

CLEAR CREEK COUNTY BOARD OF ADJUSTMENT
October 10, 2019 — 6:00 P.M.
Commissioners Hearing Room
Clear Creek County Courthouse, Georgetown, Colorado
AGENDA

Roll Call: Chair Martha Miles, Vice-Chair Bill Lee, Mike Stewart, Jon Jennings, Michael O’Leary
Associate Members: Robert Kershaw, Dave Kost

GENERAL BUSINESS

1. Roll Call
2. Review of Public Hearing Procedures
3. Unscheduled Appearances

OLD BUSINESS:

NEW BUSINESS:

1. **V2019-0003** Ryan Poole and Calita Quesada, owners of 43 Spruce Street, request variances pursuant to Section 1302.3 –“Acknowledgement of an Existing Setback Encroachment” – and Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owners/applicants request the following:

- The acknowledgement for an existing single-family residence constructed in 1971 with the following setbacks ; a 13-foot setback from the north property line, a 12-foot setback from the east property line, an 11-foot setback from the south property line, and a 24-foot setback from the west property line; and
- To encroach into the setbacks to have an 8’ x 20’ shipping container placed on the property for storage use with:
 - A 2-foot setback from the east property line; and
 - A 17-foot setback from the south property line.

The subject property is ±0.103 acres in size and zoned Mountain Residential – Single-Family Units (MR-1).

LEGAL: Subdivision: Lots 20 and 21, Block 5, Berthoud Falls Townsite
Parcel #: 1839-203-05-008

LOCATION: 43 Spruce Street, Empire, CO 80438

2. **V2019-0005** James and Donna Davis, owners of 710 Skyline Drive, request variances pursuant to Section 1302.3 –“Acknowledgement of an Existing Setback Encroachment” – and Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owners/applicants request the following:

- The acknowledgement for an existing single-family residence constructed in 1954 with the following encroachments; a 15-foot setback from the north property line, a 14-foot setback from the east property line, and an 8-foot setback from the west property line; and
- To encroach into the 30-foot setbacks to construct a 624 sq. ft. garage with the following encroachments:
 - A 10-foot setback from the south property line; and
 - A 12-foot setback from the east property line.

The subject property is ±0.34 acres in size and zoned Mountain Residential – Single-Family Units (MR-1).

LEGAL: Subdivision: Lot 26, Placer Valley Subdivision
Parcel #: 1961-022-01-017

LOCATION: 710 Skyline Drive, Idaho Springs, CO 80452

- 3. V2019-0006** Garrett Hanford, owner of 1955 County Road 308, requests variances pursuant to Section 1302.3 –“Acknowledgement of an Existing Setback Encroachment” of the Clear Creek County Zoning Regulations.

The owner/applicant requests the following (a site plan for structure references was provided for referrals and adjacent property owners and will be presented at the hearing) for potential future improvements on the property:

- Structure A – the acknowledgement for an existing single-family residence constructed in 1893 with additions made over several years with the following encroachments; a 20-foot setback from the north property line, a 2’6” setback from the east property line, and a 16-foot setback from the west property line; and
- Structure B – the acknowledgement for an existing single-family residence with the following encroachments; a 1’6” setback from the north property line, and a zero-foot setback from the west property line; and
- Structure C – the acknowledgement for an existing greenhouse that was built onto the north side of Structure B and extends beyond the north property line and into CDOT right-of-way; and
- Structure D – the acknowledgement for an existing shed with the following encroachments; a zero-foot setback from the west property line, and a zero-foot setback from the south property line; and
- Structure E – the acknowledgement for an existing stable-like shed with the following encroachments; a 22’6” setback from the east property line, a zero-foot setback from the south property line, and a 12’6” setback from the west property line; and

- Structure F – the acknowledgement for an existing shed (structure designed prior use bird aviary/rabbit hutch) with the following encroachments; a 3’6” setback from the east property line, and a zero-foot setback from the south property line.

The subject property is ±0.16 acres in size and zoned Mountain Residential – Single-Family Units (MR-1).

LEGAL: Subdivision: Part of Lot 3, Block 6, Townsite of Lawson
Parcel #: 1837-252-07-002

LOCATION: 1955 County Road 308, Lawson, CO 80436

OTHER BUSINESS:

1. Approval of Board of Adjustment minutes from the meeting of September 5, 2019

Disclaimer: All Board of Adjustment hearings are subject to change and may be continued to another date certain. No further notifications of hearing dates will be mailed out by the Planning Department, therefore please contact the Planning Department to determine if the case has been continued or the hearing date has been changed. Should there not be a quorum at this particular meeting, all business items will forward to the next hearing date which has a quorum for consideration following further public notice. Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Land Use Department at Clear Creek County, P.O. Box 2000, Georgetown, CO, 80444. Phone 303-679-2436. We would appreciate it if you would contact us at least 72 hours in advance of the scheduled event so arrangements can be made to locate the requested auxiliary aid(s).