

SUMMARY MINUTES OF BOARD OF ADJUSTMENT ACTION HELD JANUARY 13, 2015

CALL TO ORDER – 7: 00P.M.

PLEDGE OF ALLEGIANCE -

ROLL CALL OF MEMBERS – Those Present: T.O. Owens, Chairman; Jenny Riley, Secretary; Christine Duncan, Dave Marquez, Kathy Drulard, Cindi Kreutzer

Ted Terranova was absent from this meeting

ALSO PRESENT: Gary Hammond, Senior Planner; Reid Betzing, Sr. Ass't. City Attorney; James Cramer, Planning Intern; Shalisa Daugherty, Recording Secretary.

APPROVAL OF MINUTES FOR December 9, 2014 – Stand as approved

Mr. Owens moved to vacate the following cases - VAR2014-0038 -

The following votes were cast on the motion:

Those voting Yes: Owens, Drulard Duncan, Kreutzer, Riley, Marquez

Those voting No:

Those absent: Terranova

The variance were vacated.

PUBLIC HEARING –

VAR2014-0039 – Graham Christy – 5675 Cody St.

The public hearing was opened.

The property was posted and the fee was paid.

Mr. Owens entered the staff report, posting log, affidavit of mailing.

Mr. Graham Christy was present to speak on his case. He stated he would like to add onto his home to increase the living space and adding onto the garage to make it a two car garage. He looked at adding on a second story, but that would make the home very different from the rest of the homes in the neighborhood.

Public input was closed

Ms. Kreutzer asked if he spoke to the neighbor to the north.

Mr. Christy stated he did and the letter is included in the packet.

Mr. Marquez asked where the garage addition will be added, what will the new roof pitch be, and what are the materials that will be used for the addition?

Mr. Christy stated the addition will be on the north side, he also stated that the pitch of the roof will be the same, and he will match the materials of the addition to the current home.

Ms. Riley asked about the drainage for the new addition.

Mr. Christy stated he will get a drainage report and he stated that he will have down spouts like what is on the current garage.

Mr. Marquez asked what is the practical difficulty for this addition?

Mr. Christy stated that he really didn't understand that question in the packet.

Ms. Drulard asked if his current garage can hold his vehicle, and with the addition will the garage be able to hold 2 vehicles.

Mr. Christy stated that his vehicle is too long to be in the current garage, and yes with the addition the garage will hold 2 vehicles.

Public hearing was closed.

Mr. Betzing explained what that the practical difficulty was and that it stated that in the staff report.

Ms. Riley stated that this lot is much smaller than most lots in Arvada and she can see the practical difficulty.

Ms. Kreutzer stated she is in favor of the variance.

MOTION:

It was moved by Ms. Riley that variance request VAR2014-0039 Graham Christy, 5675 Cody St., to construct a garage/home addition that will be 5.12' from the side (north) property line when Sec. 6.2.1 of the LDC requires a 10' setback within the R-L Zoning District, be granted.

This motion is based on Findings No. 1 through 8 on Pages 15 & 16 of the Staff Report.

As to Finding No. 1, the special circumstance is that the lot is 65 foot wide instead of the standard 75 ft.

The following votes were cast on the motion:

Those voting Yes: Owens, Drulard Duncan, Kreutzer, Riley, Marquez

Those voting No:

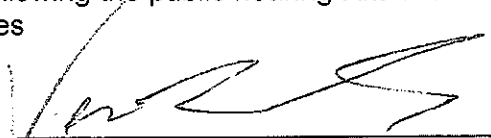
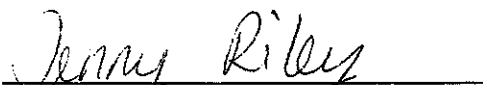
Those absent: Terranova

The variance is granted.

OTHER ITEMS –

Next meeting is 01-27-15 with 1 case - and then following the public hearing Rita McConnell, Planning Manager will be present to discuss the LDC updates

ADJOURNED – 7:15pm


V.O. Owens, Chairman
Jenny Riley, Secretary
Shalisa Daugherty, Recording Secretary