



BOARD OF ADJUSTMENT/APEALS SPECIAL MEETING

December 11, 2013 – 7:00 P.M.

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

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Monday prior to the meeting to make arrangements.

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

B. CONSENT CALENDAR

1. Approval of the minutes of October 24, 2013

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-9-50(a) pertaining to the location of a freestanding sign located adjacent to an arterial street and Section 16-9-50(e) pertaining to the distance separation between freestanding signs in the General Commercial (GC) zoning district – 1241 Main Street. Lot 2, Windsor Town Center II Subdivision. Mike Howland, property owner; Mike Long, DaVinci Signs, applicant – Brett Walker
 - 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
2. Public Hearing – Variance of Municipal Code Section 16-12-40 pertaining to building location of single-family dwellings in the Single Family Residential (SF-1) zoning district – 519 2nd Street, Lot 15, Block 2, Kerns Subdivision. Arlene and Rocky Clark, property owner's; Rick Hood, applicant's representative – Brett Walker
 - 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
3. Public Hearing – Variance of Municipal Code Section 16-12-30 pertaining to minimum lot area, Section 16-12-40 pertaining to building location, and Section 16-12-50 pertaining to open space for single-family dwellings in the Single Family Residential (SF-1) zoning district – 128 Chestnut Street, Lot 15, Block 13, Kerns Subdivision. Linda Johnson, property owner; Patrick Glasco, applicant’s representative – Josh Olhava
- 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
3. Communications from the Town Attorney

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>Wednesday, December 11, 2013</u>	7:00 P.M.	Special Board of Adjustment Meeting*
<u>Thursday, December 26, 2013</u>	7:00 P.M.	Cancelled
<u>Thursday, January 23, 2013</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, February 27, 2013</u>	7:00 P.M.	Regular Board of Adjustment Meeting*

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