



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Journal Board of Adjustment

Thursday, September 17, 2015

7:00 PM

Council Chamber

Regular Meeting

1. Roll Call

- Present** 4 - Vice Chair Spencer, Board Member Genna, Board Member Kottmeier, and Board Member Rychecky
- Absent** 3 - Board Member Brady, Board Member Provo, and Board Member Rottman

2. Approval of Agenda

3. Minutes to be Approved

[ID# 15-248](#) Certification of April 16, 2015 regular meeting minutes

Attachments: [BOA 041615 Meeting Minutes](#)

ID# 15-248 Certification of April 16, 2015 regular meeting minutes

Aye: 5 - Vice Chair Spencer, Board Member Genna, Board Member Kottmeier, Board Member Rychecky and Cecilione

Absent: 3 - Board Member Brady, Board Member Provo and Board Member Rottman

4. Scheduled/Unscheduled Appearances

5. Public Hearing

- a. [VAR15-0003](#) Case#VAR15-0003, variance to the four foot (4') maximum fence height and fifty percent (50%) open requirements for a front yard fence at 4189 W. Bowles Avenue, Littleton, CO

Attachments: [Baruch Application](#)

[Area Reference Map](#)

[Bowles Avenue Fence Detail](#)

I move to approve Case#VAR15-0003, a request for variance to the four foot (4') maximum fence height and fifty percent (50%) open requirement at 4189 West Bowles Avenue, be approved in that the request does meet all of the criteria of Section 10-11-1 (B) of the Littleton City Code that are required to exist 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 the uses

permitted in the R-E Zone District which is single-family residential.

2. The proposed fence will not alter the essential character of the neighborhood since the proposed design, consisting of solid cedar and brick columns, is consistent with other fences along Bowles Avenue

3. The proposed location of the fence is the minimum that will afford relief and is the least possible modification of the code. The same type of fencing exists along both the north and south sides of West Bowles Avenue adjacent to the property in order to buffer the existing homes from the traffic noise and lights.

4. The proposed fence will not have any negative effects on the public health, safety or welfare as its location will not create any visibility or safety concerns. There will be a positive effect of a reduction of noise and light pollution for the property owners.

5. The hardship under which this variance is sought was neither created by the owner, occupant or agent of the owner of the property in question, nor the result of a violation of any provision of this code as the conditions existed before the applicants purchased the property.

Aye: 3 - Vice Chair Spencer, Board Member Kottmeier and Board Member Rychecky

Nay: 1 - Board Member Genna

Absent: 4 - Board Member Brady, Board Member Provo, Board Member Rottman and Cecilione

6. General Business

7. Comments/Reports

- a. Staff
- b. Members
- c. Chair

8. Adjourn

The meeting was adjourned at 7:30 p.m.