

**Jefferson County Board of Adjustment
Agenda
May 17, 2017 9:00 a.m.
Hearing Room #1**

Pre-Meeting: Conference Room 1566/67 – (8:30 a.m. – 9:00 a.m.)

1. Director Comments
 2. Assistant Director Comments
 3. Planning Supervisor Comments
 4. Legal Counsel Comments
 5. Administrative Assistant Comments
 6. Board Member Comments
 7. Case Review
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1. **Call to Order**
2. **Hearing Protocol**
3. **Pledge of Allegiance**
4. **Approval of Minutes**

Public Agenda Items:

Consent Agenda

17-108416VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Bartley A. and Toni M. Sova Corfee

5911 Cliff Road, Evergreen

Section 21, Township 5 South, Range 71 West

AIN: 51-212-04-001

1.11 Acres

Mountain Residential-One (MR-1)

To Legalize:

1) A 5.3 side setback to the south where 20 ft are required for an existing attached deck,

2) A 9 ft rear setback to the west where 20 ft are required for an existing attached deck, and

To Allow:

3) A 18 ft side setback to the north, where 20 ft are required for a new addition to a Single Family Dwelling.

Christiana Farrell

1

17-105271VC

Owner/Applicant:
Location:

Variance

Daniel S. Henderson and Nicole A. Hanson
4333 Pima Road, Indian Hills
Section 7, Township 5 South, Range 70 West
AIN: 50-072-01-037

Approximate Area:
Zoning:
Description:

1.47 acres
Planned Development (PD)

To Allow:

- 1. a 28 ft front setback to the south where 50 ft are required for a detached garage, and**
- 2. a 22 ft side setback to the east where 30 ft are required for a detached garage.**

Case Manager:

Anna Gibson

2

17-108165VC

Owner/Applicant:
Location:

Variance

Bethany and James Muggleton
5424 Cheyenne Road, Indian Hills
Section 17, Township 5 South, Range 70 West
Parcel ID (AIN): 50-171-02-014

Approximate Area:
Zoning:
Purpose:

0.64 Acres
Mountain Residential-Three (MR-3)

To legalize a 12 foot side setback where 30 feet are required.

Case Manager:

Dennis Dempsey

3

17-107610VC

Owner / Applicant:
Location:

Special Exception

Historic Estates, LLC
1 Manor House Road, Littleton
Section 25, Township 5 South, Range 70 West
AIN: 50-251-05-001

Approximate Area:
Zoning:
Purpose:

5.68 acres

Planned Development (PD), Manor House ODP

Special Exception renewal for a Short-Term Rental at the Manor House.

Case Manager:

Mike Madrid

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Regular Agenda

17-104932VC

Variance (Continued from April 19, 2017)

Special Exception

Owner/Applicant:

William A. Major

Location:

17761 West Alameda Parkway, Golden
Section 26 Township 4 South, Range 70 West
AIN: 40-262-00-008

Approximate Area:

1.05 Acres

Zoning:

Agricultural-Two (A-2)

Description:

Variance to legalize:

- 1) a 10 ft side setback to the west where 30 ft are required for a single-family house,
- 2) a .5 ft rear setback to the south where 50 ft are required for a single-family house,
- 3) a 19 ft side setback to the west where 50 ft are required for an accessory building; and
- 4) a lot size of 1.05 acres, where 10 acres are required.

AND

Special Exception to allow a Short Term Rental

Case Manager:

Sarah Rosenberg

5

17-102221VC

Variance (Continued from April 19, 2017)

Owner/Applicant:

Marc S. Condojano and Kjersten E. Ostrom

Location:

30704 Pine Cone Lane, Evergreen
Section 33, Township 4 South, Range 71 West
AIN: 41-332-06-285

Approximate Area:

0.18 acre

Zoning:

Mountain Residential-3 (MR-3)

Description:

To Legalize:

1. a 4.7 ft side setback to the east, where 15 ft are required
2. a 13 ft wide road where 20 ft are required for an existing single family home, and

To Allow:

3. an 8 ft front setback to the north where 30 ft are required for an addition of an attached garage and second story attached living space.
4. a 4.7 ft side setback to the east where 15 ft are required for an addition of an attached garage and second story living space.
5. a 4.7 ft side setback to the east where 15 ft are required for a two-story addition

Case Manager:

Anna Gibson

6

17-106469VC

Owner:

Location:

Approximate Area:

Zoning:

Description:

Case Manager:

Variance

Malireddy S. Reddy and Syama M. Reddy

24525 Genesee Avenue, Golden

Section 13, Township 4 South, Range 71 West

AIN: 41-134-01-073

2.03 acres

Mountain Residential-One (MR-1)

To Allow:

- 1. a 7 ft tall fence where 6 ft is the maximum height allowed**
- 2. a 0 ft front setback where 30 ft is required for a fence.**

Anna Gibson

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17-107349VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Kevin C. & Sodita F. Blackburn

26217 Snowdrop Rd, Evergreen

Section 35, Township 4 South, Range 71 West

AIN: 41-354-01-098

0.23 acre

Mountain Residential Three (MR-3)

To allow a 6 ft rear setback to the west, where 20 ft are required for an attached deck.

Jennifer McGinnis

8

17-100799VC

Owner:

Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Halax LLC

Blue Spruce Brewing

10577 Centennial Road, Littleton

Section 33, Township 5 South, Range 69 West

AIN: 59-334-11-015

2.05 Acres

Planned Development (PD)

To allow 54 off-street parking spaces, where 64 are required by the underlying PD zone district.

Justin Montgomery

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17-106165VC

Variance

Owner:

Jean Madigan Handley

Applicant:

Cody Loyd

Location:

17605 West 44th Avenue, Golden
Section 23, Township 3 South, Range 70 West
AIN: 30-233-04-003

Approximate Area:

1.35 Acres

Zoning:

Agricultural-Two (A-2)

Purpose:

To Legalize:

- 1. A 5-foot rear setback to the south, where 50 feet are required for an existing detached garage;
- 2. An existing 1,326 sq.ft. Accessory Dwelling Unit (ADU), where 880.8 sq.ft. is permitted;
- 3. A 10.5-foot rear setback to the south where 50 feet are required for an existing ADU
- 4. A 40.9-foot front setback to the north where 50 feet are required for an existing single family dwelling;
- 5. A 1.35-acre lot size where 10 acres are required; and

To Allow:

- 6. A 30-foot front setback to the north, where 50 feet are required for a new detached garage; and
- 7. An accessory square footage of 3,200 sq.ft. where 2,852 sq.ft. is the maximum permitted.

Case Manager:

Justin Montgomery

17-101274VC

Appeal of Director’s Interpretation

Owner:

97 South Lookout Mountain Road Trust

Applicant:

Francis J. Hermanussen

Location:

97 South Lookout Mountain Road, Golden
Section 7, Township 4 South, Range 70 West
AIN: 40-074-03-007

Approximate Area:

2.37 acres

Zoning:

Planned Development (PD) Pine Tree Park ODP

Purpose:

To Appeal an interpretation by the Director of Planning & Zoning that a Bed and Breakfast is not a permitted use.

Case Manager:

Mike Schuster

Other Items For Discussion Or Review: None

Adjournment

Emergency items and other public business for which notices were not possible may be considered. The order of items on the agenda is subject to change at the discretion of the Chairman.