



## Board of Adjustment Meeting Minutes

Chair Ryan Purcell  
Vice Chair Dalton Lyons  
Blerim Morina  
Eric Richards  
Mike White

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Thursday, April 18, 2024

6:00 PM

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

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### Special Meeting

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 pm by Chair Purcell.

### ROLL CALL

Board Member Morina was in attendance via WebEx.

- Present** 4 - Chair Ryan Purcell, Boardmember Blerim Morina, Vice Chair Dalton Lyons, and Boardmember Eric Richards
- Not Present** 1 - Boardmember Mike White
- Attendance** 2 - Sharon Chavez, and Tammy King

### CERTIFICATION OF MEETING

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

### APPROVAL OF MINUTES

[BOA 2024-002](#)

March 7, 2024 Board of Adjustment Meeting Minutes

Attachments: [March 7, 2024 Board of Adjustment Meeting Minutes](#)

Moved by Boardmember Lyons, seconded by Boardmember Richards to approve the meeting minutes for March 7, 2024, as presented. The motion passed by the following 4-0

**Yes:** 4 - Chair Purcell, Boardmember Morina, Vice Chair Lyons, and Boardmember Richards

**Not Present:** 1 - Boardmember White

### PUBLIC HEARING ITEMS

[BOA 2024-003](#) Request for Approval of Variance from the Minimum Front Yard

**Setback PD (Planned Development) (2580 Saddleback Drive)**

Attachments: [STAFF MEMO](#)

[Attachments A: BOA APPLICATION - 2580 Saddleback Drive](#)

Ms. King presented on BOA 2024-003 Request for Approval of Variance from the Minimum Front Yard Setback PD (Planned Development). Staff recommends approval as it meets criteria.

Applicant: John Crowell, with Renaissance Homes, provided additional details.

Public Comment: Scott Colby, resident, support. Concerned about drainage of root structure.

**Moved by Boardmember Purcell, seconded by Boardmember Richards, to approve a variance for 2580 Saddleback Drive a maximum front yard setback of 11.8 for a new single-family lot in the PD zone; based on the requested meeting the approval criteria in Title 17.06.020. The motion passed by the following vote: 4 to 0**

**Yes:** 4 - Chair Purcell, Boardmember Morina, Vice Chair Lyons, and Boardmember Richards

**Not Present:** 1 - Boardmember White

**TOWN COUNCIL UPDATE**

None

**BOARD MEMBER ITEMS**

None

**ITEMS FROM STAFF**

Ms. King informed the Board that there is no May meeting. Possible June meeting.

**ADJOURN**

**Moved by Boardmember Purcell, seconded by Boardmember Richards, to adjourn the meeting at 6:15 p.m.**

**Yes:** 4 - Chair Purcell, Boardmember Morina, Vice Chair Lyons, and Boardmember Richards

**Not Present:** 1 - Boardmember White