

CLEAR CREEK COUNTY BOARD OF ADJUSTMENT
February 4, 2021 — 6:00 P.M.
ZOOM Meeting (see link at bottom of Agenda)
AGENDA

Roll Call: Chairperson Martha Miles, Vice-Chairperson Bill Lee, Mike Stewart, Jon Jennings
Associate Members: Robert Kershaw, Dave Kost

GENERAL BUSINESS

1. Election of Officers (Chairperson, Vice Chairperson, Secretary)
2. Review of Public Hearing Procedures
3. Unscheduled Appearances

OLD BUSINESS:

NEW BUSINESS:

1. **V2020-0003** Shawn Plett, owner of 1967 County Road 308, requests a variance 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 owner/applicant requests the following (see attached site plan for structure references) for potential future improvements on the property which is zoned MR-1 and requires a 30’ setback from all property lines:

- Structure A – the acknowledgement for an existing single-family residence constructed in 1893 with the following encroachments; a 1.6’ setback from the west property line, and a 6’ setback from the south property line; and
- Structure A – the request for an 84 sq ft east side addition and a 392 sq ft second floor addition to the single-family residence constructed in 1893 with the same encroachments as the current residence of a 1.6’ setback from the west property line, and a 6’ setback from the south property line and will not encroach any farther to the east than Structure C at 21.25ft.; and
- Structure B – the acknowledgement for an existing cabin/single-family residence with the following encroachments; a 3.2’ setback from the west property line, and a 20’ setback from the east property line; and
- Structure C – the acknowledgement for a shed/stable (labeled as existing log cabin on site plan) circa 1890 with an encroachment into the setback at 21.25’ from the east property line; and
- Structure D – the acknowledgement for an existing shed (unused outhouse) with the following encroachment at 25’ from the west property line; and
- Structure E – the acknowledgement for an existing barn with the following encroachments; a 23.5’ setback from the east property line, and 20’ a setback from the east property line; and
- Structure F – the acknowledgement for an existing shed with the following encroachment being 12.5’ from the west property line.

LEGAL: Subdivision: Lawson, Block 6, Lot 6
Parcel #: 1837-252-07-001

LOCATION: 1965 County Road 308, Lawson, CO 80436

2. **V2020-0004** David Dale Gibbons, owner of 150 Cedar Rd, requests a variance pursuant to Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owner/applicant requests the following (see attached site plan for structure references) for potential future improvements on the property which is zoned MR-1 and requires a 30’ setback from all property lines:

- Garage – the request for the following encroachments for a 32’ X 24’ garage; a 8’ setback from the east property line.

LEGAL: Subdivision: Brook Forest Estates, Filing 2, Lot 22-C
Parcel #: 2085-362-02-059

LOCATION: 150 Cedar Road, Evergreen, CO 80439

3. **V2020-0005** Luke Jones applicant, for Kevin Jones and Julia Cleminshaw owners of 53 Aspen Trail, requests a variance pursuant to Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owner/applicant requests the following (see attached site plan for structure references) for potential future improvements on the property which is zoned MR-1 and requires a 30’ setback from all property lines:

- Carport – the request for 25’ x 23’ detached carport. The proposed carport would be constructed 14’ from the southwest property line and 27’ from the west property line.

LEGAL: Subdivision: Beaver Brook Lodge Estates, Lot 16
Parcel #: 1963-144-01-026

LOCATION: 53 Aspen Trail, Evergreen, CO 80439

4. **V2020-0006** Grant Reynolds, owner of 653 Ponderosa Drive, requests a variance pursuant to Section 1302.2 – “Request to Encroach into a Setback” of the Clear Creek County Zoning Regulations.

The owner/applicant requests the following (see attached site plan for structure references) for potential future improvements on the property which is zoned MR-1 and requires a 30’ setback from all property lines:

- Garage – the request for 27’ x 25’ detached garage. The proposed garage would be

constructed 8' from the northwest property line and 10' from the west property line.

LEGAL: Subdivision: Hyland Hills, Filing 3, Combined Lots 143 & 144
Parcel #: 1963-112-03-011

LOCATION: 653 Ponderosa Drive, Evergreen, CO 80439

5. **V2020-0007** Scott & Ashlyn Del Priore, applicants for William Holberg, owner of Saint Mary's Subdivision, Unit 4, Lot 635, request a variance pursuant to Section 1302.2 – "Request to Encroach into a Setback" of the Clear Creek County Zoning Regulations.

The owner/applicant requests the following (see attached site plan for structure references) for potential future improvements on the property which is zoned MH and requires a 10' setback from side property lines:

- Manufactured Home – the request for 28' x 40' Manufactured Home. The proposed would be constructed 5' from the side property lines and meet setbacks for the front and rear property lines.

LEGAL: Subdivision: Saint Mary's Subdivision, Unit 4, Lot 635
Parcel #: 1837-023-10-008

LOCATION: Beaver Road, Idaho Springs, CO 80452

OTHER BUSINESS:

1. Board of Adjustment 2021 meeting schedule

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).

You are invited to a Zoom webinar.

Topic: Clear Creek County Board of Adjustment

Please click the link below to join the webinar:

<https://zoom.us/j/93541512152?pwd=TFVzWndidDJBQk5WSGdqdmVSemt5dz09>

Passcode: 175807

Or iPhone one-tap :

US: +13462487799,,93541512152# or +16699006833,,93541512152#

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International numbers available: <https://zoom.us/u/abQfO0r0XN>