

TELLER COUNTY BOARD OF ADJUSTMENT

MINUTES

August 20, 2014 - 7:00 p.m.

**City of Woodland Park Council Chambers
220 W. South Avenue, Woodland Park, CO**

I. Call to Order and Roll Call

Chairman Dyer called order at 7:00 p.m. and the following answered roll call:

Mr. Bernie Diesen (Regular Member)
Mr. Mark Mills (Regular Member)
Absent Mr. Bill Holbrook (Alternate Member)
Mr. Brian Walker (Regular Member)
Ms. Helen Dyer, Chairman (Regular Member)

Also attending were the following staff members:

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

II. Designation of Location for Posting Agendas

Mr. Mills moved, and Mr. Diesen seconded, that the Board of Adjustment designate the Teller County Community Development Services' bulletin board at 800 Research Drive, Suite #100, Woodland Park as the official location for the posting of the Board of Adjustment agendas. The motion passed with the following vote:

Yes Mr. Mark Mills
Yes Mr. Bernie Diesen
Yes Mr. Brian Walker
Yes Ms. Helen Dyer, Chairman

III. Election of Vice-Chairman

Mr. Walker was nominated for Vice-Chairman by Mr. Mills.

Chairman Dyer moved, and Mr. Diesen seconded, that Mr. Walker be appointed Vice-Chairman. The motion passed with the following vote:

Yes Ms. Helen Dyer
Yes Mr. Bernie Diesen
Yes Mr. Mark Mills
Yes Mr. Brian Walker

IV. Review and Approve Minutes – May 21, 2014

Mr. Diesen moved, and Mr. Walker seconded, that the May 21, 2014 minutes be approved as presented. The motion passed with the following vote:

Yes Mr. Bernie Diesen
Yes Mr. Brian Walker
Yes Mr. Mark Mills
Yes Ms. Helen Dyer

V. Consider a request by Russell T. Lesterson and Coralee A. Doyle (fka Lesterson) (Property Owners) to vary the front setback for an existing dwelling from 25.0 feet to 0.2 feet in the Residential One (R-1) zone district for Lot 144, Wilson Lake Estates, Teller County, CO (172 Dunlap Road, Florissant, CO, 80816).

Ms. Pellegrino presented the staff report, complete with modifications to the written staff report, recommending approval of the requested front setback variance, finding compliance with the variance standards of Section 2.12.G.1-7 of the Teller County Land Use Regulations.

Mr. Skip Howes (300 Sunny Glen Court), as the Authorized Representative, presented the application and asked for reconsideration of condition 2.a regarding the requirement of Board approval for the ROW license and condition 2.d regarding the requirement for a Building Permit for the existing shed.

Chairman Dyer opened the item for public comment and the following spoke:

Mr. Dave Williams (4690 County Road 59) stated that the shed should not be a significant concern since it was not "red tagged" by the Building Department.

Seeing no others wishing to speak, Chairman Dyer closed public comment.

Chairman Dyer moved, and Mr. Bernie Diesen seconded, that the Teller County Board of Adjustment GRANT the variance requested by Russell T. Lesterson and Coralee A. Doyle (fka Lesterson) (Property Owners) to vary the front setback from 25.0 feet to 0.2 feet for the existing dwelling and parking area in the Residential One (R-1) zone district for Lot 144, Wilson Lake Estates, Teller County, CO (172 Dunlap Drive, Florissant, CO, 80816), incorporating staff findings contained in that Staff Report dated August 5, 2014, subject to the following conditions:

1. This variance is granted solely for the existing dwelling (and deck and porch appurtenances), and the parking area as depicted on the Property Line Survey dated April 1, 2014 and signed and sealed by Mel March, PLS, March Surveying on July 18, 2014.
2. This variance approval shall be effective only if the owners:
 - a. enter into and gain County approval of a Revocable License for the improvements located within the platted public ROW in a form acceptable to the County no later than October 1, 2014; and
 - b. obtain a Building Permit for the 16' x 16' shed, which application is to be submitted for consideration by the Teller County Building Department no later than October 1, 2014, or obtain written confirmation from the Building Department that no Building Permit is required for the shed no later than October 1, 2014.
3. 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 vote:

Yes	Ms. Helen Dyer
Yes	Mr. Bernie Diesen
Yes	Mr. Mark Mills
Yes	Mr. Brian Walker

VI. Other Items

- a. Ms. Pellegrino stated that the next meeting may be canceled and an email will be sent if it is.
- b. Mr. Walker recommended that all packets be in ".pdf" format.

VII. Adjourn

Chairman Dyer adjourned the meeting at 7:50 p.m.