

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY BOARD OF ADJUSTMENT THURSDAY, AUGUST 11, 2011

- ATTENDANCE** A regular meeting of the Arapahoe County Board of Adjustment was called and held in accordance with the statutes of the state of Colorado and the Arapahoe County Land Development Code. The following Board members confirmed their continued qualification to serve:
- Russell Dykstra, Chair, Donald Pritchett, Chair Pro-Tem; Ken Dingman; Richard Sall, and George A. Robinson
- Also present were: Mary Zaitz, Tammy King, Tom McNish, and Terri L. Maulik
- CALL TO ORDER** Chair Dykstra noted that a quorum of the Board was present and Board members confirmed their continuing qualifications to serve.
- DISCLOSURE MATTERS** There were no Board member conflicts with the matters before the Board.
- APPROVAL OF THE MINUTES** Chair Dykstra polled the Board to approve the minutes from the July 14, 2011 meeting.
- The motion passed unanimously.
- CASE NO. BA 11-08-01** Kenneth Goff, representative/architect for homeowner, Shelly Stein, 9091 E. Wesley Drive, located in the MU-PUD Zone addressed the Board on the matter. The Board was presented with a request for a variance to build a new home that would encroach 5' into the front setback, 3' into the side corner setback, and 10' into the rear setback. Jurisdiction for the Board to hear the case was established as verified by legal counsel. The Board heard testimony on the matter from Mary Zaitz. The Board, after discussion and consideration of the evidence and testimony provided at the hearing, found that the property was eligible under the Arapahoe County regulations for a variance to build a new home that would encroach 5' into

the front setback, 3' into the side corner setback, and 10' into the rear setback.

Upon motion duly made by Mr. Pritchett and seconded by Mr. Dingman, the variance was approved, as requested, based on:

1. the property being situated on a corner lot
2. the curvature of the road

The motion passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 1:14 P.M.