



Board of Adjustment Meeting Minutes - Draft

Ryan Purcell - Chair
Mindy Bandimere-Jordan - Vice Chair
Susan MacAfee
Nicholas Moore

Thursday, May 7, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

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 - Chair Ryan Purcell, Vice-Chair Mindy Bandimere-Jordan, Boardmember Nicholas Moore, and Boardmember Susan MacAfee

ROLL CALL

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Vice-Chair Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve March 19, 2026 minutes as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

[BOA 2026-005](#)

March 19, 2026 Board of Adjustment Meeting Minutes

RESOLUTION OF APPRECIATION

[BOA 2025-005](#)

Resolution of Appreciation: Eric Richards, Board of Adjustment

Moved by Vice-Chair Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2025-005 as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

[BOA 2026-006](#)

Resolution of Appreciation: Chuck Kocher, Board of Adjustment

Moved by Vice-Chair Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2026-006 as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

PUBLIC HEARING ITEMS

[BOA 2026-007](#) **Request for Approval of Variance from the Minimum Rear Yard Setback Zoned PD (Planned Development - Single Family) 175 W Prestwick Court**

Tammy King presented a request for approval of a variance to the minimum rear yard setback for an existing 1985 home located at 175 W. Prestwick Court. The applicant proposed reconstructing a deck and adding a patio cover within the PD Zone (Single-Family Residential), where a twenty-five-foot rear setback is required. The applicant requested a nine-foot variance because the original deck was built and permitted at an incorrect setback, and they now wish to add a patio cover to the existing structure.

Moved by Chair Purcell, seconded by Vice-Chair Bandimere-Jordan, to Approve BOA Topic BOA 2026-007 as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

TOWN COUNCIL UPDATE

Councilmember Dietz not present.

BOARD MEMBER ITEMS

ITEMS FROM STAFF

Tammy King informed the Board on a possible case in June and interviews for members for the Board of Adjustment on Tuesday May 12, 2026.

ADJOURN

Moved by Chair Purcell, seconded by Vice-Chair Bandimere-Jordan, to Approve to adjourn as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore