

Jefferson County Board of Adjustment  
Hearing Minutes  
**March 2, 2022**

Board of Adjustment of the County of Jefferson, State of Colorado, met in a hybrid setting through the WebEx Events platform and in the Jefferson County Government Center, Golden, Colorado. Jane Blumer (in-person), Chairman presided, Kip Kolkmeier (in-person), Joe Jehn (in-person), Greg Romberg (in-person), Ed Ford (in-person), Paul Warbington (in-person), and James Powers (in-person) were present.

Jane Blumer, Chairman called the meeting to order.

**Staff Present:**

Mike Schuster, Assistant Director (virtual)  
Kourtney Hartman, County Attorney (in-person)  
Kristin Cisowski, County Attorney (virtual)  
Nick Nelson, Senior Planner (in-person)  
Claire Byers, Case Manager (in-person)  
Scout Turnbach, Case Manager (in-person)  
Kristen Cowan, Case Manager (in-person)  
Kayla Bryson, Case Manager (in-person)  
Ross Klopf, Webex Co-Host (virtual)  
Cassidy Clements, Webex Host (virtual)  
Holly Powers, Administrative Assistant (in-person)

**Pre-meeting – 8:30 A.M.**

**APPROVAL OF MINUTES**

The Board upon motion of Mr. Jehn, duly seconded by Mr. Warbington and by unanimous vote, approved the Minutes of February 16, 2022.

The Board approved the following Resolution:

**21-137964VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Variance**

Todd Schaefer

5002 S Syndt Road, Evergreen

Section 9, Township 5 South, Range 71 East

1.46 Acres

Agricultural-Two (A-2)

**To Legalize:**

**1) A 1.46-acre lot size where a lot size of 10 acres is required; and**

**2) A 22.6-foot front setback to the west, where a setback of 50 feet is required for a single-family dwelling**

**To Allow:**

**3) A 37.5-foot front setback to the west where a setback of 50 feet is required for an addition to an existing single-family dwelling**

**Case Manager:** Claire Byers

The Board of Adjustment, upon motion of Mr. Ford, duly seconded by Mr. Warbington, and by unanimous vote, adopted the attached resolutions approval of the case on the consent agenda subject to the conditions of the approval identified in the applicable staff report.

**Regular Agenda**

**21-126681VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Case Manager:**

**Special Exception**

Gregory A. Wambolt

12434 US Hwy 285,  
Section 33, Township 6 South, Range 71 West

35.45 Acres

Agricultural-Two (A-2)

**To allow a Short-Term Rental**

Kristen Cowan

**Testimony:**

Gregory Wambolt          Applicant

**Decision:**

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Kolkmeier, duly seconded by Mr. Ford, **approved** the request as indicated in the attached Resolution; by a vote of 5 to 0.

**21-137723VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Case Manager:**

**Special Exception**

97 South Lookout Mountain Road Trust

97 S. Lookout Mountain Rd., Golden  
Section 7, Township 4 South, Range 70 West

2.37 Acres

Planned Development (PD)

**Renewal of a Short-Term Rental**

Kayla Bryson

**Testimony:**

Francis John Hermanussen          Applicant

**Decision:**

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Jehn, duly seconded by Mr. Powers, **approved** the request as indicated in the attached Resolution; by a vote of 4 to 1.

**21-135421VC**

**Special Exception**

**Owner/Applicant:**

Medicine Flower Farm, LLC

**Location:**

8517 S Deer Creek Canyon Road, Littleton  
Section 3, Township 6 South, Range 71 West

**Approximate Area:**

17.16 acres

**Zoning:**

Agricultural-Two (A-2)

**Purpose:**

**To renew a Short-Term Rental**

**Case Manager:**

Scout Turnbach

**Testimony:**

Jennifer Johnson

Applicant

Stephen Westfall

Concerned Citizen

Brenda G. Reichle

Concerned Citizen

Karen Weilage

Concerned Citizen

**Decision:**

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Warbington, duly seconded by Mr. Ford, **denied** the request as indicated in the attached Resolution; by a vote of 0 to 5.

**ADJOURNMENT:**

There being no further business to come before the Board of Adjustment, the meeting was adjourned.

Attest:

Board of Adjustment of the County  
of Jefferson, Colorado



\_\_\_\_\_  
Holly Powers, Secretary



\_\_\_\_\_  
Jane Blumer, Chairman

\_\_\_\_\_  
Date: 3-2-2022

\_\_\_\_\_  
Date: 3.16.22