



## Board of Adjustment Special Meeting Minutes - Draft

Linda Baumann - Chair  
JC Ortega - Vice Chair  
Matt Bierman  
Kevin Raasch  
Talena Jensen

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Thursday, August 16, 2018

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 / ROLL CALL

Chair Baumann called the meeting to order at 6:16 pm

**Present** 5 - Kevin Raasch, Chair Linda Baumann, Matt Bierman, Vice Chair JC Ortega, and Talena Jensen

**Attendance** 2 - Julie Parker, and Tammy King

### CERTIFICATION OF MEETING

Recording Secretary, Julie Parker, confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[BOA 2018-010](#) July 10, 2018 Board of Adjustment Special Meeting Minutes

**Attachments:** [BOA 7.10.18 Minutes Special Meeting](#)

**Board Member Raasch motioned to approve the July 10th meeting minutes as written. Board Member Ortega seconded the motion.**

**Passed: 5-0**

**Yes:** 5 - Raasch, Chair Baumann, Bierman, Vice Chair Ortega, and Jensen

### UNSCHEDULED PUBLIC APPEARANCES

There were no unscheduled public appearances.

### TOWN COUNCIL UPDATE

There were no Town Council updates.

### PUBLIC HEARING ITEMS

[BOA 2018-011](#) Request for Variance: 306 N. Lewis Street  
BOA18-0004

**Attachments:** [Agenda Memorandum](#)

[Attachment A: BOA18-0004 Application](#)

[Attachment B: Letter of Intent](#)

[Attachment C: Elevation Drawing](#)

[Attachment D: Pictures of Heat Damage](#)

The applicant, Rebecca Jorenby, did not have a presentation. The applicant's architect, Ron Marquette did approach the Board on behalf of the applicant. He answered questions from the Board and discussed the outdated right-of-way on Lewis Street, the applicant's drainage issues and other factors supporting the request for a variance. The Board discussed the findings of each of the six criteria considered in order to grant a variance.

**PUBLIC COMMENT:**

One neighbor spoke in support of the approval for the variance.

**Board Member Ortega motioned to approve Rebecca Jorenby's request for approval of a variance from the minimum required front yard setback to construct a patio cover on a single-family residence in the R-2 zone based upon existing conditions, age of the home and 80' right-of-way. Board Member Jensen seconded the motion.**

**Passed: 4-1**

**Yes:** 4 - Raasch, Bierman, Vice Chair Ortega, and Jensen

**No:** 1 - Chair Baumann

[BOA 2018-012](#) Request for Variance: 1711 Augustine Drive  
BOA18-0005

**Attachments:** [Agenda Memorandum](#)

[Attachment A: BOA18-0005 Application](#)

[Attachment B: Plot Plan](#)

[Attachment C: Elevation Plans](#)

The applicant, Taylor Morrison-Denver, did not have a presentation. The Project Superintendent, Mark Brown, answered questions from the Board. The Board discussed the findings of each of the six criteria considered in order to grant a variance.

**Board Member Raasch motioned to deny Taylor Morrison - Denver's request for approval of a variance from the maximum average building height on a single-family residence in the PD zone based on the required hardship has not been demonstrated. Board Member Ortega seconded the motion.**

**Failed: 5-0**

**No:** 5 - Raasch, Chair Baumann, Bierman, Vice Chair Ortega, and Jensen

**BOARD MEMBER ITEMS**

Board Member Ortega asked for clarification on the excessive ROW on Lewis Street; can the Board of Adjustment propose changes on that minimum requirement. Ms. King informed the Board that the topic will be proposed to the Historic Preservation Board that presides over the Craig and Gould neighborhood.

Board Member Ortega also mentioned that he would like to see changes in the way measurements are taken on height requirements. Ms. King mentioned that these Municipal Codes were written in 1988 and she is currently working on several code updates.

## ITEMS FROM STAFF

Ms. King gave the following update to the Board:

1 - The second reading of the Group Home Ordinance will held at Town Council on Tuesday, Aug. 21st

## ADJOURN

Chair Baumann adjourned the meeting at 7:27 pm.

\*\*\*\*\*

Minutes approved by the Board of Adjustment on \_\_\_\_\_  
by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, with \_\_\_\_\_ abstention(s).

\_\_\_\_\_  
Board of Adjustment