



Board of Adjustment Meeting Minutes

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

Thursday, August 3, 2023

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/j.php?](https://crgov.webex.com/crgov/j.php?MTID=m5de9b286bdc5e44ba9b5550e642940f0)

MTID=m5de9b286bdc5e44ba9b5550e642940f0

Phone-in: 720-650-7664

Meeting Number: 2480 248 7530

Meeting Password: bM3jKtMzW72

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

ROLL CALL

- Present** 5 - Boardmember Ryan Purcell, Boardmember Blerim Morina, Boardmember Dalton Lyons, Boardmember Mike White, and Boardmember Eric Richards
- Attendance** 4 - Lindsay Jordan, Tammy King, Sharon Chavez, and Carissa Ahlstrom

CERTIFICATION OF MEETING

Ms. King certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[BOA 2023-009](#)

June 1, 2023 Board of Adjustment Meeting Minutes

Attachments: [June 1, 2023 Board of Adjustment Meeting Minutes](#)

Moved by Boardmember Lyons, seconded by Boardmember White, to Approve BOA 2023-009 as presented. The motion passed by a vote of: 5 to 0

Yes: 5 - Boardmember Purcell, Boardmember Morina, Boardmember Lyons, Boardmember White, and Boardmember Richards

ELECTION OF OFFICERS, ETC.

[BOA 2023-010](#) Election of 2023-2024 Board of Adjustment Vice Chair

Moved by Boardmember Lyons, seconded by Boardmember White, to approve BOA 2023-010 as presented. The motion passed by a vote of: 5 to 0

Yes: 5 - Boardmember Purcell, Boardmember Morina, Boardmember Lyons, Boardmember White, and Boardmember Richards

RESOLUTION OF APPRECIATION

[BOA RESO 2023-004](#) Resolution of Appreciation: Cooper Thayer, Board of Adjustment

Attachments: [Resolution of Appreciation Cooper Thayer](#)

Moved by Boardmember Purcell, to approve BOA RESO 2023-004 as presented. The motion passed by a vote of: 5 to 0

Yes: 5 - Boardmember Purcell, Boardmember Morina, Boardmember Lyons, Boardmember White, and Boardmember Richards

PUBLIC HEARING ITEMS

[BOA 2023-011](#) Request for Approval of Variance from the Minimum Rear Yard Setback PD (Planned Development) (2327 Beacham Dr)

Attachments: [STAFF MEMO](#)

[Attachment A: BOA Application Packet](#)

Ms. King presented on BOA 2023-011 Request for Approval of Variance from the Minimum Rear Yard Setback PD (Planned Development) (2327 Beacham Drive). Board Member Lyons asked for further details about the applicant's hardship.

Applicant: Steve Sherwood, Castle Rock Deck and Fence responded that the house itself is within the 20 foot easement meaning the deck would also be in the easement. Without a deck the back door to the house would not be accessible. Board Member Lyons also asked if the current deck is encroaching into the 20 foot easement. Mr. Sherwood responded that the current deck comes about 3.5 feet into the easement. Ms. King clarified that that the original rear set back was 25 feet, and was amended in the late 90's to 20 feet. Chair Purcell asked if there is a variance and approval of record on the current deck. Ms. King responded that there are not, as the deck was built with the house.

Moved by Boardmember Purcell, seconded by Boardmember White, to approve BOA Topic BOA 2023-011 as presented. The motion passed by a vote of: 5 to 0

Yes: 5 - Boardmember Purcell, Boardmember Morina, Boardmember Lyons, Boardmember White, and Boardmember Richards

TOWN COUNCIL UPDATE

None.

BOARD MEMBER ITEMS

None.

ITEMS FROM STAFF

Ms. King updated that the September 5th meeting will be cancelled as there are no cases to be heard.

ADJOURN TO STUDY SESSION: Legal Training

**Moved by Boardmember Purcell, seconded by Boardmember Richards, to adjourn.
The motion passed by a vote of: 5 to 0**

Yes: 5 - Boardmember Purcell, Boardmember Morina, Boardmember Lyons, Boardmember White, and Boardmember Richards