(Preliminary Review Session @ 8:30 a.m. - Conference Center - Room #1568)

JEFFERSON COUNTY BOARD OF ADJUSTMENT
July 28, 2010 - HEARING ROOM 1

A G E N D A

PLEDGE OF ALLEGIANCE:

9:00 a.m.

Consent Agenda

Case No.: 07-106039VC **REHEARING** *Tammy Bunn, Case Manager*
A. GAIL CURRY-KANE
13632 Shiloh Drive, Conifer – Lot 8 and 11, Shiloh, 2nd Filing
Variance to 1) legalize an 11.75' front setback to the south, where 50' are required for a hand rail to a cement walkway; and 2) legalize a 16.99' front setback to the south, where 50' are required for an existing single family dwelling in an A-1 zone district.
This case is being reheard because a survey was supplied after the addition to the house and hand rail were complete and it is significantly different than the ILC that was provided at the original hearing.

Case No.: 10-112307VC *Tammy Bunn, Case Manager*
WILLARD T. SOBOWSKY – Kevin Uderall of Ad Light & Sign, Representative
15555 West 44th Avenue, Golden – 237410 Fairmont Ind. Tr. & Comm Lots Ex Sur 3, Lot 1
Variance to allow a 5' setback from the street, where 8' are required for a ground sign in a C-1 zoned district.

Case No.: 10-111716VC *Tammy Bunn, Case Manager*
ROGER REYFIELD
8155 Moore Street, Arvada – Lot 6, Ponderosa Acres
Variance to 1) legalize a 16' rear setback to the west, where a 50' are required for an existing detached garage; and 2) allow a 20' rear setback to the west, where a 50' are required for a proposed addition to a detached garage in an A-1 zone district.

Case No.: 10-109489VC *Tammy Bunn, Case Manager*
LARRY DOREMUS
21789 State Highway 74, Idledale – Lot 322, Starbuck Heights
Variance to: 1) legalize a 3325.4 sq. ft. lot size, where 17,400 sq. ft. is the minimum required; 2) legalize a 1.6' front setback to the north, where 30' are required for a single family dwelling; 3) legalize a 12.0' side setback to the east, where 20' are required for a single family dwelling; 4) legalize a 4' rear setback to the south, where 20'are required for a single family dwelling; 5) legalize a 1.6' front setback to the north, where a 30' are required for a hot tub area; 6) legalize a 12.5' front setback to the north, where 30' are required for a storage shed; 7) legalize a 6.9'side setback to the east, where 20' are required for a storage shed that is not properly screened from view; 8) allow a 0' rear setback to the south, where 20' are required for a proposed deck in an MR-1 zone district.

Case No.: 10-111329VC *Gary Pittman, Case Manager*
J. DAVID JENSEN
Vacant property on Kings Valley East - Part of Tract 8, of Unit 6 of Green Valley Ranch
Variance to allow a 2.964 acre lot size, where 10 acres is the minimum lot size allowed for an A-2 zoned property.

Case No.: 10-111575VC *GaryPittman, Case Manager*

NATHAN J. SCHRAMM

3020 Oxbow Road, Evergreen – Lots 10-13, Block 25, Wah Keeney, 2nd Filing

Variance to legalize 1) a 4' side to street setback to the south, where 30' are required for the existing single family dwelling; 2) a 22.6' side to street setback to the south, where 30' are required for the existing garage; 3) a 13' side setback to the north, where 15' are required for the existing garage; 4) an 8.5' side to street setback to the south, where 30' are required for an existing shed; 5) a 0.5' rear setback to the east, where 20' are required for an existing shed; 6) to allow a 0' side to street setback to the south, where 30' are required for a proposed deck addition to the existing single family dwelling; and 7) to allow a fence up to 6' in height within the side to street setback to the south, where 42" is the maximum fence height allowed in an MR-3 zone district.

REGULAR AGENDA

Case No.: 09-115069VC **REHEARING** *Tammy Bunn, Case Manager*

RICHARD OLSON

21854 Scenic Circle, Morrison – Lot 13, Doubleheader Ranch Estates

Variance to allow a 26' side setback to the east, where 30' are required for a garage/entry addition to single family dwelling in an A-1 zone district.

This case is being reheard due to a change in the footprint of the garage that was not on the site plan in the case file, and the change also puts the garage into the setback.

Case No.: 10-111659VC *GaryPittman, Case Manager*

PHILLIP VACCARELLA

29711 Fir Drive, Evergreen – Lots 37, 42 and 43, Wah Keeney Park

Variance to legalize 1) a 20.6' front setback to the east, where 30'are required for the existing single family dwelling; 2) allow a 6' side setback to the south, where 15' are required for a proposed addition to the existing single family dwelling, 3) a 15 ft rear setback to the west, where 20' are required for a proposed addition to the existing single family dwelling; 4) to allow a fence height up to 6' tall where 42" is the maximum fence height allowed in a side to street setback in an MR-3 zone district.

Case No.: 10-111541VC *Lily Griego, Case Manager*

THOMAS P. TENNESON

11049 W. Bear Creek Drive, Lakewood – Lot 3, Block 1, Bear Creek Ranchettes, Filing No. 2

Variance to: 1) allow a 7' side setback to the north, where 50' are required for a proposed storage and shop building to replace an existing detached garage; and 2) allow a 12.2' rear setback to the west, where 50' are required for a proposed storage and shop building in an A-2 zone district.

Case No.: 10-111600VC *Lily Griego, Case Manager*

ROY ROSS COVEN JR.

8505 South Wadsworth Blvd., Littleton – Lot 13, Block 11, Meadow Brook Heights

Variance to legalize a 1.8' side setback to the north, where 15' are required for a carport in an R-1 zone district.

OTHER ITEMS FOR DISCUSSION OR REVIEW: None scheduled

ADJOURNMENT: