



JEFFERSON
COUNTY COLORADO

Jefferson County Board of Adjustment Minutes

July 20, 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

Members Absent: Ms. Jane Blumer
Mr. Joseph Jehn
Mr. James Powers

Staff Present: Russell Clark- Planning Manager
Nick Nelson- Planning Supervisor
Jason Soronson- Assistant County Attorney
Anthony Chambers- Assistant County Attorney
Holly Powers- Executive Secretary, Administrative Assistant
Cassidy Clements- Planner
Josh Botts- Planner
Kayla Bryson- Planner
Kristin Cowan- Planner
Cody Hedges- Planner
Amelia Brackett Hogstad- Planner

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 9:04 am

2. Discussion of Virtual Meeting Procedures

3. Pledge of Allegiance

4. Approval of Minutes

To approve the minutes from July 6, 2022.

Motioned by Mr. Paul Warbington

Seconded by Mr. Ed Ford

Aye (4): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, and Mr. Greg Romberg

Absent (3): Ms. Jane Blumer, Mr. Joseph Jehn, and Mr. James Powers

Approved (4 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. Paul Warbington

Aye (4): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, and Mr. Greg Romberg

Absent (3): Ms. Jane Blumer, Mr. Joseph Jehn, and Mr. James Powers

Approved (4 to 0)

1. 21-139133VC

Variance

Owner/Applicant: James M. Demolar and Barbara J. Demolar

Location: 3927 Ponderosa Dr

Section 4, Township 5 South, Range 71 West

Approximate Area: 0.77 Acres

Zoning: Planned Development (PD)

Purpose:

To legalize:

1) A side setback of 14.4 feet to the south, where a setback of 20 feet is required for an existing primary structure.

To allow:

2) A side setback of 6 feet to the south, where a setback of 20 feet is required for a deck and home addition.

Case Manager: Kristen Cowan

2. 22-105111VC

Variance

Owner/Applicant: John Nelsen and Patti L. Fluegge Nelsen

Location: 10722 Timothy's Road, Conifer

Section 20, Township 6 South, Range 71 West

Approximate Area: 2.0 Acres

Zoning: Suburban Residential-Two (SR-2)

Purpose: To allow a 33.6-foot side setback to the west, where a setback of 50 feet is required for a new attached garage.

Case Manager: Cody J. Hedges

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. 22-111778VC

Variance

Owner/Applicant: Michael Nicholas and Debbie Lynn Von Vihl

Location: 12880 South Ridge Road, Conifer

Section 28, Township 6 South, Range 70 West

Approximate Area: 10.01 Acres

Zoning: Agricultural Two (A-2)

Purpose: To allow a 31-foot front setback to the east, where a

setback of 50 feet is required for a detached garage.

Case Manager: Amelia Brackett Hogstad

Sworn Testimony

Michael Nicholas- Applicant

Motioned by Mr. Ed Ford

Seconded by Mr. Paul Warbington

To allow 37.5-foot front setback to the east, where a setback of 50 feet is required for a detached garage.

Aye (4): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, and Mr. Greg Romberg

Absent (3): Ms. Jane Blumer, Mr. Joseph Jehn, and Mr. James Powers

Approved (4 to 0)

2. 22-113309VC

Special Exception

Owner/Applicant: Tayler Alicia Carlisle and Sean Michael McCarty

Location: 7472 Brook Forest Way, Evergreen
Section 30, Township 5 South, Range 71 West

Approximate Area: 1.7 Acres

Zoning: Mountain Residential-One (MR-1)

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

Case Manager: Joshua Botts

Sworn Testimony

Tayler Carlisle- Applicant

Sean McCarty- Applicant

Morgan Hopkins-Crawley- Citizen in Opposition

Jacob Crawley- Citizen in Opposition

Glen Houpt- Citizen in Opposition

Motioned by Mr. Greg Romberg

Seconded by Mr. Ed Ford

Aye (4): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, and Mr. Greg Romberg

Absent (3): Ms. Jane Blumer, Mr. Joseph Jehn, and Mr. James Powers

Approved (4 to 0)

3. 22-112635VC

Special Exception

Owner/Applicant: Monica F. Orto and Esteban Abbud

Location: 25038 Red Cloud Drive, Conifer
Section 30, Township 6 South, Range 70 West

Approximate Area: 3.0 Acres

Zoning: Suburban Residential-Two (SR-2)

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

Case Manager: Joshua Botts

Sworn Testimony

Monica Orto- Applicant

Renee Pawlish- Citizen in Opposition

Motioned by Mr. Paul Warbington

Seconded by Mr. Ed Ford

Aye (4): Chairman Kolkmeier, Mr. Ed Ford, Mr. Paul Warbington, and Mr. Greg Romberg

Absent (3): Ms. Jane Blumer, Mr. Joseph Jehn, and Mr. James Powers

Approved (4 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 10:55 am.

Chair

Secretary