

Jefferson County Board of Adjustment
Hearing Minutes
March 17, 2021

Board of Adjustment of the County of Jefferson, State of Colorado, met in an electronic virtual meeting format through the WebEx Events platform. Ed Ford, Chairman presided, Jane Blumer, Joe Jehn, Michael Hult, David Wray, Paul Warbington, and Kip Kolkmeier were present.

Ed Ford, Chairman called the meeting to order.

Staff Present:

Russell Clark, Planning Supervisor
Kourtney Hartman, County Attorney
Kelsey Hall, District County Attorney
Brittany Gada, Case Manager
Cassidy Clements, Case Manager
Josh Botts, Case Manager
Fritz Clauson, Case Manager
Alicia Halberg, Webex Co-Host
Justin Montgomery, Webex Host
Holly Powers, Administrative Assistant

Pre-meeting – 8:30 A.M.

APPROVAL OF MINUTES

The Board upon motion of Mr. Warbington, duly seconded by Mr. Wray and by unanimous vote, approved the Minutes of March 3, 2021.

The Board approved the following Resolution:

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

20-126819VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Evan Zik and Melissa Tennant

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

.26 Acres

Mountain Residential-Three (MR-3)

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

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

The Board of Adjustment, upon motion of Mr. Jehn, duly seconded by Mr. Wray, 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

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

Testimony:

Keanon O'Keefe
Richard Ash

Applicant's Representative
Concerned Citizen

Decision:

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

19-100408 VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Aurora Clark and Jonathan Clark

11559 Nichols Way, Conifer

Section 28, Township 6 South, Range 71 West

0.5 acres

Mountain Residential-One (MR-1)

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

Testimony:

Aurora Clark

Applicant

Jonathan Clark

Applicant

Decision:

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

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

Testimony:

Angela McGraw Applicant
Marty McGraw Applicant

Decision:

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

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



Ed Ford, Chairman

Date: 3/17/2021

Date: 3-26-21