



JEFFERSON
COUNTY COLORADO

Jefferson County Board of Adjustment Minutes

August 3, 2022, 9:00 a.m.
Hearing Room 1 / Virtual Hearing via WebEx Events
100 Jefferson County Pkwy
Golden, CO 80419

Members Present: Chairman Kolkmeier
Ms. Jane Blumer
Mr. Joseph Jehn
Mr. Ed Ford
Mr. Paul Warbington
Mr. Greg Romberg
Mr. James Powers

Staff Present: Russell Clark- Planning Manager
Nick Nelson- Planning Supervisor
Anthony Chambers- Assistant County Attorney
Holly Powers- Executive Secretary, Administrative Assistant
Cassidy Clements- Planner
Dylan Monke- Planner
Sara Kohles- 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 20, 2022.

Motioned by Mr. Ed Ford

Seconded by Mr. Paul Warbington

Approved

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.

1. 22-112476VC

Variance

Owner/Applicant: James A. Morales and Farhana A. Morales

Location: 31148 Joanie Road, Golden

Section 8, Township 2 South, Range 71 West

Approximate Area: 1.1 Acres

Zoning: Agricultural-One (A-1)

Purpose:

To Legalize:

1) A lot size of 1.1 acres, where a lot size of 5 acres is required; and

2) A rear setback to the south of 34 feet, where a setback of 50 feet is required for an existing home with deck.

To Allow:

3) A rear setback to the south of 21 feet, where a setback of 50 feet is required for a detached garage; and

4) A side-to-street setback to the west of 33 feet, where a setback of 50 feet is required for a detached garage.

Case Manager: Sara Kohles

Motioned by Ms. Jane Blumer

Seconded by Mr. Ed Ford

Approved

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. 22-104736VC

Variance

Owner/Applicant: Christopher A Cox

Location: 16644 County Rd 126

Section 27, Township 7 South, Range 71 West

Approximate Area: 0.12 Acres

Zoning: Mountain Residential -Three (MR-3)

Purpose:

To Legalize:

1) A lot size of 5,013 square feet where 6,250 square feet is required; and

2) A side setback to the west of 2.2 feet, where a setback of 15 feet is required for a primary structure.

To Allow:

3) A front setback to the south of 9.1 feet, where a setback of 30 feet is required for primary structure; and

4) A side setback to the west of 1.2 feet, where a setback of 15 feet is required for an expansion to the primary structure; and

5) A side setback to the east of 14.3 feet, where a setback of 15 feet is required for a spiral staircase.

Case Manager: Amelia Brackett Hogstad / Nick Nelson

Sworn Testimony

Christopher Cox- Applicant

Adam Combs- Citizen in Opposition

Bethany Cowell- Citizen in Opposition

Cathy Flanagan- Citizen in Opposition

Motioned by Mr. Joseph Jehn

Seconded by Mr. Ed Ford

To Legalize:

- 1) A lot size of 5,013 square feet where 6,250 square feet is required; and
- 2) A side setback to the west of 2.2 feet, where a setback of 15 feet is required for a primary structure.

To Allow:

- 3) A front setback to the south of 9.1 feet, where a setback of 30 feet is required for primary structure.

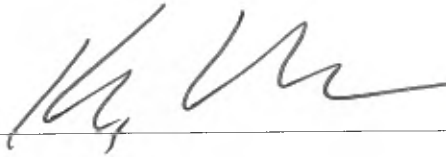
Applicant has withdrawn Requests #4 and #5.

Approved

7. Work session; Short-Term Rentals
8. Adjournment

There being no further business to come before the Board of Adjustment, the meeting was adjourned at 11:28 am.

Chair



Secretary

