



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Board of Adjustment

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Thursday, April 20, 2017

6:30 PM

Council Chamber

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#### Regular Meeting / Election of Officers

#### Board of Adjustment Regular Meeting

##### 1. Roll Call

*Also present: Denise Ciernia, Recording Secretary; Jocelyn Mills, Community Development Director; Lena McClelland, Assistant City Attorney; and Pam Hall, Planner I.*

**Present** 5 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau, and Board Member Riemer

**Absent** 1 - Board Member McClintock

##### 2. Approval of Agenda

##### 3. Minutes to be Approved

- a. [ID# 17-113](#) Certification of the February 16, 2017 Regular Meeting Minutes

**Attachments:** [BOA Minutes 021617](#)

**A motion was made by Board Member Riemer, seconded by Board Member Genna, that the minutes be approved. The motion carried by the following vote: 5-0.**

**Aye:** 5 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau and Board Member Riemer

**Absent:** 1 - Board Member McClintock

##### 4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

None

##### 5. Staff Comments

##### 6. Elect a Temporary Chair

- a. Appoint Recording Secretary as Temporary Chair

**A motion was made by Board Member Jack Rychecky, seconded by Board Member Scott Primeau, that the Recording Secretary be appointed Temporary Chair. The motion carried by the following vote: 5-0.**

**Aye:** 5 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau and Board Member Riemer

**Absent:** 1 - Board Member McClintock

## **7. Adjournment Sine Die**

### **Board of Adjustment Transitional Meeting**

#### **1. Temporary Chair calls the transitional Board of Adjustment meeting of April 20, 2017 to order**

#### **2. Roll Call and Introduction of New Board Member**

*New Board Member - Jim Johnson*

**Present** 6 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau, Board Member Riemer, and Board Member Johnson

**Absent** 1 - Board Member McClintock

#### **3. Election of Officers**

##### a. Election of Chair

*Nomination of Jonathan Spencer by Member Rychecky. No other nominations.*

**A motion was made by Board Member Scott Primeau, seconded by Board Member Donald Genna, that Member Spencer be elected Chair. The motion carried by the following vote: 6-0.**

**Aye:** 6 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau, Board Member Riemer and Board Member Johnson

**Absent:** 1 - Board Member McClintock

##### b. Election of Vice Chair

*Nomination of Donald Genna by Chair Spencer. No other nominations.*

**A motion was made by Board Member Joseph Riemer, seconded by Board Member Scott Primeau, that Member Genna be elected Vice Chair. The motion carried by the following vote: 6-0.**

**Aye:** 6 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau, Board Member Riemer and Board Member Johnson

**Absent:** 1 - Board Member McClintock

#### **4. Public Hearing**

[VAR17-0004](#) Sign Variance to allow an additional sign for Angler's All at 5211 S. Santa Fe Drive, Littleton, CO

**Attachments:** [Application](#)  
[Applicant Supplemental](#)  
[Letter of Authorization](#)  
[Aerial](#)  
[Streetview](#)

*Staff Presentation by Pam Hall, Planner I.*

*Applicant presentation by applicant's representative, Stephanie Radke of Broomfield Sign Company.*

*No public comment.*

**A motion was made by Board Member Rychecky, seconded by Board Member Riemer, to approve Case#VAR17-0004 request for a variance at 5211 South Santa Fe Drive to allow an additional 54 square feet for a maximum total of 110 square footage of signage, in that the request does meet all of the criteria of Section 4-3-4-4 of the Littleton City Code that are required to exist for the Board to grant approval.**

**Approval of this application is based on the following findings of fact:**

**A. There are special circumstances or conditions, namely an elevated roadway which is unique for a small section of South Santa Fe Drive.**

**B. The variance would be in general harmony with the purpose of this Chapter, and specifically, would not be injurious to the neighborhood in which the business or enterprise to which the applicant desires to draw attention to is located.**

**C. The variance is the minimum necessary to permit the applicant to reasonably draw attention to his business or enterprise.**

**The motion carried by the following vote: 5-0.**

**Aye:** 5 - Board Member Spencer, Board Member Genna, Board Member Rychecky, Board Member Primeau and Board Member Riemer

**Absent:** 1 - Board Member McClintock

**Abstain:** 1 - Board Member Johnson

#### **5. Staff Comments**

#### **6. Adjourn**

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the April 20, 2017, regular meeting of the Littleton Board of Adjustment. I have also reviewed the video recording for the April 20, 2017 regular meeting of the Littleton Board of Adjustment and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.

*Denise Ciernia*

Denise Ciernia, Recording Secretary