERSON COUNTY BOARD OF HEALTH that the following guidelines shall apply to the calculation of lot sizes:

GUIDELINES:

1. When an application is received for a property less than the required minimum lot size as stated in the Regulations, the Department will request the applicant to provide at least one piece of supporting documentation showing the lot size. An Alta survey as defined in C.R.S. 38-51-102(9) & (12) will be considered supporting documentation.
2. If the documentation shows that the lot is at least 99% (0.99) of the required minimum lot size, the lot or building site would be deemed to meet the intent of the lot size requirement and a permit could be issued by staff.
3. If the documentation does not meet the above the case will be taken to the Board for approval under established variance procedures.
4. This policy applies only to residential properties with single family dwellings. Conditions such as multi-family dwellings, steep slopes, or other circumstances will still require review by the Board, regardless of the size of the lot or building site.