



Board of Adjustment Agenda - Final

Ryan Purcell - Chair
Mindy Bandimere-Jordan - Vice Chair
Susan MacAfee
Nicholas Moore

Thursday, May 7, 2026

6:00 PM

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

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. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form: CRgov.com/A11yRequest.

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

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER

ROLL CALL

CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[BOA](#)
[2026-005](#)

March 19, 2026 Board of Adjustment Meeting Minutes

Attachments: [March 19, 2026 Board of Adjustment Meeting Minutes](#)

6:10 pm RESOLUTION OF APPRECIATION

[BOA](#)
[2025-005](#)

Resolution of Appreciation: Eric Richards, Board of Adjustment

Attachments: [Attachment A: Resolution of Eric Richards](#)

[BOA](#)
[2026-006](#)

Resolution of Appreciation: Chuck Kocher, Board of Adjustment

Attachments: [Attachment A: Resolution of Appreciation Chuck Kocher](#)

6:20 pm PUBLIC HEARING ITEMS

[BOA](#)
[2026-007](#)

**Request for Approval of Variance from the Minimum Rear Yard
Setback Zoned PD (Planned Development - Single Family) 175 W
Prestwick Court**

Attachments:

[STAFF MEMO](#)

[ATTACHMENT A: NEIGHBORHOOD SUPPORT LETTER](#)

6:40 pm TOWN COUNCIL UPDATE

6:45 pm BOARD MEMBER ITEMS

6:50 pm ITEMS FROM STAFF

6:55 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/7/2026

Item #: File #: BOA 2026-005

To: Members of the Board of Adjustment

From: Board of Adjustment Administrator

March 19, 2026 Board of Adjustment Meeting Minutes

Executive Summary

Attached are the meeting minutes from the March 19, 2026 Board of Adjustment meeting for your review and approval.



Board of Adjustment Meeting Minutes - Draft

Ryan Purcell - Chair
Mindy Bandimere-Jordan - Vice
Chair
Susan MacAfee
Nicholas Moore

Thursday, March 19, 2026

6:00 PM

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

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. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form: CRgov.com/A11yRequest.

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER

Present 4 - Boardmember Ryan Purcell, Boardmember Susan MacAfee, Boardmember Nicholas Moore, and Boardmember Mindy Bandimere-Jordan

ROLL CALL

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Boardmember Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve December 4, 2025 meeting minutes as presented. The motion passed by a vote of:

Yes: 4 - Boardmember Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

[BOA 2026-001](#)

December 4, 2025 Board of Adjustment Meeting Minutes

PUBLIC HEARING ITEMS

[BOA 2026-002](#)

Request for Approval of Variance from the Minimum Front Yard Setback PD (Planned Development - Single Family) 3671 Rocky View Place

Tammy King presented the Variance Request for 3671 Rocky View Place. The applicant was requesting a variance from the minimum required 50' front setbacks for a detached garage on a single-family property in the PD Zone to a 25-foot variance. No negative feedback from neighbors and no members of the public attended or had comments.

Moved by Boardmember Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2026-002 as presented. The motion passed by a vote of:

Yes: 4 - Boardmember Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

[BOA 2026-003](#) **Request for Approval of Variance from the Minimum Rear Yard Setback Zoned R-2 (SINGLE-FAMILY & DUPLEX RESIDENTIAL) 607 Sixth Street**

Tammy King presented the variance request for 607 Sixth Street. The request is for a variance from the required 25-foot rear setback for an addition on a single-family property located in the R-2 zone. The submitted site plan indicates a needed rear setback variance of 11 feet 2 1/4 inches, which would align with the existing setback of the home. The case will also need to be reviewed by the Historic Preservation Board to ensure compliance with applicable requirements following approval by the Board of Adjustments. The applicant, Richard Atkins on behalf of the owners, the Peaches, provided the Board with poster board renderings of the proposed addition. Tammy King stated that a letter would need to be submitted from the property owner authorizing representation, as they were not present. Board Member MacAfee inquired about the proximity of neighboring properties to the rear and side. The applicant responded that adjacent homes are approximately 10 to 12 feet away. Board Member Bandimere-Jordan asked whether the neighboring lot, also owned by the Peaches, might be sold or developed. Mr. Atkins stated that the owner does not intend to sell and plans to construct a detached garage with office space on that property eventually. No additional concerns or inquiries were raised regarding the property from the public.

Moved by Boardmember Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2026-003 as presented. The motion passed by a vote of:

Yes: 4 - Boardmember Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

TOWN COUNCIL UPDATE

BOARD MEMBER ITEMS

ITEMS FROM STAFF

King welcomed Nicholas Moore to the Board and mentioned one current vacancy. The Board is accepting applications and will have two vacancies in May. There will be no April meeting.

ADJOURN

Moved by Boardmember Purcell, seconded by Boardmember MacAfee, to Approve adjourn as presented. The motion passed by a vote of:

Yes: 4 - Boardmember Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore



Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/7/2026

Item #: File #: BOA 2025-005

To: Members of the Board of Adjustment

From: Tammy King, Zoning Manager

Resolution of Appreciation: Eric Richards, Board of Adjustment

Executive Summary

Resolution of Appreciation for Eric Richards, Board of Adjustment.

Attachments

Attachment A: Resolution of Appreciation

RESOLUTION NO. BOA 2025-01

**A RESOLUTION OF APPRECIATION
HONORING THE SERVICE OF
ERIC RICHARDS
AS A MEMBER OF THE BOARD OF ADJUSTMENT**

WHEREAS, Eric Richards, as a member of the Board of Adjustment for the Town of Castle Rock, serving June 2023, through September 2025, significantly contributed to the implementation of recommendations concerning development applications;

WHEREAS, the performance of his duties and responsibilities were characterized by dedication to the planning and development of the Town of Castle Rock and Eric contributed his experiences, time and interest to this advisory group;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CASTLE ROCK, COLORADO, BOARD OF ADJUSTMENT THAT THE SERVICE OF ERIC RICHARDS, AS A MEMBER OF THE BOARD OF ADJUSTMENT, IS DEEPLY APPRECIATED.

PASSED, APPROVED AND ADOPTED this 7TH day of May, 2026, by the Board of Adjustment of the Town of Castle Rock, Colorado on first and final reading, by a vote of _____ in favor and _____ opposed.

**TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES**

**TOWN OF CASTLE ROCK
BOARD OF ADJUSTMENT**

Tara Vargish, Director

Chairperson



Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/7/2026

Item #: File #: BOA 2026-006

To: Members of the Board of Adjustment

From: Tammy King, Zoning Manager

Resolution of Appreciation: Chuck Kocher, Board of Adjustment

Executive Summary

Resolution of Appreciation, Chuck Kocher

Attachments

Attachment A: Resolution of Appreciate, Chuck Kocher

RESOLUTION NO. BOA 2026-01

**A RESOLUTION OF APPRECIATION
HONORING THE SERVICE OF
CHUCK KOCHER
AS A MEMBER OF THE BOARD OF ADJUSTMENT**

WHEREAS, Chuck Kocher, as a member of the Board of Adjustment for the Town of Castle Rock, serving September 2025, through December 2025, significantly contributed to the implementation of recommendations concerning development applications;

WHEREAS, the performance of his duties and responsibilities were characterized by dedication to the planning and development of the Town of Castle Rock and Chuck contributed his experiences, time and interest to this advisory group;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CASTLE ROCK, COLORADO, BOARD OF ADJUSTMENT THAT THE SERVICE OF CHUCK KOCHER, AS A MEMBER OF THE BOARD OF ADJUSTMENT, IS DEEPLY APPRECIATED.

PASSED, APPROVED AND ADOPTED this 7th day of May 2026, by the Board of Adjustment of the Town of Castle Rock, Colorado on first and final reading, by a vote of _____ in favor and _____ opposed.

**TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES**

**TOWN OF CASTLE ROCK
BOARD OF ADJUSTMENT**

Tara Vargish, Director

Chairperson



Town of Castle Rock

Agenda Memorandum

Agenda Date: 5/7/2026

Item #: File #: BOA 2026-007

To: Members of the Board of Adjustment

From: Tammy King, Zoning Manager

Request for Approval of Variance from the Minimum Rear Yard Setback Zoned PD (Planned Development - Single Family) 175 W Prestwick Court

Executive Summary

The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by Joseph and Erin Maronick for variance from the minimum required 25' rear setbacks to re-construct a deck and add a patio cover on a single-family property in the PD (Planned Development - Single Family) The subject property is addressed as 175 W Prestwick Court, also known as LOT 23 BLOCK 1 Plum Creek Fairways Four 1st Flg

The applicant has submitted a site plan which will require a nine-foot (9') rear setback variance from the required 25' rear setback for re-construction of a deck and adding a patio cover.

Attachments

Attachment A: Petition of support



Meeting Date: May 7, 2026

AGENDA MEMORANDUM

To: Board of Adjustment

From: Tammy King
Zoning Manager

Title: Request for Approval of Variance from the Minimum Rear Yard Setback
Zoned PD (PLANNED DEVELOPMENT - SINGLE-FAMILY)

Subject Property: 175 W Prestwick Court

Summary

The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by Joseph and Erin Maronick for variance from the minimum required 25' rear setbacks to re-construct a deck and add a patio cover on a single-family property in the PD (Planned Development - Single Family) The subject property is addressed as 175 W Prestwick Court, also known as LOT 23 BLOCK 1 Plum Creek Fairways Four 1st Flg

The applicant has submitted a site plan which will require a nine-foot (9') rear setback variance from the required 25' rear setback for re-construction of a deck and adding a patio cover.

Background:

- The existing home was built in 1985
- The Improvement Location Certificate (ILC) for the home showed a deck that encroached into the required 25' rear setback.
- The existing home is 30' from the rear property line.
- The applicants are rebuilding the deck to the same configuration and adding a patio cover.
- HOA approval.
- Petition of support (Attachment A)
- The subject property is located adjacent to Tract A (0.973 acres) of designated open space, with Plum Creek Golf Club situated beyond the tract.
- The required setback:

Minimum Setbacks:

Along Plum Creek Blvd & Mt. Royal Drive: 30'

Along Prestwick Way: 15'

Side: 5'; with min 15' bldg separation

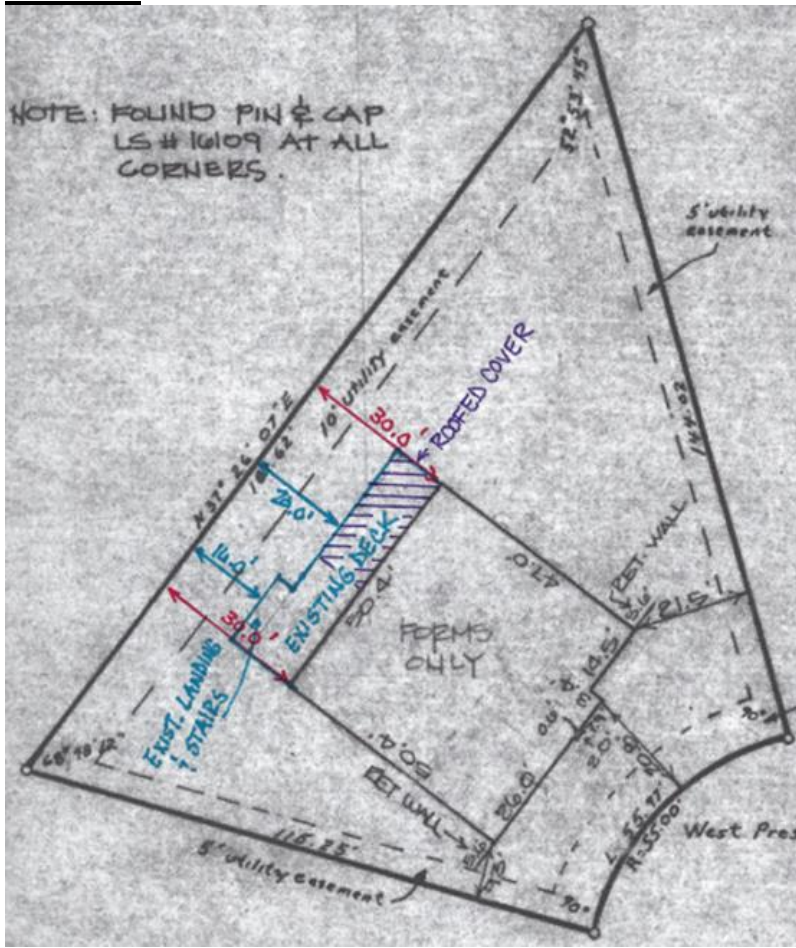
Along golf course boundary: 30'

Rear: 25'

Vicinity Map:



Plot Plan:

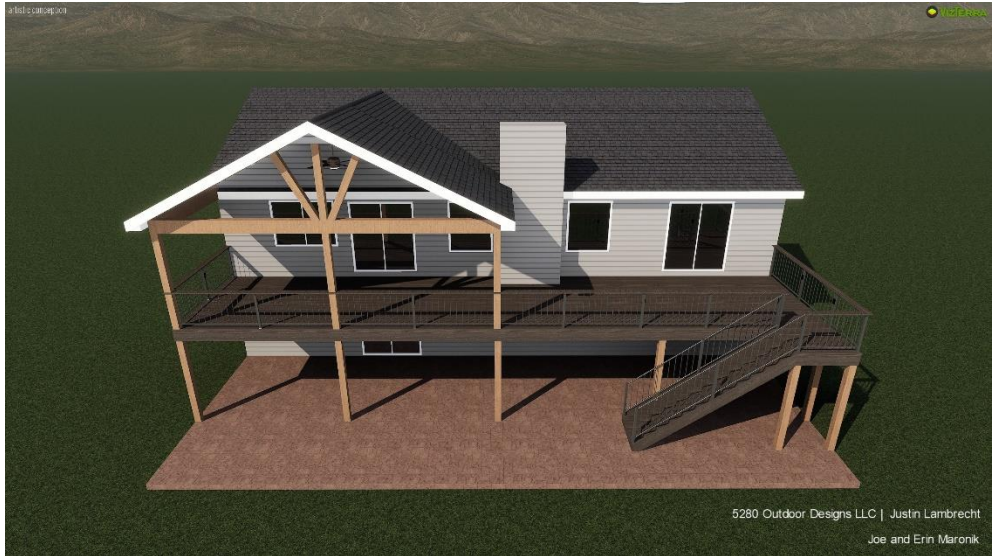


Existing:





Elevations:



Town of Castle Rock Municipal Code 17.06.020 Powers and Duties

B. Variances

1. Following proper notice; the Board shall hear and decide an appeal on specific cases for a variance to the following: *Minimum front and rear yard.*
2. In making its decision on a variance application, the Board shall consider the following and find:
 - a. The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code;
 - b. The practical difficulties or unnecessary hardship were not created by the applicant;
 - c. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
 - d. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;
 - e. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property; and
 - f. The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.
3. The Board may impose reasonable conditions on the grant of a variance. In addition, upon approval of a variance, the Board shall determine whether the variance is limited to the condition existing on the property at the time of approval, or whether the variance runs with the land regardless of whether the conditions on the property change.
4. The decision of the Board shall be final, subject to judicial review.

Staff Findings

- A. The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code:
Staff finds that strict enforcement of the Code may result in practical difficulties inconsistent with the intent and purpose of the Code due to fact the existing deck was not in compliance with the rear setback.
- B. The practical difficulties or unnecessary hardship **were not** created by the applicant:
Staff finds that the practical difficulties or unnecessary hardship were not created by the applicant, but rather are the result of the existing construction.
- C. Unique physical conditions or exceptional topography exist on the subject property and similar, unique conditions do not exist on neighboring properties:
Staff finds that unique physical conditions exist on the subject property are due the existing deck encroachment on the rear setback. This condition is not specific to this property and are not generally applicable to neighboring properties.
- D. The property is unable to be reasonably developed in conformity with the provisions of

this Code due to unique physical conditions or exceptional topography:

Staff finds that, due to the existing encroachment into the setback for the deck, and the desire to rebuild for safety and esthetics conforms to the physical condition.

- E. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property:
Staff finds that the variance, if granted, will not substantially alter the character of the surrounding neighborhood. The proposed re-construction of the deck and addition of the cover to the single-family residence will be generally harmonious with other nearby properties.
- F. The variance, if granted, will not create an adverse effect on public health, safety and welfare, or cause harm to adjacent properties:
Staff finds that the variance, if granted, will not create an adverse effect on public health, safety, or welfare, nor cause harm to adjacent properties, provided that all new construction complies with current building and safety code requirements.

Staff Recommendation

Staff recommends APPROVAL due to:

- The existing home was built in 1985
- The Improvement Location Certificate (ILC) for the home showed a deck that encroached into the required 25' rear setback.
- The existing home is 30' from the rear property line.
- The applicants are rebuilding the deck to the same configuration and adding a patio cover.
- HOA approval.
- Petition of support (Attachment A)
- The subject property is located adjacent to Tract A (0.973 acres) of designated open space, with Plum Creek Golf Club situated beyond the tract.

Motion Options

In accordance with criteria as stated in the Town of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:

Option 1

I MOVE THAT THE BOARD OF ADJUSTMENT APPROVE Joseph and Erin Maronick's request for approval of a variance from the minimum required rear setback to re-construct a deck and add a patio cover on an existing single-family home, as shown in the attached plot plan in the PD zone; based upon the required hardship has been demonstrated.

Option 2

I MOVE THAT THE BOARD OF ADJUSTMENT DENY Joseph and Erin Maronick's request for approval of a variance from the minimum required rear setback to re-construct a deck and add a patio cover on an existing single-family home, as shown in the attached plot plan in the PD zone; based on the required hardship has not been demonstrated.

Option 3

I MOVE THAT THE BOARD OF ADJUSTMENT CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON JUNE 4, 2026.

Attachments:

Attachment A: Petition of support

Dear Neighbors,

I hope you're all doing well. I'm reaching out to let you know that I'm planning to add a roof cover over my back deck and to kindly ask for your approval.

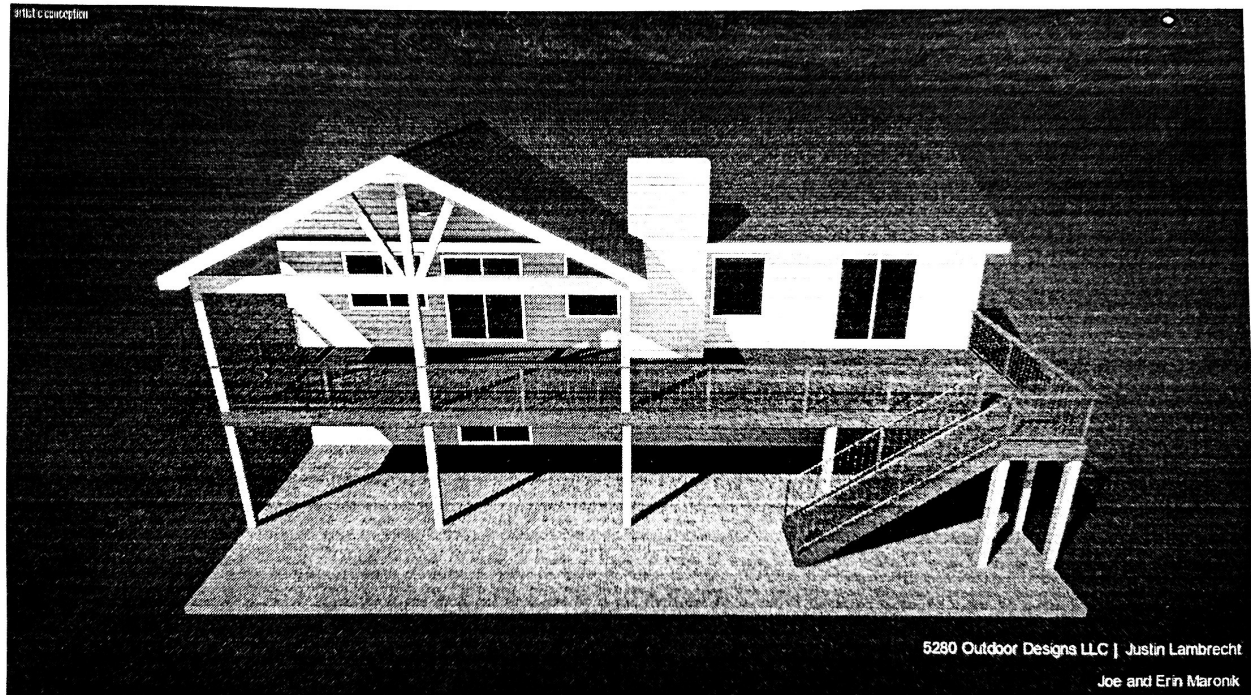
The structure will be located at the rear of my home and is positioned mostly out of sight from neighboring properties. It will face west toward the golf course, helping maintain privacy and minimize any visual impact on the surrounding homes.

My goal is to ensure the addition blends well with the neighborhood while enhancing the usability of my outdoor space. Please see design drawing below.

Thank you very much for your time and consideration—I truly appreciate your support.

Warm regards,

Joe and Erin Maronick



If you approve of these changes to our home, please sign below your approval.

Name: Celia Hernandez
Signature: Celia Hernandez

Name: Shannon Botos
Signature: Shannon Botos