

Jefferson County Board of Adjustment
Hearing Minutes
August 18, 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, Joe Jehn, 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
Fritz Clauson, Case Manager
Felicity Selvoski, Case Manager
Brittany Gada, Case Manager
Dylan Monke, Case Manager
Renaë Hansen, Webex Co-Host
Heather Gutherless, Webex Host
Holly Powers, Administrative Assistant

Pre-meeting – 8:30 A.M.

APPROVAL OF MINUTES

The Board upon motion of Mr. Ford, duly seconded by Mr. Wray and by unanimous vote, approved the Minutes of August 4, 2021.

The Board approved the following Resolution:

21-109603VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Today's Action:

Purpose:

Variance

Jonathan Moeller and Gretchen R Moeller
21944 Plateau Circle, Morrison
Section 29, Township 5 South, Range 70 West

0.94 Acres

Agricultural-One (A-1)

To continue the case to September 1, 2021 due to signs not being posted on time

To Legalize:

1) a lot size of 0.94 acres where 5 acres is required in an A-1 zone district; and

2) a 32-foot front setback to the east, where a setback of 50 feet is required for an existing house; and

3) a 22-foot rear setback to the west, where a setback of 50 feet is required for an existing house.

To allow:

1) a 14.8-foot front setback to the east, where a setback of 50 feet is required for a detached garage in an A-1 zone district.

Case Manager: Fritz Clauson

21-119273VC

Variance

Owner/Applicant: Joel D. Ambrosino and Elizabeth P. Ambrosino

Location: 11917 Coal Creek Heights Drive, Golden

Approximate Area: 2.36 Acres

Zoning: Mountain Residential-One (MR-1)

Purpose: **A Special Exception to renew an approved Short-Term Rental.**

Case Manager: Felicity Selvoski

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

21-119301VC

Variance

Owner/Applicant: Mark C. Brown and Karen A. Brown

Location: 8640 S. Zephyr Street, Littleton

Approximate Area: 13,200 SF

Zoning: Residential-One (R-1)

Purpose: **To allow a 5.8-foot side setback to the south, where a setback of 15 feet is required for a garage addition.**

Case Manager: Felicity Selvoski

Testimony:

Mark Brown	Applicant
Karen Brown	Applicant
Don Thais	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. Ford, **approved** a continuance of this case to the October 20, 2021 hearing; by a vote of 5 to 0.

21-109907VC

Owner:

Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance (Continued from August 4, 2021)

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

Testimony:

Adam Lozowick

Applicants Representative

Decision:

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Warbington, duly seconded by Mr. Ford, **approved** request number 1 to legalize the lot size as indicated in the attached Resolution; by a vote of 5 to 0. The Board upon motion by Mr. Warbington, duly seconded by Mr. Wray, **approved** a continuance of this case for request number 2, 3, and 4 to the October 20, 2021 hearing; by a vote of 5 to 0.

21-120548 VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Special Exception

Earning for Life Inc.

394 Spring Ranch Drive, Golden

Section 15, Township 04 South, Range 71 West

5.03 Acres

Suburban Residential Five (SR-5)

To allow a Short-Term Rental.

Dylan Monke

Testimony:

Michael Phillipps Applicant
Timothy Murphy Applicants Representative

Decision:

Following the taking of sworn testimony and a general discussion, the applicant chooses to withdraw the application at this time.

— Joe Jenn recused himself from this case & ALT VOTED

ADJOURNMENT:

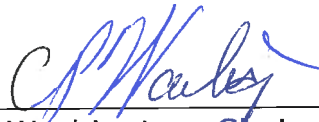
There being no further business to come before the Board of Adjustment, the meeting was adjourned.

Attest:

Board of Adjustment of the County
of Jefferson, Colorado



Holly Powers, Secretary



Paul Warbington, Chairman

Date: 8-18-2021

Date: 1 Sept 2021