

**WOODLAND PARK BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
City of Woodland Park Council Chambers
Re-scheduled from March 20, 2006
March 27, 2006
6:30 PM**

I. CALL TO ORDER AND ROLL CALL

Dernbach, Scholtz, Crane, Propes, Carr, and Sperry were in attendance. Rasmussen was absent. Chairman Dernbach appointed Carr to be the alternate for this meeting. Riley and Weien were staff present.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

MOTION to approve the minutes of the February 27, 2006 Regular Meeting was made by Propes. Seconded by Crane. Approved 4-1 with Dernbach Abstaining.

IV. REQUEST/PUBLIC HEARINGS

CASE NUMBER VAR06-002 Holmes Front Yard Setback Variance:

Request for review and approval of a 10 foot variance from the required 25' minimum front yard setback along the West Street property frontage in Urban Residential zoning district located on Lot 2, Block A, Hunt's Addition to Woodland Park with an address of 400 Hillcrest for the purpose of constructing a garage to the existing home as submitted by the owners, Jason and Holly Holmes.

Riley presented a PowerPoint presentation showing the zoning map, surrounding properties, as well as the Holmes residence. Riley reminded the Board that this property had been reviewed at a previous meeting for a side yard variance for an addition.

The applicant, Holly Holmes was present along with her contractor Tyler Lambert. Tyler Lambert spoke for his client. He addressed the design of the proposed garage as well as the pitch of the roof to complement the existing home.

Construction of the addition that had previously received a variance from the BOA has not begun. The applicant decided to request a 10 ft variance from the 25 ft setback and begin construction on both projects at once, as it was more cost effective to do both projects together.

Board members had questions regarding the existing fence, how the new driveway would be in relationship to the existing driveway, any future plans by the City to widen West Street, any changes in the area as a direct result of the Downtown Development Authority projects and projected street extensions?

MOTION: Scholtz moved to approve the requested 10 ft variance in **CASE NUMBER VAR06-002 Holmes Front Yard Setback Variance** because of the hardship that this lot is very small on a corner with two front yard setbacks. It is extremely limiting as to what improvements can be done. Crane seconded the motion. Discussion took place requesting that the owners to be very certain as to the accuracy of the site plan due to the property angles and making sure that the variance of only 10 ft is adhered to. Approved 5-0.

Chairman Dernbach wanted the minutes to reflect that there was no one in the audience for public comment.

V. STAFF REPORT

Riley asked members who could be present at the April 17th BOA meeting as the Williams Fence Appeal would like to be placed on that agenda. A quorum cannot be met, as two members need to rescue themselves. The Williams Fence Appeal will have to be scheduled for the May 15th meeting.

I. ADJOURNMENT

Chairman, Dernbach, closed the meeting at 6:55pm.

Recorded by,

Maggie Weien

Approved this _____ day of _____, 2006

_____ Chairperson

