

# **TELLER COUNTY BOARD OF ADJUSTMENT**

## **REGULAR MEETING AGENDA**

**7:00 p.m., Wednesday November 20, 2013**

**Council Chambers – City of Woodland Park Administration Building  
220 W. South Avenue, Woodland Park, Colorado**

### **I. Call to Order and Roll Call**

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

Mr. Bernie Diesen (Regular Member)  
Mr. David Turley (Regular Member – Vice-Chairman)  
Ms. Helen Dyer (Regular Member – Chairman)  
Mr. Mark Mills (Regular Member)  
Ms. Monte Houseman (Regular Member)  
Mr. Brian Walker (Alternate Member)  
Mr. Bill Holbrook (Alternate Member)

Also attending were the following staff members:

Ms. Lynda Morgan, CDSD Director  
Ms. Lor Pellegrino, AICP, Senior Planner  
Mr. Chris Brandt, County Attorney

### **II. Review and Approve Minutes – October 16, 2013**

Ms. Monte Houseman moved, and Mr. Bill Holbrook seconded, that the October 16, 2013 minutes be approved as presented. The motion passed with all in favor and no dissenting votes.

### **III. Consider a request by David Carl and Joyce Mary Adams, Trustees of the Joint Revocable Trust Agreement of David C. Adams and Mary J. Adams (Applicant and Property Owners), to vary the front setback for an existing dwelling from 25 feet to approximately 22 feet in the Residential One (R-1) zone on Lot 43, Lakemoor West #2, Teller County, CO (89 Ranch View Road).**

Ms. Lynda Morgan presented the staff report recommending approval of the application for a front setback variance, finding compliance with the variance standards of Section 2.12.G. of the Teller County Land Use Regulations.

Mr. Adams (89 Ranch View Road), Applicant, stated that losing a portion of the deck would be tragic and requested that the Board approve the variance to allow it to encroach two feet into the front setback.

Based on questions asked by the Board, Mr. Adams stated that he is currently in the middle of constructing an addition; that he plans to add a 3-car garage in the future; that the area is very rural; and that he has not received objections or complaints from neighbors or the homeowner's association.

Chairman Dyer opened the item for public comment and seeing no one come forward, closed the public comment portion of the hearing.

Mr. David Turley moved, and Mr. Bernie Diesen seconded, that the Teller County Board of Adjustment approve the request by David Carl and Joyce May Adams, Trustees of the Joint Revocable Trust Agreement of David C. Adams and Mary J. Adams (Applicant and Property Owners) to vary the front setback for the existing deck improvements from 25 feet as required in the Residential One (R-1) zone to approximately 22.0 feet on Lot 43, Lakemoor West Subdivision Filing No. 2, Teller County, CO (89 Ranch View Road), incorporating Staff findings contained in that Staff Report dated November 5, 2013, subject to the following conditions:

- a. This variance is granted solely for the encroachment of the existing dwelling deck improvements as shown on the Site Survey executed by Melvin L. March, Colorado P.L.S. No. 15672 on October 4, 2013 and submitted with this variance application.
- b. This variance shall apply only to the existing dwelling deck improvements and 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 dwelling (eg. expansion).
- 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 vote:

Yes	Mr. Bernie Diesen
Yes	Mr. David Turley
Yes	Ms. Helen Dyer
Yes	Mr. Mark Mills
Yes	Ms. Monte Houseman

#### **IV. Other Items**

1. The scheduled meeting of December 18, 2013 will occur.
2. The Board of County Commissioners appointed Mr. David Turley for another 3-year term.

#### **V. Adjourn**

The meeting was adjourned by Chairman Dyer at 7:13 p.m.