

**WOODLAND PARK BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
City of Woodland Park Council Chambers
February 27, 2006
6:30 PM**

I. CALL TO ORDER AND ROLL CALL

Vice Chair, Scholtz, acted as Chair in the absence of Dernbach. Crane, Propes, Carr, and Sperry in attendance. Napoleon, Riley, and Weien, staff in attendance. Dernbach and Rasmussen absent. Scholtz instructed both alternates that they would be participating and voting to complete the quorum for this meeting.

II. APPROVAL OF MINUTES

January 23, 2006 Regular Meeting

Motion: Propes moved to accept the minutes as presented. Crane seconded. Approved 5-0.

III. REQUEST/PUBLIC HEARINGS

Re-hearing CASE VAR05-010 Keller Williams Realty Setback

Variance: Request for review and approval of a 15' setback variance from Foster Avenue ROW and 10' setback variance from Scott Avenue ROW rather than the 25' front yard setback requirement within the Community Commercial zoning district on a tract of land with a legal description of Parcel A, Block 10, Bergstrom Addition except the southerly 300 feet of Block 10, Bergstrom Addition to the town of Woodland Park more specifically 651 Scott Avenue, Woodland Park, Colorado for the purpose of constructing a 13,000 square foot office building as requested by the co-owner of the Woodland Exchange Building, Scott Downs.

Riley made the staff presentation with a brief overview of the presentation that was made at the January 23, 2006 BOA meeting.

Applicant, Scott Downs, addressed the Board with the additional information that after last month's meeting more research was done to find the correct information on the easements on this parcel of land. This easement recording was found which limits the options of placement of this building even more than originally estimated. No changes have been proposed in the positioning of the building on this parcel from the last meeting. The question

had been raised as to moving the building back closer to Hwy 24 and with the drainage/utility easement as well as the height of Hwy 24; this would not be an option.

Napoleon and Buttery have walked this utility easement and Buttery has approved the 1 ½ ft encroachment into the drainage easement.

The public comment portion of the meeting was opened. Barry Madison of 512 Scott Avenue asked staff about the length of this drainage easement. Napoleon showed that it is the length of the sideway area adjacent to Hwy 24 ending at the parking lot of the car lot. As no others wished to speak to this case, public hearing was closed.

Discussion took place as to the Site Plan Review process and what would be approved; on street parking requirements; measurements of the existing curb in relationship to the proposed parking lot, as well as the reasoning for facing the building to the Scott Avenue boundary.

Crane noted that on page 2, 4th paragraph of the minutes for the January 27, 2006 meeting, that Barry Madison had participated in the public comment portion of the meeting and did not have a problem with this project.

MOTION: Propes moved to approve this case as presented.
Seconded by Crane. Approved 5-0.

CASE VAR06-001 Seabolt Lot Use Variance: Request for review and approval of an accessory building to be located in the front yard of a single family home zoned Urban Residential on Lots 1 & 2, Block 41, Highlands Addition, with an address of 919 Browning Avenue, for the purpose of constructing a detached garage in the front yard as submitted by the owners, Travis and Landis Seabolt.

Riley presented a PowerPoint presentation that showed the zoning map; surrounding homes; and the Seabolt's home and property. Coraline Street is an unimproved Right-of Way adjacent to the Seabolt's property. This presentation showed a proposed design of the 24' x

Homeowners, Travis and Landis Seabolt, shared with the Board that the topography and excavation done by the previous owner on their property is extensive. Their request to place their two-car garage in the front yard, for their purposes will save their back yard, allow

possible future expansion of their small cinderblock home, and create an appealing look for the neighborhood. Retaining walls will be built to protect the drainage issues of the hillside that has had extensive excavation that could cause future damage to their home and the neighborhood.

Discussion took place as to the proposed design of the garage; property lines and measurements; excavation areas; and topography.

No one was present in the audience for public comment. Riley reported that the Fire Dept. was comfortable with the 8 ft separation from the existing home and the proposed garage.

The Seabolt's also plan on installing a split rail fence around their property this summer. The proposed garage will be stucco and the house will be re-stuccoed to match.

MOTION: Crane moved to approve the requested front yard setback. Seconded by Propes. Approved 4-1. Carr cast the no vote as he felt the homeowners had other options rather than the front yard for building a garage.

I. STAFF REPORT

Riley informed the Board that we have one case for the March 20, 2006 meeting. Availability for this meeting was asked as we have a case that has been tabled for sometime due to the fact that two members have to recuse themselves on the Williams Fence appeal. Other members can be in attendance.

The 2006 meeting schedule was distributed.

An email sign-up was distributed.

II. ADJOURNMENT

Scholtz adjourned the meeting at 7:35pm.