



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Board of Adjustment

Thursday, August 18, 2016

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Also Present: Pam Hall, Planner; Jocelyn Mills, Community Development Director; Brandon Dittman, Acting City Attorney; Lena McClelland, Assistant City Attorney; and Denise Ciernia, Recording Secretary

- Present** 4 - Board Member Spencer, Board Member Genna, Board Member Primeau, and Board Member Riemer
- Absent** 3 - Board Member Brady, Board Member Rychecky, and Board Member McClintock

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 16-189](#) Certification of the April 21, 2016 regular meeting minutes

A motion was made by Board Member Genna, seconded by Board Member Primeau, that the certification of the April 21, 2016 meeting minutes be approved. The motion carried by a unanimous vote.

4. Public Comment

Public Comment for General Business

None

5. General Business

6. Public Hearing

- a. [Resolution 59-2016](#) Case #VAR16-0003, variance to the twenty-foot minimum rear setback in the PD-R zone district at 7277 S. Acoma Street, Littleton, CO

Attachments: [Application](#)
[VAR16-0003 Area map](#)

Staff Presentation by Pam Hall, Planner

Applicant Presentation by Tiffany and Kyle Kinder

A Motion was made by Member Genna, seconded by Member Riemer to approve

Case#VAR16-0003, a request for a variance to the rear setback requirement at 7277 South Acoma 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 the uses permitted in the PD-R single family zone district.
- 2. The proposed setback reduction will not alter the character of their neighborhood as the rear setback has already established at 13'8".
- 3. The proposed variance is the minimum that will afford relief and is the least possible modification of the code as this deck was built in this foot print almost 16 years ago.
- 4. The proposed variance will not have any negative effects on the public health, safety or welfare as its location will not create any visibility or safety concerns.
- 5. The hardship under which this 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 as the conditions existed before the applicants purchased the property.

The vote is unanimous and the motion carries.

Aye: 4 - Board Member Spencer, Board Member Genna, Board Member Primeau and Board Member Riemer

Absent: 3 - Board Member Brady, Board Member Rychecky and Board Member McClintock

7. Public Comment

Public Comment on Non-Agenda Items

None

8. Comments/Reports

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

9. Adjourn

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