

TELLER COUNTY BOARD OF ADJUSTMENT

MINUTES

7:00 p.m. - Wednesday July 18, 2012

CITY OF WOODLAND PARK ADMINISTRATION BUILDING – Council Chambers
220 W South Avenue, Woodland Park, CO

I. Call to Order and Roll Call

The meeting was called to order by Ms. Dyer at 7:00 p.m. and the following answered roll call:

Ms. Monte Houseman (Alternate)
Mr. Mark Mills (Regular)
Ms. Helen Dyer (Regular)
Mr. David Turley (Regular)

Also attending were the following staff members:

Ms. Lor Pellegrino, AICP, Senior Planner
Mr. Chris Brandt, County Attorney

Ms. Houseman was appointed a voting member for this meeting.

II. Election of Officers

A. Chairman

Mr. Turley nominated Ms. Dyer for Chairman. With no other nominations, Mr. Turley then moved, and Ms. Houseman seconded, that Ms. Dyer be elected as Chairman. The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer. The meeting continued with Ms. Dyer presiding as Chairman.

B. Vice-Chairman

Ms. Dyer nominated Mr. Turley for Vice-Chairman. With no other nominations, Ms. Dyer then moved, and Mr. Mills seconded, that Mr. Turley be elected as Vice-Chairman. The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer.

III. Adoption of the 2012 Meeting Schedule and the First Meeting of 2013

Ms. Dyer moved, and Mr. Turley seconded, that the Board of Adjustment continue the practice of generally holding the Board of Adjustment meetings on the third Wednesday of every month and to adopt the proposed 2012 meeting schedule including the third Wednesday of January 2013, subject to changes based on applications received and with proper notice. The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer.

Mr. Brandt noted that as this is the first meeting of the 2012 year, the full schedule for 2012 including the first meeting of 2013 is adopted, and that the January through June meetings in 2012 were canceled and did not occur.

IV. Designation of Location for Posting Agendas

Ms. Dyer moved, and Ms. Houseman seconded, that the Board of Adjustment continue to designate the Teller County Community Development Services' bulletin board at 540 Manor Court, Woodland Park as the official location for the posting of the Board of Adjustment Agendas. The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer.

V. Review and Approve Minutes

A. September 21, 2011

Mr. Turley moved, and Mr. Mills seconded, approval of the September 21, 2011 minutes. The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer.

VI. Consider a request by Dennis and Theresa Schorn (Applicant and Property Owners) to vary the side setback in the Residential One (R-1) zone district from 15 feet to 10.5 feet (northeast corner of the garage) and 11.6 feet (southeast corner of the garage) to bring an existing garage into conformance on Lot 10, Block 1, Valley-Hi Mountain Estates, Teller County, CO (842 Crestridge Road, Florissant).

Ms. Pellegrino presented the staff report recommending approval of the application for an east side setback variance as requested by the Applicant, finding compliance with the variance standards of Section 2.12.G.1-7 of the Teller County Land Use Regulations. Condition A of the "Recommended Motion" (page 6 of the Staff Report) was corrected by Ms. Pellegrino so that the site plan referenced reflected the 07/09/12 date rather than 01/09/12. The Board had no questions of staff.

The Applicant was called to speak but declined to do so. The Board had no questions of the Applicant.

Ms. Dyer opened the item for public comment and seeing no public in the audience, closed the item for public comment.

Mr. Turley moved, and Ms. Houseman seconded, that the Teller County Board of Adjustment **APPROVE** the request by Dennis and Theresa Schorn (Applicant and Property Owners) to vary the side setback, for the existing garage only, from 15 feet as required in the Residential One (R-1) zone to 10.5 feet for the northeast corner of the garage and 11.6 feet for the southeast corner of the garage to bring an existing garage into conformance on Lot 10, Block 1, Valley-Hi Mountain Estates, Teller County, CO (842 Crestridge Road, Florissant), incorporating Staff findings contained in that Staff Report dated July 6, 2012, subject to the following conditions:

- a. This variance is granted solely for the encroachment of the existing garage as shown on the Site Plan dated 07/09/12 (signed by the surveyor on 07/10/12) and submitted with this variance application.
- b. This variance approval shall not apply to any new construction that may be proposed or contemplated by the Applicant anywhere on the property or new construction associated with this garage.
- c. Unless otherwise modified by these conditions, all material representations of the Applicant in the submitted materials and in the hearings shall be considered binding.

The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer. The variance was approved.

VII. Planner and Board Report

- A. Reappointment by the Board of County Commissioners to May 2015 of Mr. Mark Mills from alternate to regular member of the Board of Adjustment.
- B. Mr. Turley suggested that more Board members be found. Ms. Dyer asked if it was possible, given current vacancies, to reduce the size of the Board of Adjustment from five regular members to three. Mr. Brandt stated that the Board of Adjustment membership

and vacancies was being discussed and that a change in the size of the Board would require an amendment to the Teller County Land Use Regulations. Mr. Turley, and other members of the Board, will continue to invite residents of Teller County to serve. Ms. Pellegrino stated that an invitation has been posted on the Teller County website and that an advertisement in the Pikes Peak Courier View was published.

- C. Members of the Board of Adjustment were invited to a work session with the State Demographer on August 28, 7:00 p.m. in the City of Woodland Park Council Chambers. Ms. Dyer suggested that other agencies also be invited to this work session.
- D. No meeting is anticipated for August.

VIII. Other Items

None.

IX. Adjourn

Ms. Dyer moved, and Mr. Turley seconded, that the meeting adjourn at 7:21 p.m. on Wednesday July 18, 2012. The motion passed with the following in favor: Ms. Houseman, Mr. Mills, Mr. Turley, Ms. Dyer.