

**Jefferson County Board of Adjustment
Agenda
January 15, 2019 9:00 a.m.
Hearing Room #1**

Pre-Meeting: Conference Room 1566/67 – (8:30 a.m. – 9:00 a.m.)

1. Planning & Zoning Comments
2. Legal Counsel Comments
3. Administrative Assistant Comments
4. Board Member Comments
5. Case Review

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1. **Call to Order**
 2. **Hearing Protocol**
 3. **Pledge of Allegiance**
 4. **Approval of Minutes – December 18, 2019**

Public Agenda Items:

Consent Agenda

19-126138VC Variance
Owner/Applicant: Zane Richards Jobe and Jessica Ann Thompson Jobe
Representative: John Lowe, Clear Creek Architects
Location: 327 Lamb Lane, Golden
 Section 17, Township 4 South, Range 70 West
Approximate Area: 1.45 Acres
Zoning: Mountain Residential-One (MR-1)
Purpose: **To Allow:**
 1) A 0-foot side setback to the north, where a setback of 5 feet is required for a proposed Accessory Dwelling Unit (ADU) adjacent to an access easement; and,
 2) A 17-foot front setback to the east, where a setback of 50 feet is required to replace an existing deck.
Case Manager: Philip Taylor

19-129814VC Variance
Owner/Applicant: Stephen Harris and Jacqueline Harris
Location: 30573 Blue Mountain Road, Golden
 Section 4, Township 2 South, Range 71 West
Approximate Area: 1.148 Acres
Zoning: Agricultural-One (A-1)
Original Hearing: On October 16, 2019, the BOA approved to legalize:
 1) A 4.6-foot side setback where a setback of 30 feet is required for an existing home, and

- 2) A 5.6-foot rear setback where a setback of 50 feet is required for an existing home, and
- 3) A 22.5-foot side setback where a setback of 50 feet is required for an existing accessory structure.

Purpose: **To amend the Exhibit A site plan that was approved with 19-119907VC**

Case Manager: Joshua Botts

19-128161VC

Variance

Owner/Applicant: Stuart Dean Walker

Location: 11679 Ranch Elsie Road, Golden

Section 5, Township 2 South, Range 71 West

Approximate Area: 1.37 Acres

Zoning: Agricultural-One (A-1)

Purpose: **To Legalize:**

- 1) a 10-foot side setback to the south where a setback of 30 feet is required for an existing shed, and
- 2) a 3-foot side setback to the south, where a setback of 50 feet is required for an existing shed, and
- 3) a 42-foot front setback to the west, where a setback of 50 feet is required for an existing carport, and
- 4) A 17-foot side setback to the south, where a setback of 30 feet is required for an existing single-family dwelling,
- 5) a 10-foot side setback to the south, where a setback of 30 feet is required for an existing attached deck, and
- 6) a lot size of 1.37 acres where 5 acres are required in an A-1 zone district

Case Manager: Dillon Lackey

19-128896VC

Variance

Owner: Dream Home Properties LLC.

Applicant: Natalie Bustamante

Location: 8180 3rd Avenue, Arvada

Section 26, Township 02 South, Range 70 West

Approximate Area: 6,550 sq. ft. (.15 acres)

Zoning: Residential Three (R-3)

Purpose: **To allow:**

- 1) A 14.1-foot front setback to the west, where a setback of 20 feet is required for a porch addition to an existing house; and

To legalize:

- 2) A lot size of 6,550 sq. ft. where a lot size of 7,500 sq. ft. is required.

Case Manager: Alicia Halberg

19-126987VC Special Exception
Owner/Applicant: Jack O Leary and Sandi Titus
Location: 26009 Edelweiss Circle, Evergreen
Section 13, Township 5 South, Range 71 West
Approximate Area: 4.23 Acres
Zoning: Planned Development (PD), Edelweiss Circle ODP
Purpose: **Renewal of Short-Term Rental**
Case Manager: Dillon Lackey

19-128447VC Variance
Owner: Vestar Bowles Crossing, LLC
Applicant: Five Below (Greenberg Traurig, LLP)
Location: 8055 W Bowles Ave, Littleton
Section 14, Township 05 South, Range 69 West
Approximate Area: 35.02 acres
Zoning: Mixed Use – Large Scale (MU-LS)
Purpose: **To allow 226.02 sq. ft. of wall signs where 73.08 sq. ft. is the maximum square footage of signs based on the store frontage.**
Case Manager: Alicia Halberg

19-126858VC Variance
Owner/Applicant: Lon W. Hackencamp
Location: 8169 2nd Avenue, Arvada
Section 26, Township 02 South, Range 70 West
Approximate Area: 6,009.1 sq. ft. (.1 acres)
Zoning: Residential Three (R-3)
Purpose: **To Allow:**
1) A 15.2-foot front setback to the east, where a setback of 20 feet is required for a new house; and
2) A 5-foot side setback to the north, where a setback of 10 feet is required for a new two-story house; and
To legalize:
3) A lot size of 6,009 sq. ft. where a lot size of 7,500 sq. ft. is required; and
4) A 1.3-foot rear setback to the west, where a setback of 5 feet is required for an existing detached garage.
Case Manager: Alicia Halberg

Regular Agenda-

19-126580VC Variance
Owner/Applicant: Dylan Bud Alitz
Location: 8109 South Brook Forest Road, Evergreen
Section 30, Township 5 South, Range 71 West
Approximate Area: 1.04 Acres

Zoning: Mountain Residential-One (MR-1)
Purpose: **To Legalize:**
1) An accessory building footprint of 733 square feet (84%), where a footprint of 654 square feet is the maximum allowed; and
To Allow:
2) A total of 1,781 square feet of accessory square footage, where 1,276 square feet of accessory square footage is the maximum allowed; and
3) An Accessory Dwelling Unit (ADU) of 733 square feet, where 501 square feet is the maximum allowed.
Case Manager: Philip Taylor

19-127614VC Variance & Special Exception
Owner/Applicant: Brennan Lammermann & Hayden Lammermann
Location: 3232 S. Owens Court, Lakewood
Section 33, Township 4 South, Range 69 West
Approximate Area: .97 Acres
Zoning: Agricultural – One (A-1)
Purpose: **1) A Variance request to allow a 9.7’ side setback to the east where a side setback of 50’ is required for a temporary structure (greenhouse).**
2) A Special Exception request to allow a temporary greenhouse.
Case Manager: Joshua Botts

19-127066VC Special Exception
Owner/Applicant: Lori Beth Lugg Trust
Location: 7341 Homesteader Drive, Morrison
Section 29, Township 05 South, Range 70 West
Approximate Area: 2 acres
Zoning: Suburban Residential Two (SR-2)
Purpose: **To allow a Short-Term Rental.**
Case Manager: Alicia Halberg

Emergency items and other public business for which notices were not possible may be considered.
The order of items on the agenda is subject to change at the discretion of the Chairman.