



## Board of Adjustment Meeting Minutes

Linda Baumann - Chair  
JC Ortega - Vice Chair  
Kenneth Arnold  
Kevin Raasch  
Talena Jensen

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**Monday, April 8, 2019**

**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

(6:00) The meeting was called to order by Vice Chair Ortega.

### ROLL CALL

**Present** 3 - Vice Chair JC Ortega, Talena Jensen, and Kenneth Arnold

**Not Present** 2 - Kevin Raasch, and Chair Linda Baumann

**Attendance** 3 - Sandra Aguilar, Elizabeth Allen, and Tammy King

### CERTIFICATION OF MEETING

(6:02) Ms. King confirmed that the notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

### WELCOME KENNETH ARNOLD TO THE BOARD OF ADJUSTMENT

(6:02) Kenneth Arnold was welcomed as a new board member to the Board of Adjustment.

### APPROVAL OF MINUTES

[BOA 2019-005](#)

**March 7, 2019 Board of Adjustment Meeting Minutes**

(6:04) Board Member Jensen moved to approve the March 7, 2019 minutes as written. Board Member Arnold seconded the motion.

**Yes:** 3 - Vice Chair Ortega, Jensen, and Arnold

**Not Present:** 2 - Raasch, and Chair Baumann

### UNSCHEDULED PUBLIC APPEARANCES

None

## PUBLIC HEARING ITEMS

### [BOA 2019-006](#)

#### **Request for Approval of Variance from the Rear and Front Setback Requirements R-2 (Single Family)**

(6:04) Ms. King explained the variance request for encroachment of 11 feet to the setback for 2nd story addition for this home in the Craig and Gould neighborhood. The setback was established after the house was built.

Applicant: Christopher Evans reported to the board that in addition to adding a second story to this small home that they will upgrade the plumbing and electricity making it more energy efficient. No official plans have been created since the owner knew he would have to get approval from the Board of Adjustments and the Historic Preservation Board. The home is not currently owner-occupied and was purchased by Evans in 2007.

Public Comment: Dave Kemp, the neighbor living to the east of the property said he did similar construction to his home and supports the upgrades. He feels the construction will fit in with the neighborhood look and improve property values.

The board reviewed each of the 6 criteria and felt the variance fit within each of these.

**Board Member Jensen moved that the Board of Adjustment approve Christopher Evan's request for approval of a variance from the twenty-five foot (25') rear and front setback for a second story addition on a single-family residence in the R-2 zone; base upon (1) The home was built in 1948, (2) the second floor addition will be consistent with the footprint of the first floor, (3) the block across the street is occupied by a Douglas County School, (4) The home to the east is a second story home with obvious front and rear setback encroachments as well, and (5) No complaint calls have been received. With a second by Board Member Ortega, the motion was approved.**

**Yes:** 3 - Vice Chair Ortega, Jensen, and Arnold

**Not Present:** 2 - Raasch, and Chair Baumann

### [BOA 2019-007](#)

#### **Request for Variance - 732 Jerry Street - CONTINUED FROM APRIL 8, 2019**

(6:25) A motion was made by Board Member Jensen for the Request for Variance be continued to a later date. With a second from Board Member Arnold, the motion was approved.

**Yes:** 3 - Vice Chair Ortega, Jensen, and Arnold

**Not Present:** 2 - Raasch, and Chair Baumann

## DISCUSSION ACTION ITEMS

None

**BOARD MEMBER ITEMS**

None

**STAFF UPDATE**

(6:25) Ms. King checked with Board regarding quorum availability for the May 2, 2019 Board of Adjustment meeting. All present confirmed their availability.

**TOWN COUNCIL UPDATE**

None

**ADJOURN**

(6:26) The meeting was adjourned.