

Jefferson County Board of Adjustment
Virtual Hearing via WebEx Events
Agenda
March 17, 2021

Instructions for Public Testimony for Virtual Hearings via WebEx Events:

If a citizen wishes to provide public testimony during the hearing, she/he will be required to log into the meeting using a computer. (Note: Public testimony is not taken during the Pre-Meeting.)

When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide comments related to a specific case on the agenda. Please provide your first and last name, address, and the case number, and you will receive confirmation once you have been added to the list.

During the designated time for public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.

If you plan on testifying at the hearing, please contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Board of Adjustment, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.

Event links can be found below or here: <https://www.jeffco.us/4042/Virtual-Hearings>

Pre-Meeting: (8:30 a.m. – 9:00 a.m.)

Pre-Meeting Connection Details (No Public Comment is taken):

Join the WebEx event from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e0aa4ae722d1805e0879edd86e99708f8>

Access Information

Event Number: 187 954 6376

Event Password: (This event does not require a password.)

Audio Connection

720-650-7664 Access Code: 187 954 6376

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

Note: The starting time for the Board of Adjustment Hearing generally

occurs as noted on the agenda. However, the Board may in some instances start public hearings slightly after the posted time.

Hearing: (Approximately 9:00 a.m.)

BOA Hearing Connection Details:
Join the WebEx event from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e1d069696cb48ce605bccef02406d0969>

Access Information
Event Number: 187 443 6202
Event Password: (This event does not require a password.)

Audio Connection
1-720-650-7664 Access Code: 187 443 6202

1. **Call to Order**
2. **Discussion of Virtual Meeting Procedures**
3. **Pledge of Allegiance**
4. **Approval of Minutes – March 3, 2021**

Public Agenda Items:

Consent Agenda

20-128759VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Douglas Mark Elmore and Julie Ann Elmore
29493 Gray Hawk Dr, Evergreen
Section 28, Township 05 South, Range 71 West

1.32 Acres

Mountain Residential-One (MR-1)

To legalize:

1) a 10-foot front setback to the west, where a setback of 30 feet is required for a single family dwelling;

To allow:

2) a 5-foot side setback to the south, where a setback of 20 feet is required for an attached garage addition.

Case Manager:

Cassidy Clements

20-124740VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Vernon Vail

9229 Murphy Gulch Road, Littleton
Section 11, Township 6 South, Range 70 West

1.26 Acres

Agricultural-Two (A-2)

To Legalize:

1) a lot size of 1.26 acres, where 10 acres are required;

2) a front setback of 37.7 feet to the east where a setback of 50 feet is required for an existing house, measured from the edge of Murphy Gulch Road as traveled;

3) a rear setback of 39.8 feet to the west where a setback of 50 feet is required for an existing house; and

4) a rear setback of 45 feet to the west where a setback of 50 feet is required for an existing deck.

To Allow:

5) a 5-foot side setback to the north, where a setback of 50 feet is required for a gazebo; and

6) a 41-foot front setback to the east where a setback of 50 feet is required for a gazebo, measured from the edge of Murphy Gulch Road as traveled.

Case Manager:

Brittany Gada

20-128730 VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Special Exception

James A. Medlock and Rebecca R. Medlock

8375 West Massey Drive, Littleton
Section 2, Township 6 South, Range 69 West

14,189 square feet

Residential-One (R-1)

To allow a Home Occupation for gun smithing.

Joshua Botts

20-126819VC

Owner/Applicant:

Location:

Approximate Area:

Variance

Evan Zik and Melissa Tennant

30762 Hilltop Drive, Evergreen
Section 33, Township 04 South, Range 71 West

.26 Acres

Zoning: Mountain Residential-Three (MR-3)
Purpose: **To legalize:**
1) a 14.7-foot front setback to the north, where a setback of 30 feet is required for an existing home.
2) a 16-foot front setback to the north, where a setback of 30 feet is required for an existing deck.
3) a 13.3-foot side setback to the west, where a setback of 15 feet is required for a deck.
4) a 14.2-foot front setback to the north, where a setback of 30 feet is required for a 6-foot fence.
To allow:
5) a 6.5-foot rear setback to the south, where a setback of 20 feet is required for an attached garage.
6) an 18.5-foot side-to street setback to the east, where a setback of 30 feet is required for an addition with attached garage.
7) a 27-foot front setback to the north, where a setback of 30 feet is required for a deck.
Case Manager: Joshua Botts

19-100408 VC **Variance**
Owner/Applicant: Aurora Clark and Jonathan Clark
Location: 11559 Nichols Way, Conifer
Section 28, Township 6 South, Range 71 West
Approximate Area: 0.5 acres
Zoning: Mountain Residential-One (MR-1)
Purpose: **To legalize:**
1) an 8.7-foot front setback to the east where a setback of 30 feet is required for a deck;
2) a 25-foot front setback to the east where a setback of 30 feet is required for a dwelling;
To allow:
3) a 9.6-foot front setback to the east where a setback of 50 feet is required for a shed;
4) a 3.8-foot side setback to the north where a setback of 20 feet is required for a shed.
Case Manager: Fritz Clauson

20-123129VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Peter Zeeb and Melinda S. Zeeb

11659 Upper Ranch Drive, Pine
Section 25, Township 6 South, Range 72 West

1.0 Acres

Agricultural-Two (A-2)

To legalize:

1) a lot size of 1.0 acres, where 10 acres are required

2) a 37.3-foot front setback to the east, where a setback of 50 feet is required for an existing home.

3) a 47.2-foot front setback to the east, where a setback of 50 feet is required for an existing deck.

To allow:

4) a 34-foot rear setback to the west, where a setback of 50 feet is required for a detached structure.

Case Manager: Joshua Botts

Regular Agenda

21-101382VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Martin M. McGraw & Angela E. McGraw

6178 W Ida Drive, Littleton
Section 13, Township 5 South, Range 69 West

8,731 square feet

Planned Development (PD)

To allow a 34.8% building coverage (3,035 square feet) where a maximum of 30% (2,619 square feet) is permitted.

Case Manager: Brittany Gada

Other Items For Discussion Or Review:

Adjournment

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.

