



JEFFERSON
COUNTY COLORADO

Jefferson County Board of Adjustment Minutes

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

Hearing Room 1 / Virtual Hearing via WebEx Events

100 Jefferson County Pkwy

Golden, CO 80419

Members Present: Chairman Kolkmeier
Mr. Ed Ford
Mr. Paul Warbington
Mr. Greg Romberg
Mr. James Powers

Members Absent: Ms. Elizabeth Jane Blumer
Mr. Joseph Jehn

Staff Present: Nick Nelson- Planning Supervisor
Jason Soronson- Assistant County Attorney
Holly Powers- Executive Secretary, Administrative Assistant
Claire Byers- Planner
Kristin Cowan- Planner
Cody Hedges- Planner
Fritz Clauson- Planner
Cassidy Clements- Planner
Ross Klopff- Engineer
Abel Montoya- Development & Trans Director

These minutes summarize the final decision made by the Board at the referenced meeting. This meeting was also audio recorded and that recording is available for review. In the event there is confusion as to what the final decision of the Board is, the Board will rely on the audio tape to interpret the Board's intent. The audio tape shall act as an official record of these proceedings for any necessary

purpose when, in the opinion of the Board, the minutes are in any way insufficient. An audio copy of the Board of Adjustment proceedings is available by contacting the Secretary to the Board.

1. Call to Order

Chairman Kolkmeier called the meeting to order at 9:06 am

2. Discussion of Virtual Meeting Procedures

3. Pledge of Allegiance

4. Approval of Minutes

To approve the minutes from May 4, 2022.

Motioned by Mr. Paul Warbington

Seconded by Mr. Ed Ford

Aye (5): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, Mr. Greg Romberg, and Mr. James Powers

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Approved (5 to 0)

5. Consent Agenda

To adopt the attached resolutions approving the cases on the consent agenda subject to the conditions of approval identified in the applicable staff reports.

Motioned by Mr. Greg Romberg

Seconded by Mr. Ed Ford

Aye (5): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, Mr. Greg Romberg, and Mr. James Powers

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Approved (5 to 0)

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

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

Following the taking of sworn testimony and a general discussion, the board moves to adopt the attached resolutions subject to the conditions of approval identified in the applicable staff reports.

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

Sworn Testimony

Richard Jacobs-Applicant

Motioned by Mr. James Powers

Seconded by Mr. Paul Warbington

To legalize:

1) A lot size of 1.01 acres, where a 10 acre lot size is required

Aye (5): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, Mr. Greg Romberg, and Mr. James Powers

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Approved (5 to 0)

Amendment:

Motioned by Mr. James Powers

Seconded by Mr. Ed Ford

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.

Aye (2): Mr. Ed Ford, and Mr. James Powers

Nay (3): Chairman Kolkmeier, Mr. Paul Warbington, and Mr. Greg Romberg

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Denied (2 to 3)

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

Sworn Testimony

Matthew Nussbaum-Applicant

Lourdes Rocha-Nussbaum- Applicant

Motioned by Mr. Ed Ford

Seconded by Mr. Paul Warbington

Aye (5): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, Mr. Greg Romberg, and Mr. James Powers

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Approved (5 to 0)

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

Sworn Testimony

Kirk R. Hillman- Applicant

Ken Relyea-Citizen in Opposition

Gary Warren- Citizen in Opposition

Don Manning- Citizen in Opposition

Motioned by Mr. Greg Romberg

Seconded by Mr. Ed Ford

Nay (5): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, Mr. Greg Romberg, and Mr. James Powers

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Denied (0 to 5)

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

Joe Novak- Applicant Representative

Michael Phillipps- Applicant

Edwin Westergaard- Citizen in Opposition

Janine Yunker- Citizen in Opposition

Chris Behmer- Spring Ranch POA

Scott Tucker- Citizen in Opposition

James Petrock- Citizen in Opposition

Michael Joersz- Citizen in Opposition

Cecile Sears- Citizen in Opposition

Tom Schreiner- Citizen in Support

Carol Mimnaugh- Citizen in Opposition

Brian Holland- Citizen in Opposition

Karen Blumenstein- Citizen in Opposition

Motioned by Mr. Paul Warbington

Seconded by Mr. Ed Ford

Aye (5): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, Mr. Greg Romberg, and Mr. James Powers

Absent (2): Ms. Elizabeth Jane Blumer, Mr. Joseph Jehn

Approved (5 to 0)

7. Other Items For Discussion or Review

8. Adjournment

There being no further business to come before the Board of Adjustment, the meeting was adjourned at 1:13 pm.

Jane Blumer Chair
~~Greg Romberg - renewed by~~
Chair

Holly Powers
Secretary