



Board of Adjustment Meeting Minutes - Draft

Michelle Moore - Chair
Ed Kane - Vice Chair
Cooper Thayer
Ryan Purcell
Jeff Samuelson

Thursday, October 6, 2022

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed by:

Online: <https://crgov.webex.com/crgov>

Phone-in: 720-650-7664

Meeting Number: 2499 857 9320

Meeting Password: 2022BOAMeeting

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair Moore.

ROLL CALL

- Present** 5 - Boardmember Ed Kane, Boardmember Michelle Moore, Boardmember Cooper Thayer, Boardmember Ryan Purcell, and Boardmember Jeff Samuelson
- Attendance** 4 - Tammy King, Lena McClelland, Sharon Chavez, and Sandra Aguilar

CERTIFICATION OF MEETING

Ms. King confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[BOA 2022-012](#) August 4, 2022 Board of Adjustment Meeting Minutes

Moved by Boardmember Thayer, seconded by Boardmember Kane, that the Board of Adjustment meeting minutes for August 4, 2022 be approved as presented. The motion passed by the following vote: 5 to 0

Yes: 5 - Boardmember Kane, Boardmember Moore, Boardmember Thayer, Boardmember Purcell, and Boardmember Samuelson

PUBLIC HEARING ITEMS

[BOA 2022-013](#) Request for Approval of Variance from the Minimum Street (Side) Setback R-1 (Single-Family Residential) 580 Vista Drive

Ms. King presented the Request for Approval of Variance from the Minimum Street (Side) Setback R-1 (Single Family Residential) 580 Vista Drive. Staff recommends approval as it meets criteria.

Applicant: John and Linda Curtis were available for questions from the Board.

Public Comment: None

Moved by Boardmember Kane, seconded by Boardmember Purcell, that the Board of Adjustment approve John and Linda Curtis's request for approval of a variance from the minimum required street (side) setback to construct an attached garage on a single-family lot in the R-1 zone; based upon the variance criteria analysis in the staff report and presentation tonight. The motion passed by the following vote: 5 to 0

Yes: 5 - Boardmember Kane, Boardmember Moore, Boardmember Thayer, Boardmember Purcell, and Boardmember Samuelson

[BOA 2022-014](#) Request for Approval of Variance from the Minimum Rear Setback R-2 (Single-Family and Duplex Residential) 7 N Lewis St.

Ms. King presented the Request for Approval of Variance from the Minimum Rear Setback R-2 (Single-Family and Duplex Residential) 7 N. Lewis St. Staff recommend approval as the request meets all criteria.

Applicant: Kevin Vezzani, property owner, and Nathan Albers, architect, were available for questions from the Board.

Public Comment: None

Moved by Boardmember Samuelson, seconded by Boardmember Thayer, that the Board of Adjustment approve Kevin and Melanie Vezzani's request for approval of a variance from the minimum required rear setback to replace an existing garage with an addition to the home on a single-family lot in the R-2 zone; based upon the variance criteria analysis in the staff report and presentation tonight. The motion passed by the following vote: 5 to 0

Yes: 5 - Boardmember Kane, Boardmember Moore, Boardmember Thayer, Boardmember Purcell, and Boardmember Samuelson

TOWN COUNCIL UPDATE

None.

BOARD MEMBER ITEMS

All Boardmembers present are available for the next meeting; however, it may be canceled as there are no agenda items.

ITEMS FROM STAFF

None.

ADJOURN

**Moved by Boardmember Moore, seconded by Boardmember Samuelson, that the Board of Adjustment adjourn at 6:30 p.m. The motion passed by the following vote:
5 to 0**

Yes: 5 - Boardmember Kane, Boardmember Moore, Boardmember Thayer, Boardmember Purcell, and Boardmember Samuelson