



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Board of Adjustment

Thursday, May 18, 2017

6:30 PM

Council Chamber

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 McClintock, and Board Member Riemer

Also Present 2 - Board Member Primeau, and Board Member Johnson

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 17-147](#) Certification of the April 20, 2017 Regular Meeting Minutes

Attachments: [BOA Minutes 042017](#)

A motion was made by Board Member Genna, seconded by Board Member Riemer, that the minutes from April 20, 2017 be approved. The motion carried unanimously.

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

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

None

5. General Business

6. Public Hearing

- a. [VAR17-0005](#) Case#VAR17-0005, variance to the maximum size of accessory structures in the R-2 zone district at 2269 W. Ridge Road, Littleton, CO

- Attachments:** [Application](#)
[Supplemental Letter & Photos](#)
[Authorization Letter](#)
[Aerial](#)
[Street View](#)

Staff Presentation by Pam Hall, Planner I.

Applicant presentation by Jim Powers, Architect.

No public comment.

Motion by Member Rychecky, seconded by Member Genna, to approve Case#VAR17-0005, request for a variance for maximum size of accessory structures to be increased to 1,750 square feet at 2269 W. Ridge Road, be approved in that the request does meet all of the criteria of Section 10-11-1 (B) 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:

- 1. The requested variance would not allow any use other than those uses specifically listed as primary permitted uses for the zone district which the property is located.**
- 2. That the variance will not alter the essential character of the neighborhood or zone in which the property is located or substantially or permanently impair the allowed use or development of adjacent property.**
- 3. That the variance is the minimum that will afford relief and is the least possible modification to the provision in question.**
- 4. That the variance will not adversely affect the public health, safety and welfare.**
- 5. That the hardship, if any, under which the variance is sought, was not created by the owner, occupant or agent of the owner of the property in question; nor was it suffered as a result of a violation of any provision of this code.**

Vote is unanimous and the motion carries.

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

- b.** [VAR17-0006](#) Case#VAR17-0006, variance to the 10' rear setback and 50% open space requirements in the R-3 zone district at 5647 S. Louthan Street, Littleton, CO

- Attachments:** [Application & Photos](#)
[Aerial](#)
[Streetview](#)

Staff Presentation by Pam Hall, Planner I.

Applicant presentation by Doug Albrecht, homeowner.

No public comment.

Motion by Member Rychecky, seconded by Member Riemer, to approve Case#VAR17-0006, request for a variance for 8'4" reduction in 10' rear setback

and 2% of the required 50% open space at 5647 South Louthan Street be approved in that the request does meet all of the criteria of Section 10-11-1 (B) 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:

1. The requested variance would not allow any use other than a single family residence.
2. That the variance will not alter the essential character of the neighborhood or zone in which the property is located or substantially or permanently impair the allowed use or development of adjacent property.
3. That the variance is the minimum that will afford relief and is the least possible modification to the provision in question.
4. That the variance will not adversely affect the public health, safety and welfare.
5. That the hardship, if any, under which the variance is sought, was not created by the owner, occupant or agent of the owner of the property in question; nor was it suffered as a result of a violation of any provision of this code.

Vote is unanimous and the motion carries.

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

7. Comments/Reports

- a. Community Development Director/Staff
- b. Chair/Members

8. Adjourn

Adjourned at 7:13pm

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 May 18, 2017 regular meeting of the Littleton Board of Adjustment. I have also reviewed the video recording for the May 18, 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, Recording Secretary