



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