



Board of Adjustment Special Meeting Minutes - Draft

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

Monday, September 17, 2018

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.

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 3 - Kevin Raasch, Chair Linda Baumann, and Talena Jensen

Not Present 2 - Matt Bierman, and Vice Chair JC Ortega

Attendance 3 - Tammy King, Julie Parker, and Elizabeth Allen

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 2018-013](#) August 16, 2018 Board of Adjustment Special Meeting Minutes

Attachments: [BOA 8.16.18 Minutes Special Meeting](#)

Motion: Board Member Raasch moved to approve the August 16, 2018 minutes as written. Board Member Jensen seconded the motion.

Passed: 3-0

Yes: 3 - Raasch, Chair Baumann, and Jensen

Not Present: 2 - Bierman, and Vice Chair Ortega

UNSCHEDULED PUBLIC APPEARANCES

There were no unscheduled public appearances.

PUBLIC HEARING ITEMS

[BOA 2018-014](#) Request for Variance: 1729 Augustine Drive

BOA18-0006

Attachments: [Staff Memorandum](#)

[Attachment A: Application](#)

[Attachment B: Plot Plan](#)

[Public Record Documents](#)

Justin Johannes with Taylor Morrison answered questions of the Board and provided handouts to the Board that included more detailed plot plans and architectural drawings of the home.

The Board considered all required criteria for variance approval.

Motion: Board Member Raasch moved to approve Taylor Morrison-Denver's request for approval of a variance from the 15' rear setback for stairs to a covered deck on a new single-family residence in the PD zone with the condition that they add a retaining wall to lessen the slope of the yard to maintain a 10% grade from house to retaining wall.

Motion failed for lack of a second and the public hearing was re-opened to get more clarification from the Applicant representative.

Chair Baumann re-opened the public hearing to get more information and clarification of the lot grade, utility easement and lot dimensions. Mr. Johannes explained the grading of the lot. The request to drop the slope to 10% would not be possible on this lot. A step could be created off the patio to drop the grade approximately 7 1/2 inches to lessen the grade. The retaining wall would only be in a portion of the yard and would flatten one area of the yard to approximately 22-23%.

The Board considered reasonable conditions for the variance approval.

Motion: Board Member Raasch moved to approve Taylor Morrison-Denver's request for approval of a variance from the 15' rear setback for stairs to a covered deck on a new single-family residence in the PD zone with the condition that they either add a retaining wall to provide a level surface at the base of stairs OR drop the grade of the yard by adding a step off the patio to lessen the slope of the yard.

Passed: 3-0

Yes: 3 - Raasch, Chair Baumann, and Jensen

Not Present: 2 - Bierman, and Vice Chair Ortega

DISCUSSION ACTION ITEMS

There were no discussion items presented.

BOARD MEMBER ITEMS

There were no Board Member items discussed.

ITEMS FROM STAFF

Ms. King gave the following updates to the Board:

1. The Group Home regulations will be enacted on September 20, 2018.
2. The next scheduled Board of Adjustment meeting is October 4th, there are no applications so the next meeting will be in November.

ADJOURN

Chair Baumann adjourned the meeting at 6:49 pm.

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

Board of Adjustment