

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – FEBRUARY 25, 2019

City of Woodland Park Council Chambers, 220 W. South Avenue, Woodland Park, CO

1. ORDER AND ROLL CALL. Order was called at 6:34 p.m. with attendance as follows:

Present	Regular Member Kerri Kilgore
Present	Regular Member Randy Carlson
Present	Chairperson Louis Ramon
Present	Regular Member Larry Larsen
Present	Vice-chairperson Lois DeVaux
Present	Alternate Member Jerry Smith
Staff Present	City Planner Lor Pellegrino, AICP

2. PLEDGE OF ALLEGIANCE. All recited the Pledge of Allegiance.

3. APPROVAL OF MINUTES. The January 29, 2019 minutes were approved as written.

4. PUBLIC HEARINGS. Chairperson Ramon asked for Board disclosure of any conflicts related to the case scheduled for tonight's public hearing. All Board members stated none.

A. VAR#19-002 - A request by Cottage Creek Living LLC (property owner) to vary the 25-foot required front setback (§18.13.040.A) for a single family residence on Lot 16, Block 16, Foster's Addition (405 S. Woodland Ave.) in the Urban Residential (UR) zone.

Pellegrino presented a PowerPoint with a recommendation of conditional approval based on the small building envelope resulting from the shallow 50-foot wide lot and the maximum retention of existing trees.

The Applicant (George Christian, Cottage Creek Living, LLC) explained that the house is located and modestly designed (on a diet) to save as many of the healthy trees as possible, to accommodate existing easements, to blend with the existing four homes that he built along Willow Street, and to reduce the amount of variance requested. The lot is accessed from the private alley to the east. He stated that a 5-foot variance from Chester would not impact the character of the neighborhood since the edge of the asphalt on Chester Avenue is roughly 15 feet from the property line.

Board members asked about whether the Applicant considered combining the lots into fewer and bigger lots to which the Applicant stated that economic and market conditions are not favorable at this time for affordable housing on larger lots and that these eight lots were sold/purchased piecemeal making it difficult to consolidate. The Board generally expressed their appreciation of this house product and all the work this builder has done to enhance the City.

The Chairperson opened the public comment portion of the meeting and seeing no one wishing to speak, closed the public comment portion.

MOVED BY Kilgore, and SECONDED BY DeVaux, THAT:

The Board of Adjustment grant a 5-foot variance from the Chester Avenue front setback from 25 feet to 20 feet for a single family residence on Lot 16, Bock 16, Foster's Addition (405 S. Woodland Avenue) subject to the following conditions:

1. Prior to pouring the foundation, the builder must string a line clearly demarking the 20 foot setback line from Chester Avenue, the 25-foot setback line from Woodland Avenue, the 25-foot setback from the east property line, and the eight-foot side setback from the south property line.
2. No part of the building (overhang, gutters, etc.) may project into the 20-foot Chester Avenue setback or the 8-foot south side setback. These setbacks must remain clear and unobstructed from the ground up except for landscaping or hardscaping.

A general discussion ensued regarding how many more vacant 50-foot wide corner lots exist in the City. Pellegrino stated that she would report back with a number at the next meeting.

5. **REPORTS.** Staff distributed the January 2019 Building and Planning Department Report and the draft minutes of the January Board of Review meeting reflecting that Board's discussion of the setback and driveway slope policy. With no cases submitted, Pellegrino canceled the March 18, 2019 meeting and noted that the next regular meeting is scheduled for April 15, 2019.

6. **ADJOURNMENT.** Chairperson Ramon adjourned the meeting at 7:08 pm.

Recorded by: _____


City Planner Lor Pellegrino, AICP

Approved by: _____



Mr. Louis Ramon, Chairperson

5/20/2019

Date