



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Board of Adjustment

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Thursday, January 19, 2017

6:30 PM

Council Chamber

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#### Regular Meeting

#### 1. Roll Call

**Present** 4 - Board Member Spencer, Board Member Genna, Board Member Rychecky, and Board Member McClintock

**Absent** 3 - Board Member Brady, Board Member Primeau, and Board Member Riemer

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 17-13](#) Certification of the August 18, 2016 regular meeting minutes

**A motion was made by Board Member McClintock, seconded by Board Member Genna, to approve the meeting minutes from August 18, 2016. The motion carried by a unanimous vote.**

**Aye:** 4 - Board Member Spencer, Board Member Genna, Board Member Rychecky and Board Member McClintock

**Absent:** 3 - Board Member Brady, Board Member Primeau and Board Member Riemer

#### 4. Public Comment

Public Comment for General Business - None

#### 5. General Business

#### 6. Public Hearing

- a. [VAR16-0005](#) Case #VAR16-0005, variance to the minimum side setbacks in the R-3 zone district at 5604 South Prescott Street, Littleton, CO

- Attachments:** [Application and Attachments](#)  
[Supplemental Applicant Responses](#)  
[1890 Plat](#)  
[Enlarged Existing Site Plan \(ILC\)](#)  
[Enlarged Proposed Site Plan](#)  
[Enlarged Elevation Drawings](#)  
[Streetview from Prescott](#)  
[Streetview from Powers](#)  
[5604 S Prescott Aerial View](#)

*Staff Presentation by Pam Hall, Planner*

*Applicant Presentation by Brett Guetz, EG2*

*Public Comment - Betsy Gilbertson, For*

*Public Comment - Mike Madrid, concerns regarding tree removal*

**A motion was made by Member Genna and seconded by Member McClintock that Case#VAR16-0005, request for a variance at 5604 S. Prescott Street, be approved to allow an additional reduction of 3 feet for the north side setback, which results in a 5 foot north side yard setback, in that all of the criteria of Section 10-11-1 (B) of the Littleton City Code are met for the Board to grant approval.**

**Approval of this application is based on the following findings of fact:**

- 1. The requested variance would not allow any use other than a single family residence.**
- 2. That the variance will not alter the essential character of the neighborhood or zone in which the property is located or substantially or permanently impair the allowed use or development of adjacent property.**
- 3. That the variance is the minimum that will afford relief and is the least possible modification to the provision in question.**
- 4. That the variance will not adversely affect the public health, safety and welfare.**
- 5. That the hardship, if any, under which the variance is sought, was not created by the owner, occupant or agent of the owner of the property in question; nor was it suffered as a result of a violation of any provision of this code.**

**The vote is unanimous and the motion carries**

**Aye:** 4 - Board Member Spencer, Board Member Genna, Board Member Rychecky and Board Member McClintock

**Absent:** 3 - Board Member Brady, Board Member Primeau and Board Member Riemer

## **7. Public Comment**

Public Comment on Non-Agenda Items - None

**8. Comments/Reports**

*None*

- a. Community Development Director/Staff
- b. Chair/Members

**9. Adjourn**

*Adjourned at 7:52pm*

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

*I hereby certify that I have reviewed the video recording for the regular meeting of the Littleton Board of Adjustment, for January 19, 2017. The video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.*

*Denise Ciernia, Recording Secretary*