



**Jefferson County Board of Adjustment  
Hybrid Hearing Meeting  
AGENDA**

**May 18, 2022, 9:00 a.m.**

**Hearing Room 1 / Virtual Hearing via WebEx Events  
100 Jefferson County Pkwy  
Golden, CO 80419**

**Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Events:**

*If a citizen wishes to make public comment or provide public testimony virtually during the hearing, she/he will be required to log into the meeting using a computer. (Note: Public Comment 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 general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.*

*During the designated time for public comment or 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/Hybrid-Hearings>

**Pre-Meeting: Faye Griffin Room / Webex Events (8:30 a.m. – 9:00 a.m.)**

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

Join the WebEx meeting from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e84bea6c664156a4b44b81497dc08d950>

Access Information

Event Number: 2489 247 7910

Event Password: BPmVegW2m69 (This event does not require a password.)

Audio Connection

(720) 650-7664 Access Code: 2489 247 7910

Comments:

1. Director of Planning and Zoning
2. Planning Manager
3. Other Staff
4. Legal Counsel
5. Administrative Assistant
6. Board Members
7. Case Review

**Hearing: Hearing Room 1 / Webex Events (Approximately 9:00 a.m.)**

Board of Adjustment Hearing Connection Details:

Join the WebEx meeting from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e4656d26003bae9f57a491d82c998dbca>

Access Information

Event Number: 2489 054 8003

Event Password: A9Jj72MYvhm (This event does not require a password.)

Audio Connection

(720) 650-7664 Access Code: 2489 054 8003

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1. Call to Order
  2. Discussion of Virtual Meeting Procedures
  3. Pledge of Allegiance
  4. Approval of Minutes
  5. Consent Agenda

**5.1. 22-101550VC**

**Variance**

**Owners/Applicants:** Benton and Allison Allen

**Location:** 12501 Callae Dr, Conifer

Section 1, Township 7, Range 71

**Approximate Area:** 1.31 Acres

**Zoning:** Agricultural-One (A-1)

**Purpose: To Legalize:**

1) A 1.31-acre lot size where a lot size of 5 acres is required; and

**To Allow:**

2) A 26-foot front setback to the northwest, where 50 ft is required for a detached garage in an A-1 zone district

**Case Manager:** Claire Byers

**5.2. 22-106027VC**

**Variance**

**Owner/Applicant:** The Bark Yard, LLC

**Location:** 6088 State Highway 93, Arvada

Section 3, Township 3, Range 70

**Approximate Area:** 1.67 Acres

**Zoning:** Agricultural-Two (A-2)

**Purpose: To Legalize:**

1) A 1.67-acre lot size where a lot size of 10 acres is required; and

2) A 11-foot front setback to the west where a setback of 50 feet is required for a detached garage.

**To Allow:**

3) A 11-foot front setback to the west where a setback of 50 feet is required for a proposed single-family dwelling; and

4) A 11-foot rear setback to the east where a setback of 50 feet is required for a proposed single-family dwelling

*Today's Action:*

*To continue the case to June 1st, 2022, to allow additional time to make changes to this request.*

**Case Manager:** Claire Byers

**6. Regular Agenda**

**6.1. 21-104799VC**

**Variance**

**Owner/Applicant:** Richard G. Jacobs and Sarah E. Jacobs

**Location:** 12741 W 75th Ave, Arvada

Section 32, Township 02 South, Range 69 West

**Approximate Area:** 1.01 Acres

**Zoning:** Agricultural-Two (A-2)

**Purpose: To legalize:**

1) A lot size of 1.01 acres where a 10 acres lot size is required; and

To allow:

2) A side setback of 15 feet to the west where a setback of 30 feet is required for a detached garage; and

3) A rear setback of 35 feet to the north where a setback of 50 feet is required for a detached garage.

**Case Manager:** Claire Byers

**6.2. 22-105010VC**

**Special Exception**

**Owner/Applicant:** Matthew Nussbaum and Lourdes Rocha-Nussbaum

**Location:** 11398 Ranch Elsie Rd, Golden

Section 4, Township 2 South, Range 71 West

**Approximate Area:** 4.08 acres

**Zoning:** Agricultural-One (A-1)

**Purpose: To allow a Short-Term Rental**

**Case Manager:** Kristen Cowan

**6.3. 21-136600VC**

**Variance**

**Owner/Applicant:** Kirk R. Hillman and Whitney C. Hillman

**Location:** 5440 West Caryl Avenue, Littleton

Section 36, Township 5 South, Range 69 West

**Approximate Area:** 0.30 Acres

**Zoning:** Residential-One (R-1)

**Purpose: To allow a side setback of 3 feet to the south where a setback of 15 feet is required for an addition to a detached garage.**

**Case Manager:** Cody J. Hedges

**6.4. 22-106324VC**

**Special Exception**

**Owner/Applicant:** Michael E. Phillipps

**Location:** 394 Spring Ranch Drive, Golden

Section 15, Township 4 South, Range 71 West

**Approximate Area:** 5.03 Acres

**Zoning:** Suburban Residential-5 (SR-5)

**Purpose: Special Exception to allow a Short-Term Rental**

**Case Manager:** Fritz Clauson

7. Other Items For Discussion or Review
8. Adjournment