

Jefferson County Board of Adjustment
Hearing Minutes
August 4, 2021

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

Jane Blumer, 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
Cassidy Clements, Case Manager
Brittany Gada, Case Manager
Felicity Selvoski, Case Manager
Lindsey Wire, Webex Co-Host
Charles Kudlauskas, Webex Host
Holly Powers, Administrative Assistant

Pre-meeting – 8:30 A.M.

APPROVAL OF MINUTES

The Board upon motion of Mr. Kolkmeier, duly seconded by Mr. Ford and by unanimous vote, approved the Minutes of July 21, 2021.

The Board approved the following Resolution:

<u>21-118485 VC</u>	Special Exception
Owner/Applicant:	Craig A. Gallimore and Angela N. Gallimore
Location:	26364 Independence Trail, Evergreen Section 11, Township 5 South, Range 71 West
Approximate Area:	7.27 Acres
Zoning:	Mountain Residential-One (MR-1)
Purpose:	Special Exception to allow a home occupation of firearm fabrication.
Case Manager:	Joshua Botts

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

21-124751VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Sally Brant

7553 Gartner Road, Evergreen

Section 36, Township 5 South, Range 71 West

1.16 Acres

Agricultural-One (A-1)

To allow:

1) a 27-foot side setback to the west, where a setback of 30 feet is required for a single-family dwelling; and

2) a 14-foot rear setback to the south, where a setback of 50 feet is required for a single-family dwelling.

Case Manager:

Cassidy Clements

Testimony:

Jennifer Brant

Applicants Representative

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** this request as indicated in the attached Resolution; by a vote of 5 to 0.

21-109907VC

Owner:

Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Jennifer M. Koon and Sean M. Koon

Adam Lozowick, Aspen Leaf Homes

14400 West 82nd Avenue, Arvada

Section 30, Township 2 South, Range 69 West

0.96 Acres (41,999 square feet)

Agricultural-Two (A-2)

To Legalize:

1) a 0.96-acre (41,999 square feet) lot size where a lot size of 10 acres is required.

To Allow:

2) a 30-foot front setback to the north where a setback of 50 feet is required for a proposed single-family dwelling and attached garage.

3) a 20-foot side setback to the east where a setback of 30 feet is required for a proposed single-family dwelling and attached garage.

4) a 20-foot side setback to the west where a setback of 75 feet is required for a proposed barn.

Case Manager:

Brittany Gada

Decision:

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Warbington, duly seconded by Mr. Wray, **approved** a continuance of this case to the August 18, 2021 hearing; by a vote of 5 to 0.

21-110237VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Joseph S. Johnson and Kimberly B. Johnson

25588 Richmond Hill Road, Conifer

Section 1, Township 7 South, Range 71 West

2.9 Acres

Suburban Residential-Two (SR-2)

To allow a 27.2-foot rear setback to the west, where a setback of 50 feet is required for an accessory structure.

Joshua Botts

Testimony:

Joseph S. Johnson

Scott Curtis

Applicant

Concerned Citizen

Decision:

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

21-120566VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Laurin A Garner and Wanda F Garner

32070 Robinson Hill Rd., Golden

Section 20, Township 3 North, Range 71 West

2.1 Acres

Suburban Residential-Two (SR-2)

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

Felicity Selvoski

Testimony:

Laurin Garner

Wanda Garner

Applicant

Applicant

Decision:

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Kolkmeier, duly seconded by Mr. Ford, **approved** this request 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



Jane Blumer, Chairman

Date: 8-4-2021

Date: 8-18-21