



CITY OF WOODLAND PARK
BOARD OF ADJUSTMENT
AGENDA
6:30 PM, Monday July 19, 2021
City Hall Council Chambers, 220 W. South Ave.
Woodland Park, Colorado

This is a hybrid Zoom and in-person meeting. To Zoom - link from the City calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Board. Comments are encouraged in writing in advance. For more information, call 719-687-5209.

1. ORDER & ROLL CALL

2. MINUTES: June 21, 2021

3. REQUESTS / PUBLIC HEARINGS

A. VAR 2021-04 Eaton Height Variance: A request by Robert and Julie Eaton (Property Owners) for a 5.5-foot height variance (from 30 feet required by MC §16-12-103 to 35.5 feet) for a single family dwelling on Lot 9, Paradise Estates Farm (4470 Kings Crown Road) in the Suburban Residential (SR) zone.

4. REPORTS

A. Envision Woodland Park 2030 Comprehensive Plan

5. ADJOURN

6. WORK SESSION

A. Guidelines, Rules, Regulations

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – June 21, 2021

City of Woodland Park Council Chambers, 220 W. South Avenue, Woodland Park, CO and by Zoom.

Due to the COVID-19 pandemic, this meeting was a hybrid in-person and virtual electronic meeting. A Zoom link for participation was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was strongly encouraged and accommodation for public comment in real time at the meeting was made.

1. ORDER AND ROLL CALL. Order was called at 6:33 p.m. with attendance as follows:

Present	Chairman Lou Ramon
Present	Regular Member Catherine Nakai
Present	Regular Member Jim Rumsey
Present	Regular Member Dean Nelson
Present	Regular Member Valerie Lundy
Present	Alternate Member Nick Abercrombie
Absent	Alternate Member Christina Chapman
Staff Present	City Planner/BOA Secretary Lor Pellegrino, AICP

All recited the Pledge of Allegiance.

The Chairman shared a safety moment appreciating those who wear masks during the ongoing pandemic and asking everyone to think ahead five seconds prior to beginning a task.

2. APPROVE MINUTES. The September 21, 2020 minutes were approved as presented.

3. REQUESTS / PUBLIC HEARINGS.

- A. VAR2021-03 Unruh/White Front Setback Variance:** A request by Jill White and Thomas Unruh (Property Owner) for a 16.5-foot Gunnison Avenue front setback variance (from 25 feet required by MC §18.13.040.A to 8.5 feet) to accommodate a garage addition to the existing single family dwelling on Lot 1, Venman Subdivision (255 W Gunnison Avenue) in the Urban Residential (UR) zone.

The Chairman reminded everyone that the Board is a safety valve for property owners to request deviations from the code based on unique features or circumstances that may exist.

Mr. Unruh (Property Owner/Applicant) thanked staff and the Board and introduced Architect David Langley and Surveyor Eric Simonson who were both sitting behind him. He would like to build an attached garage to store and protect their private property (vehicles, etc.) and tidy up the neighborhood. The north side of the home is the best location because the addition is best integrated with the existing house on that side, including the roof and front entry and the existing gravel driveway. In addition, traffic on Gunnison is less and slower compared to the traffic on Pine Street. Adding the garage to the south side is not feasible as it would obstruct the light that comes into the house; is limited in terms of available space given the fence location and the encroachment of the neighbor's house; would require a long driveway and curb cut from Pine Street. He stated that there is no HOA or covenants in place but that they have talked to surrounding neighbors and none expressed concern with the proposal.

BOA Member Rumsey stated that he liked the proposal and asked about the existing shed. Mr. Unruh said they plan to move it to a new location that will comply with all setbacks but have not yet to determine where that will be.

Chairman Ramon is concerned about the proximity of parking cars in the short driveway and asked how far the addition will be from the edge of asphalt. Mr. Unruh stated that the north wall will be about 22 feet from the Gunnison asphalt.

BOA member Lundy asked about lot irregularities. Mr. Unruh stated that the survey shows the neighboring house encroaches on his lot and the fence is eight feet in his property.

The City Planner presented the staff report, finding a valid application with a demonstrable hardship given site circumstances including but not limited to a corner lot with two front setbacks; location of the existing driveway; distance from intersection; retention of on-site mature vegetation and drainage patterns; and, Gunnison vs Pine traffic. She found harmony with the 2010 Comprehensive Plan, Zoning regulations, and the residential neighborhood and recommended approval with conditions as specified.

Chairman Ramon opened the public comment portion of the hearing.

Mr. Larry Black (Woodland Park) stated that he supports the proposal as presented as it complements the existing house and the historic neighborhood.

Seeing no others wishing to speak, either in person or on-line, the Chairman closed the public comment portion of the meeting.

Overall, the Board expressed concurrence with the reasonableness of the front setback request despite the short driveway understanding that on-street parking is permitted and that the parked cars on the driveway would not obstruct Gunnison traffic.

MOVED BY NAKAI, AND SECONDED BY RUMSEY THAT THE BOARD:

GRANT a front setback variance from 25 feet to 8.5 feet from the Gunnison Avenue property line to allow for an attached 2-car garage on Lot 1, Venman Subdivision (255 W. Gunnison Avenue) as proposed subject to the following conditions:

1. Prior to pouring any foundation or concrete pad, the builder must string a line clearly marking the approved setback lines from the north and east property lines.
2. No portion of the structure (i.e. eaves, overhangs, gutters, etc.) may protrude or encroach into any setback.
3. The water line shall be relocated so that it is not under the concrete driveway or under the garage, in compliance with the Utility Department requirements.

YES: Nelson, Ramon, Nakai, Rumsey, Lundy / NO: None

Motion: PASSES

After a five minute recess, the Board reconvened at 7:31 pm.

4. ELECTION OF OFFICERS. With no other nominations, Lou Ramon was elected Chairman and Catherine Nakai was elected Vice-chairman of the 2021 Board of Adjustment.

5. REPORTS

- A.** Chairman Ramon stated that the next meeting on July 19 will include a case as well as a work session on BOA guidelines, rules and regulations.
- B.** The City Planner summarized the May 2021 Planning and Building Department report noting that 131 dwelling units are planned or in construction to date. She reminded everyone about the June 28 Envision 2030 Subcommittees meeting at the Ute Pass Cultural Center to review draft chapters of the comprehensive plan. BOA members are invited to all Planning Commission meetings to discuss the draft 2030 Plan land use map (June 24) and draft chapters (July and August). All are also invited to listen in on the July 1 City Council meeting at which the City Attorney will host a work session at 6:15 pm on quasi-judicial items.

6. ADJOURNMENT. The meeting adjourned at 8:01 p.m.

Approved by: _____
Louis Ramon, Chairman *Date*