



City of
Wheat Ridge
BOARD OF ADJUSTMENT
Minutes of Meeting
April 28, 2011

1. CALL THE MEETING TO ORDER

The regular meeting of the Wheat Ridge Board of Adjustment was called to order by Vice Chair BELL at 7:05 p.m. in the City Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL

Board Members Present:

- Bob Blair
- Janet Bell
- Paul Griffith
- Lily Griego
- Russ Hedden
- Paul Hovland
- Larry Linker
- Betty Jo Page

Staff Members Present:

- Meredith Reckert, Senior Planner
- Lauren Mikulak, Planner I
- Kathy Field, Administrative Assistant

Alternate Board Member Hedden was introduced and seated at the dias in the absence of Board Member Abbott.

3. PUBLIC FORUM (This is the time for anyone to speak on any subject not appearing on the agenda.)

No members of the public wished to speak at this time.

4. PUBLIC HEARING

- A. Case No. WA-11-02:** An application filed by Ken Relyea with Affordable Garages for approval of a 12' variance to the 15' side yard setback requirement for a detached garage on property zoned Agricultural-One (A-1) and located at 4675 Parfet Street.

The case was presented by Lauren Mikulak. She entered all pertinent documents into the record and advised the Board there was jurisdiction to hear the case. She

reviewed the staff report and digital presentation. Staff recommended approval for reasons outlined in the staff report.

Board Member GRIEGO asked staff if there were any agricultural uses on this property and if the two sheds were to remain on the property. Ms. Mikulak deferred these questions to the applicant and owner who were both in the audience.

Ken Reylea

1771 W. Alameda Ave., Denver, Colorado

Mr. Relyea, contractor for the property owner, was sworn in by Vice Chair BELL.

Mr. Relyea stated that if he were to turn the garage the other way, it would still not meet setbacks; or if he were to center the garage and reduce it, it would cut off access to the rear of the property

Board Member GRIEGO asked Mr. Relyea if the back yard were utilized for any agricultural uses to which he replied--a horse and a goat. Board Member GRIEGO asked if the two accessory structures were to remain next to the garage to which he replied, yes. Approving this would continue to utilize the back portion for agricultural uses and keep all the accessory structures in a central location.

Board Member BLAIR asked about the letters of support that were received by staff.

Upon a motion by Board Member PAGE and second by Board Member HOVLAND, the following resolution was stated:

Whereas, the applicant was denied permission by an administrative officer; and

Whereas, Board of Adjustment application Case No. WA-11-02 is an appeal to the Board from the decision of an administrative officer; and

Whereas, the property has been posted the fifteen days required by law and in recognition that there were no protests registered against it; and

Whereas, the relief applied for may be granted without detriment to the public welfare and without substantially impairing the intent and purpose of the regulations governing the City of Wheat Ridge.

Now, therefore, be it resolved that Board of Adjustment application Case No. WA-11-02 be and hereby is APPROVED.

Type of Variance: A 12 foot variance to the 15 foot side yard setback requirement for a detached garage on property zoned Agricultural-One.

For the following reasons:

- 1. Similar variances appear in the neighborhood.**
- 2. This building will be a substantial investment in the property.**
- 3. The owner did not create the hardship.**
- 4. It does not alter the character of the area.**

Board Member HOVLAND offered a friendly amendment to add the following reasons:

- 5. Staff recommended approval.**
- 6. Three of the neighbors had written in favor.**

The amendment was accepted by Board Member PAGE.

The motion passed 8-0.

5. CLOSE THE PUBLIC HEARING

Vice Chair BELL closed the public hearing.

6. OLD BUSINESS

- A. Ms. Reckert invited Board Members to attend the second public meeting regarding the 38th Avenue Subarea Plan will be held at the Wheat Ridge Middle School on May 17, 2011, from 6:30 to 8:30 p.m.**

7. NEW BUSINESS

A. Introduction of New Board Members

Lily Griego, District Two, was welcomed to the Board as a regular member.

Russ Hedden, District One, was welcomed to the Board as an alternate member.

B. Approval of Minutes – January 27, 2011

It was moved by Board Member HOVLAND and seconded by Board Member BLAIR to approve the minutes of January 27, 2011 as presented. The motion carried unanimously.

C. Future Training

Ms. Reckert indicated that because we have eight permanent members on the board that a training session would be desirable. The training would probably take place in June.

D. Election of Officers

Tom Abbott was elected to serve as Chair of the Board of Adjustment. Betty Jo Page was elected to serve as Vice Chair of the Board of Adjustment.

E. Carnation Festival

Board Member PAGE asked if the Board wanted to sponsor a banner for the Carnation Festival again. Board members would each make a small contribution to the cost of the banner. Board Member PAGE will attend to all the details and forward that information to Ms. Field to email the other Board Members.

8. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.



Janet Bell, Vice Chair



Kathy Field, Acting Secretary