



**BOARD OF APPEALS / ADJUSTMENTS REGULAR MEETING**

**August 25, 2011 – 7:00 P.M.**

**Town Board Chambers – 301 Walnut Street  
Windsor, CO 80550**

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**AGENDA**

**A. CALL TO ORDER**

1. Roll call
2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board
3. Reading of the statement of the documents to be entered into the record
4. Public Invited to be Heard

**B. CONSENT CALENDAR**

1. Approval of the minutes of June 23, 2011

**C. BOARD ACTION**

1. Variance of Municipal Code Sections 16-12-40 pertaining to Building Location in the Single Family Residential (SF-1) zoning district – 222 Oak Street – Susan Hanson, applicant – D. Aungst
  - a. Motion to open public hearing to receive evidence and comment regarding the variance request and second
  - b. Presentation of variance request by applicant
  - c. Receipt of any comments from the public regarding the variance request
  - d. Staff report and recommendation
  - e. Questions and answers to/from BOA members to/from applicant, public, staff, legal counsel
  - f. Motion to close public hearing and second
  - g. Motion on variance and second
  - h. Board discussion
  - i. Board action on variance request

**D. COMMUNICATIONS**

1. Communications from the Board Members
2. Communications from staff

**E. ADJOURN**

**STATE LAW DICTATES THAT A FAVORABLE VOTE OF 4 OUT OF 5 MEMBERS OF THE BOARD OF ADJUSTMENT IS REQUIRED TO GRANT ANY VARIANCE. A SIMPLE MAJORITY VOTE IS NOT SUFFICIENT.**

**NOTE TO APPLICANTS:** This agenda is considered tentative and may be revised at any time prior to the meeting. Applicants are advised to be present at 7:00 p.m. Final agendas will be available at the meeting.

Applicants may discuss the requests and the recommendations with staff during normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. For the convenience of the applicants, appointments are recommended.

Upcoming Meeting Dates

<u>Thursday, August 25, 2011</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, September 22, 2011</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, October 27, 2011</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, November 24, 2011</u>	7:00 P.M.	The regular November meeting will need to be re-scheduled due to the Thanksgiving holiday if items for that agenda are received

\* All regular meetings of the Board of Adjustment are subject to the receipt of an item of business to be placed on the meeting agenda.