

**Jefferson County Board of Adjustment
Agenda
June 21, 2017 9:00 a.m.
Hearing Room #1**

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

1. Acting Director Comments
2. Planning Supervisor Comments
3. Legal Counsel Comments
4. Administrative Assistant Comments
5. Board Member Comments
6. 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

17-110895VC

Owner:

Location:

Approximate Area:

Zoning:

Purpose:

Today's Action:

Case Manager:

Variance

Judith G. and Mark P. Bonnett

7801 S Estes St., Littleton

Section 34, Township 5 South, Range 69 West

AIN: 59-341-11-016

0.87 acres

Residential-One (R-1)

To allow a 5 ft side setback to the north where 15 ft are required for an attached Accessory Dwelling Unit.

To continue the case to July 5, 2017.

Anna Gibson

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17-109823VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Variance

Dodge Evergreen Trust

4895 South Pine Road

Section 10, Township 5 South, Range 71 West

AIN: 51-103-04-005

1.25 Acres

Mountain Residential-One (MR-1)

To legalize:

1) A 5-foot side setback to the north, where 20 feet are required for a single-family detached residence; and

2) A 9-foot side setback to the east, where 20 feet are required for a shed.

Case Manager:

Justin Montgomery

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17-109538VC

Owner/Applicant:
Location:

Variance

Robert & Janet Spann
16687 Ouray Road West
Section 28, Township 7 South, Range 71 West
AIN: 71-281-02-023

Approximate Area:

2.00 Acres

Zoning:

Suburban Residential-Two (SR-2)

Purpose:

To allow a 1-foot side setback to the east, where 50 feet are required for a detached garage.

Case Manager:

Justin Montgomery

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17-110115VC

Owner/Applicant:
Location:

Variance

David E. & Karen L Cochran
9098 Lariat Lane
Section 3, Township 6 South, Range 71 West
AIN: 61-034-09-005

Approximate Area:

1.33 Acres

Zoning:

Agricultural One (A-1)

Purpose:

- 1) **To legalize a 44 ft front setback to the north, where 40 ft is required for an existing single-family home; and**
- 2) **To allow a 10.5 ft rear setback to the south, where 50 ft are required for a proposed detached garage.**

Case Manager:

Nick Nelson

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17-109570VC

Owner / Applicant:
Location:

Special Exception

AKS Limited Liability Co
26431 Main Street, Conifer
Section 14, Township 6 South, Range 71 West
AIN: 61-141-99-001

Approximate Area:

0.84 acres

Zoning:

Commercial-One (C-1)

Purpose:

Special Exception for a second-year renewal of The Abide Ride food service truck.

Case Manager:

Mike Madrid

17-110085VC

Owner / Applicant:
Location:

Variance

Barbara and Eric Miller
30945 Burland Road, Golden
Section 8, Township 2 South, Range 71 West
AIN: 21-081-01-001

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Approximate Area:
Zoning:
Purpose:

2.39 acres
Agricultural-One (A-1)

To Legalize:

- 1) a 34 ft front setback to the south, where 50 ft are required for an existing single family home;
- 2) a 46 ft rear setback to the north, where 50 ft are required for an existing single family home; and

To Allow:

- 3) a 40 ft rear setback to the north, where 50 ft are required for an addition of an attached garage.

Case Manager:

Mike Madrid

15-104017VC

Owner/Applicant:
Location:

Variance

David Faulkner
3383 Avenue F
Section 35, Township 4 South, Range 71 West
AIN: 41-354-04-016

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Approximate Area:
Zoning:
Purpose:

0.81 Acres
Mountain Residential-Three (MR-3)

To allow:

- 1) A 5-foot side setback to the south, where 15 feet are required for a proposed detached garage;
- 2) An 18-foot front setback to the east, where 30 feet are required for a proposed detached garage;
- 3) 1,920 square feet of accessory square footage, where 1,147 square feet is the maximum accessory square footage allowed; and
- 4) A building height of 20 feet where 16 feet is the maximum height allowed for a proposed detached garage.

Today's Action:

To grant a rehearing to consider amending the original approval (propose to change the size of the garage shown on the Exhibit B and to extend the deadline for obtaining a building permit).

Case Manager:

Justin Montgomery

Regular Agenda

17-108541VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance (Continued from June 7, 2017)

Patricia M. Fackler

14305 W. 72nd Ave, Arvada

Section 31, Township 2 South, Range 69 West

AIN: 29-313-00-008

4.77 Acres

Planned Development (Fackler ODP)

To allow a 35 ft side setback to the north, where 100 feet are required for a proposed new Single Family Detached Dwelling.

Sarah Rosenberg

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17-110919VC

Owner:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

Christopher K. and Crystal A Lockhart

5410 W Caryl Place, Littleton

Section 36, Township 5 South, Range 69 West

AIN: 59-361-15-001

0.33 acres

Residential-One (R-1)

To allow a 4 ft side setback to the west, where a 15 ft side setback is required for a detached garage.

Anna Gibson

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17-110547VC

Owner/Applicant:

Location:

Approximate Area:

Zoning:

Purpose:

Case Manager:

Variance

James. M. Bohks

14095 W 48th Pl, Golden

Section 18, Township 3 South, Range 69 West

AIN: 39-183-07-053

0.34 acre

Residential One (R-1)

To allow 1,480sf of accessory square footage, where 1,252sf is the maximum allowed.

Jennifer McGinnis

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17-107627VC

Appeal of Director’s Determination

Owner/Applicant:
Location:

Timothy & Suzanne Furno
24699 US Hwy 40
Section 13, Township 4 South, Range 71 West
AIN: 41-131-00-005

Approximate Area:
Zoning:
Purpose:

1.31 Acres
Agricultural-Two (A-2)
To appeal the determination of the Director of Planning & Zoning that an agriculturally zoned property does not meet the criteria for being a usable parcel under Section 3.D of the Zoning Resolution - Single and Separate Ownership (16-124426DDR)

Case Manager:

Michael Schuster

17-107628VC

Variance

Owner/Applicant:
Location:

Timothy & Suzanne Furno
24699 US Hwy 40
Section 13, Township 4 South, Range 71 West
AIN: 41-131-00-005

Approximate Area:
Zoning:
Purpose:

1.31 Acres
Agricultural-Two (A-2)
**To grant relief from the single and separate ownership provision of Section 3.D.1.a of the Zoning Resolution; and
To legalize a lot size of 1.31 acres, where 10 acres is required.**

Case Manager:

Sarah Rosenberg

Adjournment

Other Items For Discussion Or Review: None

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.