



**BOARD OF ADJUSTMENT  
A G E N D A  
January 22, 2009**

**Notice is hereby given of a public hearing to be held before the City of Wheat Ridge Board of Adjustment on January 22, 2009, at 7:00 p.m., in the City Council Chambers of the Municipal Building, 7500 W. 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.**

*Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Heather Geyer, Public Information Officer at 303-235-2826 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.*

- 1. CALL THE MEETING TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC FORUM** (This is the time for anyone to speak on any subject not appearing on the agenda.)
- 4. PUBLIC HEARING**
  - A. Case No. WA-08-16:** An application filed by John & Janet Jackson for approval of a 5.5 foot side yard setback variance from the 30 foot side yard setback requirement when adjacent to a public street resulting in a 24.5 foot side yard setback for property zoned Residential-One (R-1) and located at 3225 Miller Street.
- 5. CLOSE THE PUBLIC HEARING**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
  - A. Approval of minutes – December 10, 2008**
  - B. Resolution Designating a Public Place for Posting of Notices of Public Meetings**
- 8. ADJOURNMENT**



**CITY OF WHEAT RIDGE  
PLANNING DIVISION STAFF REPORT**

**TO:** Case File **DATE:** January 15, 2008  
**CASE MANAGER:** Adam Tietz  
**CASE NO. & NAME:** WA-08-16/Jackson  
**ACTION REQUESTED:** Approval of a 5.5 foot side yard setback variance from the 30 foot setback requirement resulting in a 24.5 foot side yard setback for a detached garage on property zoned Residential-One (R-1).

**LOCATION OF REQUEST:** 3225 Miller St.

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**APPLICANT (S):** John and Janet Jackson  
**OWNER (S):** John and Janet Jackson  
**APPROXIMATE AREA:** 16,261 square feet (.37 acres)

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**PRESENT ZONING:** Residential-One (R-1)  
**PRESENT LAND USE:** Single Family Residence  
**COMP PLAN LAND USE:** Single Family Residential not to exceed 4 units per acre (SF4)

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**ENTER INTO RECORD:**

(X) CASE FILE & PACKET MATERIALS (X) DIGITAL PRESENTATION  
(X) ZONING ORDINANCE

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