

**CLEAR CREEK COUNTY BOARD OF ADJUSTMENT  
MINUTES OF HEARING FOR SEPTEMBER  
4,2025**

This regular hearing of the Clear Creek County Board of Adjustment was convened on September 4, 2025 in person and remotely via Zoom teleconferencing platform and in the County Annex. It was called to order by Chairperson Martha Miles at 6:03 pm.

Members Present: Chairperson Martha Miles, Vice-Chair William Lee,  
Mike Stewart,

Staff Present: Denise Tennant, Planner I

**Review of Public Hearing Procedures:**

Chairperson Martha Miles explained the procedures associated with the Board of Adjustment.

**Unscheduled Appearances:**

There were no unscheduled appearances.

**Old Business:**

**1 VAR-25-007 Tom Meyers** request a variance pursuant to Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owner(s)/applicant(s) request to encroach into the 30’ setback as the following has been constructed:

- A single-family residence with a front setback of 24’

The subject property is ±7492 sqft and is zoned Mobile Home (MH), which allows for residential use.

**Legal:** Subdivision: SAINT MARY’S SUBDIVISION Lot: 642 U4

**Parcel #:** 1837-023-10-013

**Location:** TBD Beaver Rd

The following evidence was submitted

- Exhibit A) Planning Department Staff Packet
- Exhibit B) Planning staff photographs of the property

- Exhibit C) Site plan showing the location of the proposed garage
- Exhibit D) Referral responses from agencies
- Exhibit E) Maps

Tom Meyers did appear for the hearing, and was sworn in.

**Discussion:**

Tom explained that due to the neighbor response to the original request he has changed his request to encroach into the front setback as opposed to the side setback.

The Board made no comments when discussing the “Findings of Fact”:

**Public Comment:** Norma and Shannon Craig of 392 Beaver Rd. were sworn in and thanked Tom for moving the residence to the other side of the lot.

Granting the acknowledgement request will not be a detriment to the public good; and

Granting the variance will not substantially impair the intent and purpose of the zoning regulations; and

The hardship has not been self-imposed; and

The sole purpose of granting the variance is not to convey a personal convenience, profit, or special privilege to the applicants/owners; and

The sole purpose of granting the variance is not to relieve an economic hardship upon the applicants/owners; and

The property will conform to all zoning regulations.

Mike Stewart moved to approve the variance. William Lee provided the second.

A vote was taken and the motion passed with Three (3) votes for and zero (0) votes to deny the request.

**New Business:**

1. **VAR-25-014 Edward Hauschild** request a variance pursuant to Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owner(s)/applicant(s) request to encroach into the 30’ setback as the following has been constructed:

- A single-family residence with a side setback (west) of 4’;

The subject property is ±5488 sqft in size and is zoned Mobile Home (MH), which is intended mobile home or a single-family residence.

**Legal:** Subdivision: SAINT MARYS SUBDIVISION Lot: 641 U4

**Parcel:** 1837-023-10-012

**Location:** TBD Beaver Rd.

The following evidence was submitted

- Exhibit A) Planning Department Staff Packet
- Exhibit B) Planning staff photographs of the property
- Exhibit C) Site plan showing the location of the proposed garage
- Exhibit D) Referral responses from agencies

Edward Hauschild did appear for the hearing and was sworn in.

**Discussion:**

No discussion was required by the Board. Questions were asked regarding the setbacks for mobile home lots that will contain a stick-built structure.

**Public Comment:** Shannon (Billie) Craig and Norma Craig were sworn in to give testimony. Their concerns were the closeness of all structures in the area, and the fire hazard that that can cause. [ They discussed their referral response.]

After a discussion through public comment and Mr. Hauschild stated that he would change his variance request for the residence to sift into the west setback instead of the east setback.

Mike Stewart moved to approve the variance. William Lee provided the second.

A vote was taken and the motion passed with Three (3) votes for and zero (0) votes to deny the request.

**2. VAR-25-010 Frieda Crispin & Monica Vigil** request a variance pursuant to Section 1302.2 – *“Request to Encroach into a Setback”* of the Clear Creek County Zoning Regulations.

- A single – family residence with a front (south) setback of 19’;

The subject property is ± 4.750 acres and is zoned Mining One (M-1), which can be used for residential.

**LEGAL:** MINE: MINIOIN – 5287 4.75 ACRESLN 7-3-73 PT 248/373 542/84

**PARCEL #:** 1835-074-00-630

**LOCATION:** 3848 FALL RIVER Rd.

The following evidence was submitted

- Exhibit A) Planning Department Staff Packet
- Exhibit B) Planning staff photographs of the property
- Exhibit C) Site plan showing the location of the proposed garage
- Exhibit D) Referral responses from agencies

Frieda Crispin did appear for the hearing and was sworn in.

**Discussion:**

No discussion was required by the Board.

**Public Comment:** None

William Lee moved to approve the variance and Mike Stewart provided the second.

A vote was taken and the motion passed with Three (3) votes to and zero (0) votes to deny the request.

**Adjournment:**

Chairperson Miles adjourned the hearing at 8:30pm.

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Denise Tennant, Secretary

I, Chairperson of the Board of Adjustment, certify that the Board has reviewed and approved these minutes.

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Martha Miles, Chair