BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING
December 4, 2014 – 7:00 P.M.
Third Floor Council 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

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-12-40 pertaining to the building location for a single-family house in the Single Family Residential (SF-1) zoning district located at 500 Locust Street, Town Of Windsor Subdivision, Second Filing, Lot 1, Block 23 in the Town of Windsor – Phil Romero, Applicant – Paul Hornbeck, Associate Planner

    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 the building location for a detached garage in the Single Family Residential (SF-1) zoning district located at 519 2nd Street, Kerns Subdivision, Lot 15, Block 2, Windsor, CO – Rocky Clark, Applicant – Paul Hornbeck, Associate Planner

    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
    j. Staff report and Recommendation

k. Questions and answers to/from BOA members to/from applicant, public, staff, legal counsel
l. Motion to close public hearing and second
m. Motion on variance and second
n. Board discussion
o. 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

Thursday, January 22, 2015	7:00 P.M.	Regular Board of Adjustment Meeting*
Thursday, February 26, 2015	7:00 P.M.	Regular Board of Adjustment Meeting*
Thursday, March 26, 2015	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.