

Jefferson County Board of Adjustment
Hearing Minutes
May 19, 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
Joshua Botts, Case Manager
Nick Nelson, Case Manager
Cassidy Clements, Case Manager
Fritz Clauson, Case Manager
Charles Kudlauskas, Webex Co-Host
Lindsey Wire, 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 May 5, 2021.

The Board approved the following Resolution:

21-104585VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Jason P. Shea and Stevie M. Shea

7780 South Sheridan Court

Section 36, Township 05 South, Range 69 West

0.21 acres

Residential-Three (R-3)

To allow an 8-foot-tall fence where a 6-foot tall fence is the maximum height allowed.

Joshua Botts

21-106155 VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Variance

Barbara J. Homerding and David C. Homerding

2345 S. Grapevine Road, Idledale

Section 29, Township 4 South, Range 70 West

0.63 Acres

Agricultural-Two (A-2)

JB

Purpose: **To allow:**
1) a 15.5-foot side setback to the south where 30 feet is required for a new single-family dwelling; and
2) a 43-foot rear setback to the west where 50 feet is required for a new single-family dwelling.

Case Manager: Nick Nelson

21-108024VC **Variance**
Owner/Applicant: Sue McKinney
Representative: Michael Eltrich
Location: 9611 Allison Way, Westminster
Section 14, Township 02 South, Range 69 West

Approximate Area: 1.22 Acres
Zoning: Agricultural-Two (A-2)
Purpose: **To legalize:**
1) a 1.26 acre lot size, where a lot size of 10 acres is required;
2) a 49.7-foot side setback to the east, where a setback of 75 feet is required for a barn;
3) a 46.3-foot rear setback to the north, where a setback of 50 feet is required for a barn.

Case Manager: Cassidy Clements

The Board of Adjustment, upon motion of Mr. Wray, 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

21-105467VC **Variance (Continued from April 21, 2021)**
Owner/Applicant: Michael T. DeBell
Location: 3480 S Oak Court
Section 33, Township 04 South, Range 69 West

Approximate Area: .999 Acres
Zoning: Agricultural-One (A-1)
Purpose: **To Allow:**
1) a 17-foot side setback to the north where 30 feet is required for a greenhouse; and
2) a 25-foot rear setback to the east where 50 feet is required for a greenhouse.

Case Manager: Joshua Botts

Testimony:

Michael Debell Applicant

JB

Decision:

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

20-128089VC

Variance

Owner/Applicant:

Edward A. O’Kelly and Natalie L. O’Kelly

Location:

5167 Bear Mountain Drive, Evergreen
Section 13, Township 5 South, Range 71 West

Approximate Area:

2.34 acres

Zoning:

Suburban Residential-2 (SR-2)

Purpose:

To allow a 20-foot side setback to the northwest, where a setback of 50 feet is required for a detached garage.

Case Manager:

Fritz Clauson

Testimony:

Edward O’Kelly

Applicant

Decision:

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Ms. Blumer, duly seconded by Mr. Warbington, **approved** a continuance of this case to the June 16, 2021 hearing; by a vote of 5 to 0.

21-107784 VC

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 allow a Short-Term Rental

Case Manager:

Fritz Clauson

Testimony:

Jennifer Johnson
Cindy Jones
Kendall Seifert
David Reichle
Brenda Reichle
Karen Weilage
Stephen Westfall

Applicant
Concerned Citizen
Concerned Citizen
Concerned Citizen
Concerned Citizen
Concerned Citizen
Concerned Citizen

JD

Decision:

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

21-105017 VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

James B. Quinlan and Robin S. Quinlan

3120 Howell Rd, Golden

Section 30, Township 3, Range 69

0.34 Acres

Residential-One (R-1)

To legalize:

1) a 14.5-foot front setback to the north where 50 feet is required for an existing single-family dwelling to be converted into an Accessory Dwelling Unit; and

2) a 6-foot side setback to the east where 15 feet is required for an existing single-family dwelling to be converted into an Accessory Dwelling Unit; and

To allow:

3) a 15-foot front setback to the north where 20 feet is required for a new single-family dwelling; and

4) an 845.52 square foot Accessory Dwelling Unit where 800 square feet is the maximum size allowed.

Case Manager:

Cassidy Clements

Testimony:

Rachel Wolf

James Bruce Quinlan

Robin Quinlan

Applicant's Representative

Applicant

Applicant

Decision:

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Wray, duly seconded by Mr. Kolkmeier, **approved** request number 1, 2, 4 and to modify request number 3 to allow a 15-foot front setback to the north where 20 feet is required for a new single-family dwelling to request a 17-foot front setback to the north instead, as indicated in the attached Resolution; by a vote of 5 to 0.

JB

ADJOURNMENT:

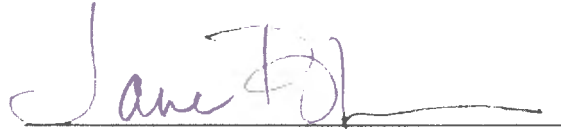
There being no further business to come before the Board of Adjustment, the meeting was adjourned.

Attest:

Board of Adjustment of the County
of Jefferson, Colorado



Holly Powers, Secretary



Jane Blumer, Chairman

Date: 5/19/2021

Date: 6.2.21