City of Greenwood Village

Agenda – Final
Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, April 23, 2026 | **6:00 PM** | **Council Chambers**

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

5. ELECTION OF VICE CHAIR

6. PUBLIC HEARINGS

A. PZ-26-00018 - 5857 South Highline Circle (2026-92)
B. PZ-26-00022 - Barron Residence - 2 E University Ln (2026-93)

7. PUBLIC COMMENT

8. DISCUSSION ITEMS

9. ADJOURNMENT

City of Greenwood Village

Minutes – Final
Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

Hearing-impaired apparatus available
Please turn off all cellular phones and/or audible pagers
All Board, Commission and Council meetings are digitally recorded

Thursday, January 22, 2026	6:00 PM	Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

The Board of Adjustment and Appeals of the City of Greenwood Village met in a regular session in the Council Chambers at Greenwood Village City Hall, 6060 South Quebec Street, Greenwood Village, County of Arapahoe, State of Colorado, at 6:00 p.m.

Staff in Attendance: Derek Stertz - Planning Manager; Jonathan Mehki - Planner I; Brandon Nehl – Planner I; Krista Ashford – Planning Technician

2. ROLL CALL

Present: *6 - Susan Calonge, Thomas Foottit, Arthur Aaron, Preston Moxcey, Barry McCoin, Paul Wilson*
Absent: *2 - Michael Weiner, Richard Myers*
Presiding: *Thomas Foottit*

3. PLEDGE OF ALLEGIANCE

Boardmember McCoin led the Pledge of Allegiance

4. ELECTION OF CHAIR

A motion was made by Boardmember Paul Wilson, seconded by Boardmember Preston Moxcey; to Approve Election of Chair Thomas Foottit. The motion carried by unanimous voice vote.

Yes: *6 - Susan Calonge, Thomas Foottit, Arthur Aaron, Preston Moxcey, Barry McCoin, Paul Wilson*
No: *0 - None*
Recused: *0 - None*

5. ELECTION OF VICE CHAIR

The election of a vice chair was postponed to a later meeting due to their absence at this meeting.

6. APPROVAL OF MINUTES

A. Tentative Minutes 12.11.25 (2026-13)

A motion was made by Boardmember Susan Calonge, seconded by Boardmember Preston Moxcey; to Approve Tentative Minutes 12.11.25. The motion carried by unanimous voice vote.

Yes: *6 - Susan Calonge, Thomas Foottit, Arthur Aaron, Preston Moxcey, Barry McCoin, Paul Wilson*
No: *0 - None*
Recused: *0 - None*

7. PUBLIC HEARINGS

A. Case No 25-64-VAR 2 E University Ln (2025-382)

Planner Nehl stated that a notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing date, time, and place was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Planner Nehl presents the staff report. A public comment was received after the agenda packet was published. The letter was in favor of the approval and was provided to the board.

The board asked the difference between a garage and accessory building. Planning Manager Stertz responded that a garage is meant to house a vehicle, while accessory structures can vary. The height of garages is 12 feet and reasonable, but a 12-foot gazebo, for example, may be excessive. Garages blend in with the house but need not meet the principal setback.

The board asked for clarification on the bridle path surrounding the house. The bridle path is a public right-of-way at 15 feet depth on both sides. The bridle path is maintained by the HOA on the opposite side of the property.

Ben Barron 2 University Lane gave presentation.

The board asked for clarification on the structure. The height of the structure is 12 feet. The pitch of the roof is 4.5 x 12. Applicant was requesting an encroachment on the rear and side. The south of the house would be considered the front yard with the existing driveway. This is the final plan. No others had been considered.

The board asked for clarification on the shed. Planning Manager Sterz clarified that the shed is legally there. Rules had changed in the meantime. Might not be able to repair or remodel the shed based on its encroachment on the setback in place.

The board asked for clarification. The shed is not currently sitting on a cement pad. The concrete slab for the garage would be 5 to 6 inches deep with footings. The applicant confirmed that he consulted an arborist to ensure it would not be harmed.

The board asked about the intended use of the garage space. Applicant responded with woodworking, potentially building an airplane, also working as a mentor, and rebuilding vintage cars.

Kathy Barron, 2 University Lane, interjected comments. The existing garage on the house was built small, where a large SUV and another car could not fit. The existing garage would not work as both a workshop and a garage. The applicant does not want to leave the car outside the garage due to inclement weather.

Public comment was received and is on record.

The board chair asked for public comment from the audience.

Gerald O'Brien, 1 University Lane, was in support. The proposal would be more aesthetically pleasing. He was in support of a happy retirement opportunity that it would afford.

Lynn Jankovsky, 19 E Belleview Lane lives on a hill above and the additional height still does not obstruct their view. The proposed structure would be an improvement to the shed. He was In support.

HOA for Belleview Lane maintains the bridle path. The applicant's house is not part of the HOA

Close to public hearing.

Board discussed discretion and flexibility and that the shape and size of the land and the surrounding bridle path were contributing factors to support. They appreciated the support of the neighbors. They appreciated that the tree stays and it was improving what is currently there. Board appreciates the described intended uses. Board disagreed with staff on Criteria 1a. Boardmember McCoin and Boardmember Moxcey would recommend a lower roof.

A motion was made by Boardmember Susan Calonge, seconded by Boardmember Paul Wilson; to Approve Case No 25-64-VAR 2 E University Ln. The motion carried by unanimous voice vote.

Yes: *6 - Susan Calonge, Thomas Foottit, Arthur Aaron, Preston Moxcey, Barry McCoin, Paul Wilson*
No: *0 - None*
Recused: *0 - None*

8. PUBLIC COMMENT

No public comment was made.

9. DISCUSSION ITEMS

No discussion items were presented.

10. ADJOURNMENT

A motion was made by Boardmember Barry McCoin, seconded by Boardmember Susan Calonge; to Approve Adjournment. The motion carried by unanimous voice vote.

Yes: *6 - Susan Calonge, Thomas Foottit, Arthur Aaron, Preston Moxcey, Barry McCoin, Paul Wilson*
No: *0 - None*
Recused: *0 - None*

There being no further business, the meeting adjourned at 7:05.

CITY OF GREENWOOD VILLAGE COLORADO

6060 South Quebec Street
Greenwood Village, CO 80111

Staff Report

Case No. PZ-26-00018

Board of Adjustments & Appeals

April 23, 2026

Subject Property Address:

5857 South Highline Circle

Project Size / Zoning:
1.66 Acres / R-2.5 PUD

Comprehensive Plan Planning Area:
Rural Homestead

Applicant:

Kay Galligan
300 South 68th Street
Boulder, CO
80121

Property Owner:

Cesafsky Trust

Request:

A two-part variance to build an upper-level addition to an existing garage encroaching into the front setback as well as a new attached garage that encroaches into the rear yard setback.

Staff Recommendation:
Denial

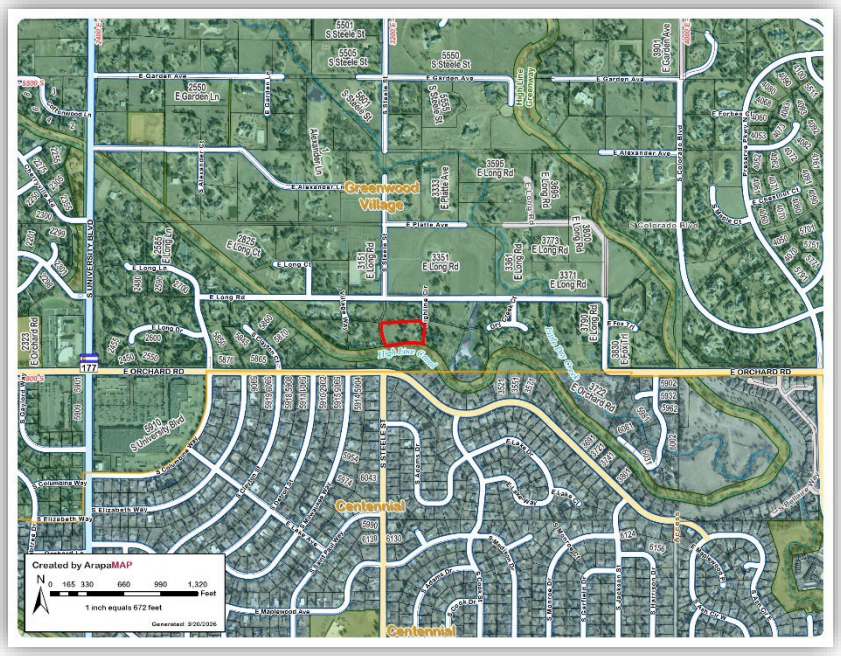
Exhibits:
1. Zoning Map
2. Aerial Photo
3. Site Photos with Staff Markups
4. Variance Application and Plans
5. Orchard Creek Subdivision Filing No. 1 – 5th Amendment
6. Greenwood Village Comprehensive Plan – Rural Homestead Planning Area

Staff
Jonathan Mehki
Planner I
jmehki@greenwoodvillage.com
(303) 486 - 5748

<u>Public Notice & Comments</u> – As of 4/20/2026

No. Sent	Comments Received	Support	Oppose
7	0	0	0

Public Notice was provided as required by the Land Development Code (LDC, Section 16-2-270). The affidavits of mailing and posting will be presented at the April 23rd, 2026 hearing.



Executive Summary

The Applicant is requesting exceptions to the front and rear setback regulations outlaid by 16-5-40 and the Orchard Creek Subdivision Filing No. 1, 5th Amendment ("Orchard Creek Subdivision"). The request seeks to encroach 3'8" linear feet into the front yard setback with a total encroachment area of 5.13 square feet, as well as a rear encroachment of 2'6" linear feet of with an area of 10.4 square feet.

Background

- The subject property is in the Rural Homestead Planning Area of the Greenwood Village Comprehensive Plan (Exhibit).
- The subject property is zoned R-2.5 PUD and is subject to the Orchard Creek Subdivision development standards. The Orchard Creek Subdivision development standards require a 100' front setback and a 50' setback for the side and rear property lines for primary structures. Both the LDC standards and the PUD are the same.
- The existing home was built in 1980.
- A variance was granted in 1980 for the house onsite to exceed the front yard setback by 6.69'.
- The current owner purchased the property in 2021.

Applicant Request

Summary of Variance Requests (2)		
Front Yard Setback Variance		
Portion of primary structure that encroaches into the minimum setback as required by the Orchard Creek Subdivision Development Standards and LDC 16-5-40	Percentage of setback encroachment	0.07% of the total front yard setback area.
	Edge of proposed encroachment	3'8" into the front yard setback
	Area of encroachment	5.13 square feet
Rear Yard Setback Variance		
Portion of primary structure that encroaches into the minimum setback as required by the Orchard Creek Subdivision Development Standards and LDC 16-5-40	Percentage of setback encroachment	0.08% of the total rear yard setback area.
	Edge of proposed encroachment	2'6" feet into the rear yard setback
	Area of encroachment	10.4 square feet

Analysis

Staff have reviewed the request to build an addition and attached garage exceeding both the front and rear primary structure setback for 5857 South Highline Circle and find that no special conditions exist that would otherwise prevent the Applicant from utilizing the property in a manner consistent with the R-2.5 PUD zoning district and the Orchard Creek Subdivision development standards. With respect to site conditions, Staff acknowledges that the existing garage is legally encroaching into the front yard setback; Granted through a prior variance.

There is currently a three-car garage onsite. The Applicant's plans would allow for a total of five parking spots (Exhibit 4). Staff notes that the current orientation and placement of the home disallow for a second zoning-compliant attached garage without significant changes to the backyard or primary structure layout. While immediately adjacent properties have a range of garage sizes between 952 square feet and 1,555 square feet, the variance seeks to build a total of 1,328 square feet of garage space.

Staff finds that the variance request is consistent with the intent and purpose of the R-2.5 PUD zone district and the Orchard Creek Subdivision development standards, and that allowing the garage and addition to encroach into both setbacks would have no impact on the use of nearby properties. The proposed encroachment would not

obstruct existing drainage patterns or create visual and/or privacy impacts beyond what is typical for principal structures within the R-2.5 PUD zoning district.

Staff finds that granting of the requested variance will have no impact to public health, safety, or welfare, and notes that no exterior lighting or other accessory features are proposed that would result in significant adverse impacts on adjacent properties.

Approval Criteria

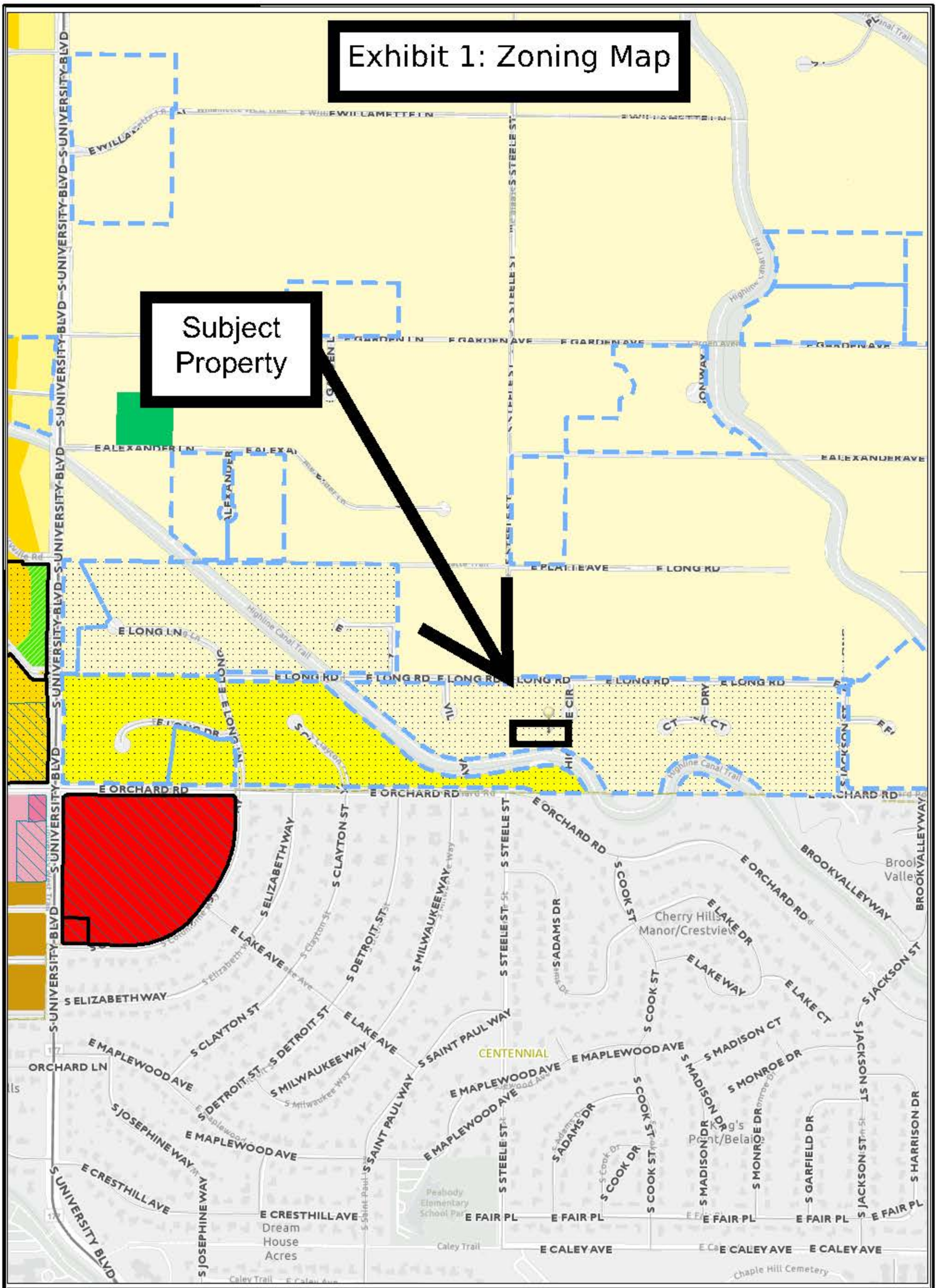
Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

Section A Criterion	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	No	Staff finds no special conditions on the property that necessitate exceeding the front and rear yard setback. Since the Homeowner(s) have a large zoning-compliant garage, the property is not being denied privileges enjoyed by others in the vicinity or zone district.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	The Homeowner(s) currently have reasonable use of the property for the lot's primary purpose, which is for a dwelling unit.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff finds that no difficulty that did not result from the acts/omission of the Homeowner(s) will be ameliorated from this variance.

Section B Criterion	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the harmony and spirit of the R-2.5 PUD zone district will not be impacted, given the distance from neighbors' homes and architectural integration of the garage.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff finds that the use of adjacent properties is not injured by the variance, as there would be a reasonable distance from the garage to the adjacent neighbor's home (approximately 125 linear feet).

3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that the variance will not harm public health, safety, or welfare.

Exhibit 1: Zoning Map



CITY OF GREENWOOD VILLAGE

CITY OF GREENWOOD VILLAGE

Override 1
Site Development Plan
Subdivision with Dev Standard
Planned Sign Program

Zoning
- B-2 (Neighborhood Business)
- B-4 (Service Business)
- R-.25 (Residential 0.25)
- R-1.0 (Residential 1.0)
- R-1.0 PUD (Residential 1.0 PUD)
- R-1.5 PUD (Residential 1.5 PUD)
- R-2.0 (Residential 2.0)
- R-2.5 (Residential 2.5)
- R-2.5 PUD (Residential 2.5 PUD)
- M-C (Mixed Commercial)
- O-1 (Open Space)
- O-2 (Open Space)
- Arapahoe County Parcel

Road Centerline
- State Highway
- Local Road
- Park
- Jurisdictional Boundary

Date Printed: 4/16/2026

NORTH

0 0.05 0.1 mi

Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.

CITY OF GREENWOOD VILLAGE

CITY OF GREENWOOD VILLAGE

Override 1

Subdivision with Dev Standard

Arapahoe County Parcel

Road Centerline

Local Road

Park

Jurisdictional Boundary

GVImagery2024Cached

Red: Band_1 Red: Band_1

Green: Band_2 Green: Band_2

Blue: Band_3 Blue: Band_3

Date Printed: 4/16/2026

NORTH

0 0.01 0.02

mi

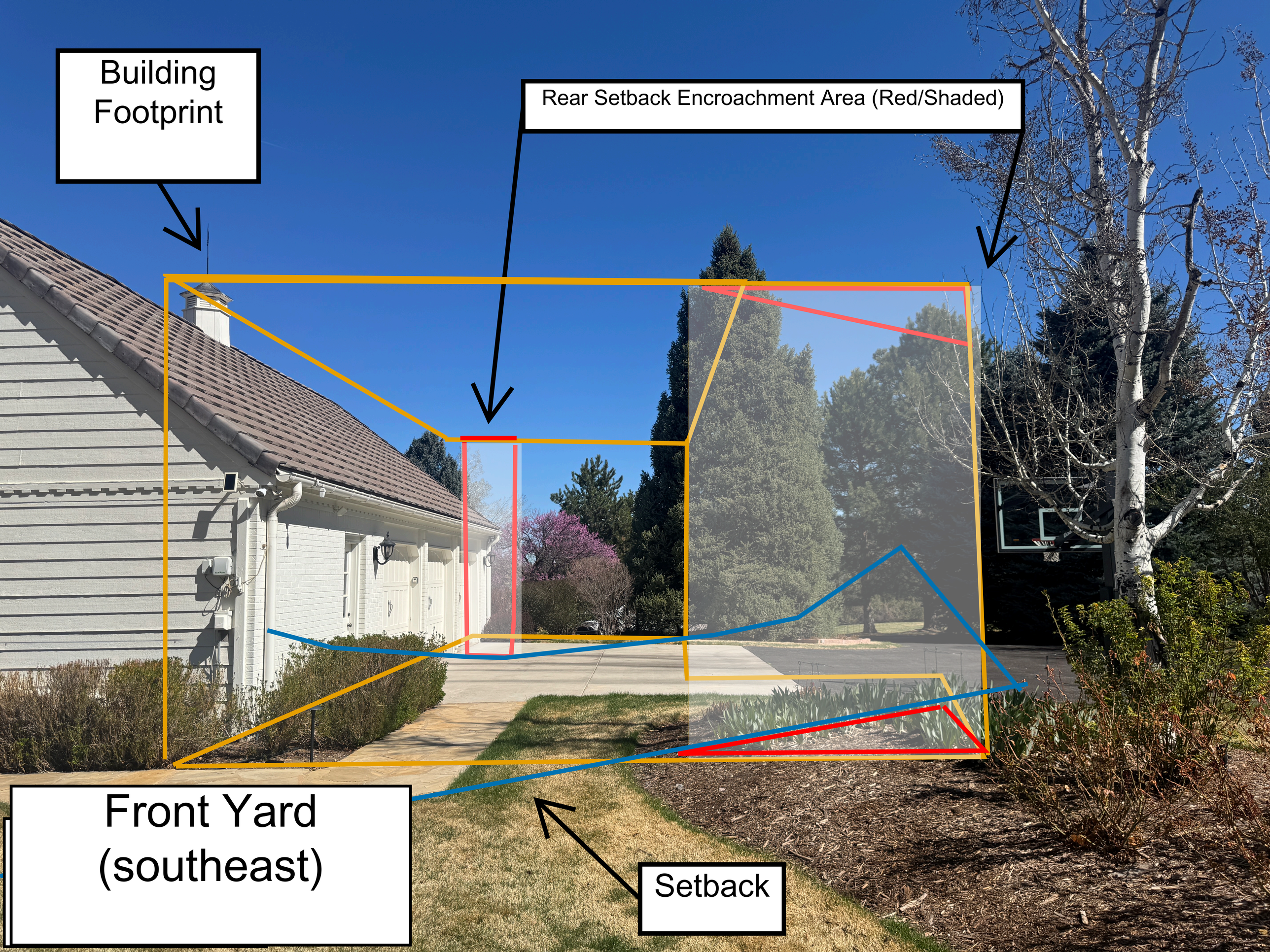
Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.

Exhibit 3: Site Photos With Staff Markups

Proposed plan overlaid on existing structure

Side Yard
(northwest)

Front Yard
(southeast)


Building Footprint
Rear Setback Encroachment Area (Red/Shaded)
Front Yard (southeast)
Setback

Side/Rear Yard (southeast from Highline Canal)

Side/Rear Yard
(southeast)

Rear Yard
(east)

Exhibit 4: Application

pment Permit Application

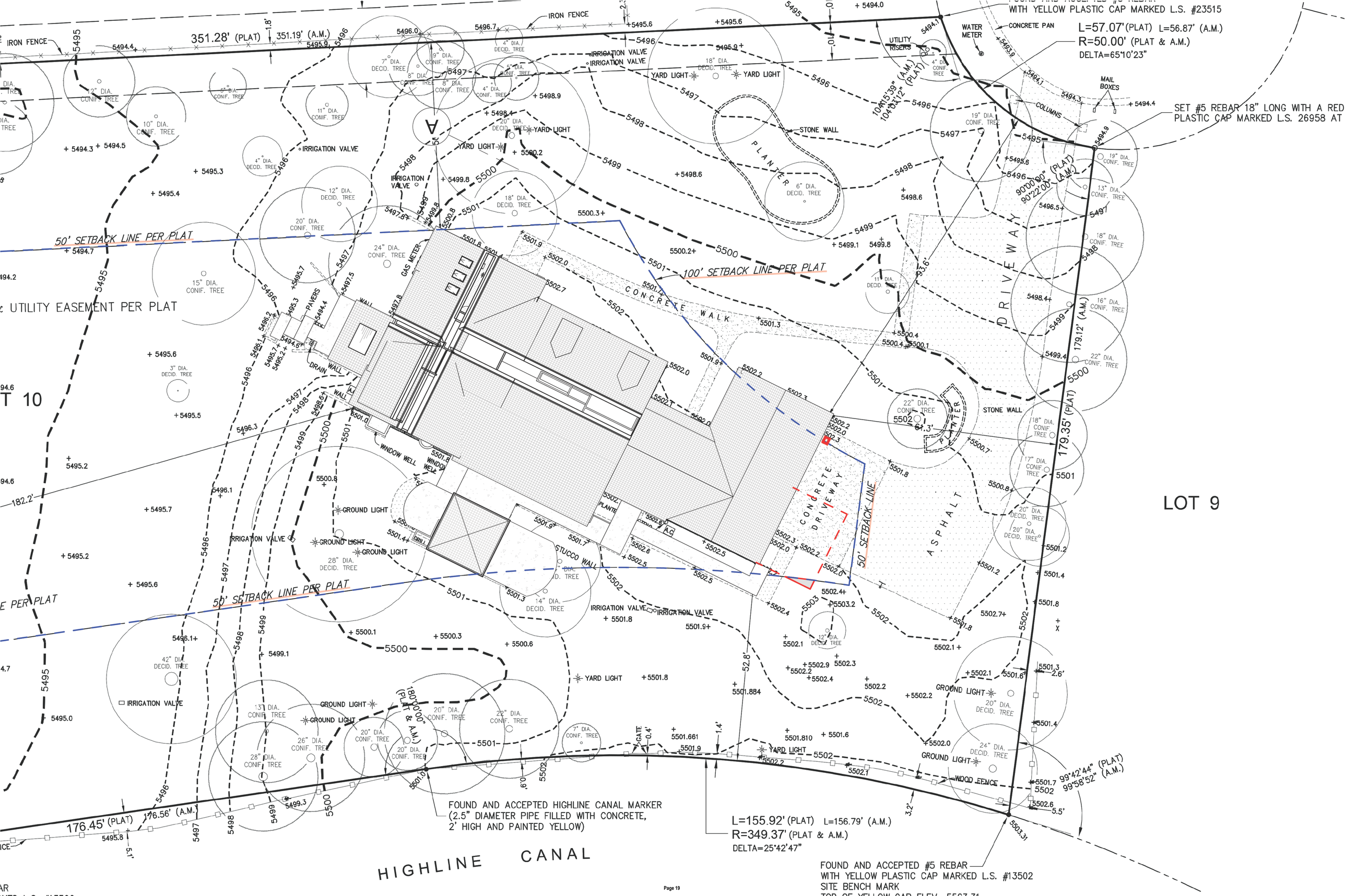
Friday, February 27, 2026
City of Greenwood Village
Community Development
6060 South Quebec Street
Greenwood Village, CO 80111
Office: (303) 486-5783
comdev@greenwoodvillage.com

New Permit Application

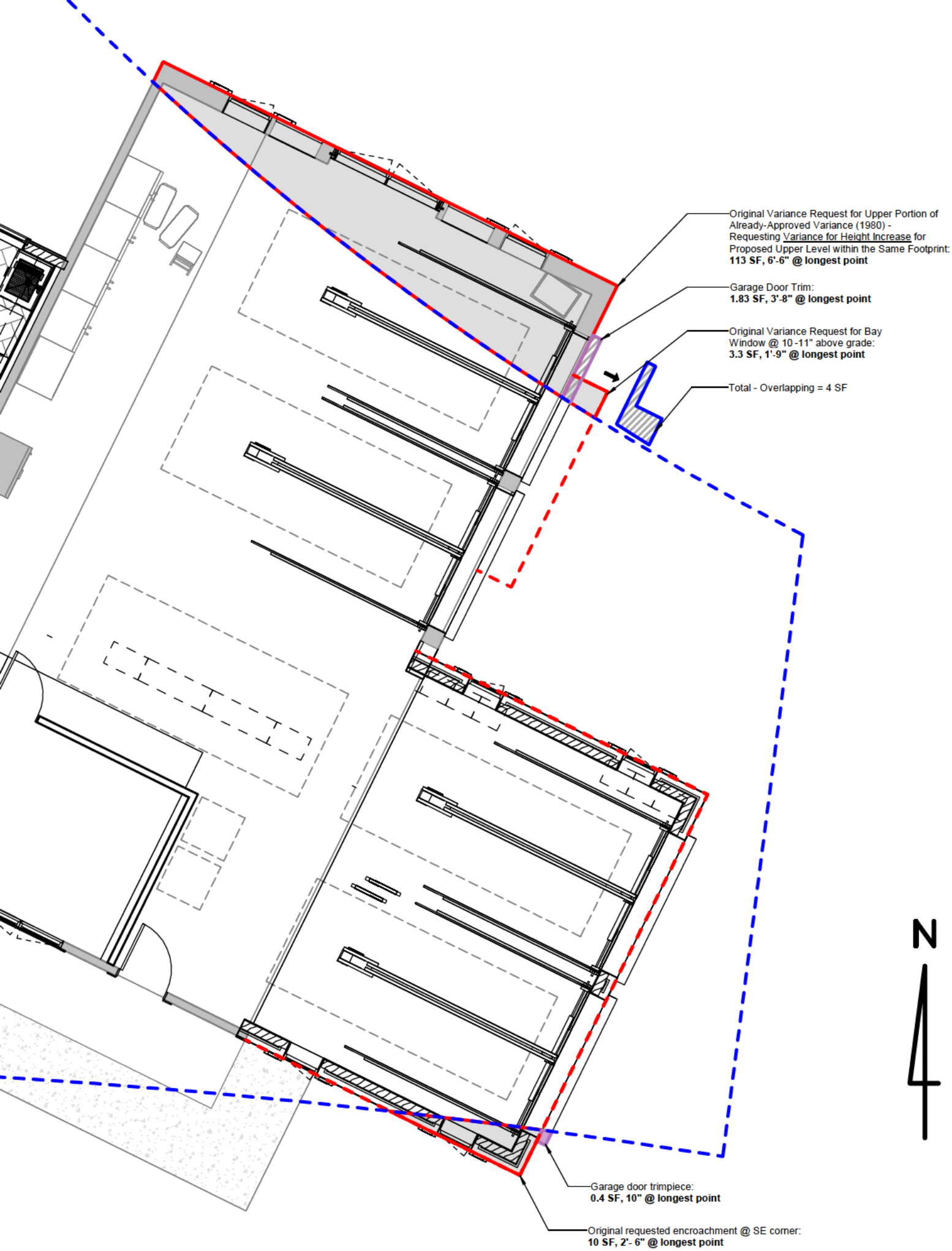
Project Number	PZ-26-00018
Project Address	5857 S HIGHLINE CIR, GREENWOOD VILLAGE, CO, 80121
Project Name	Kay Galligan
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	CESAFSKY TRUST
Owner Contact Name	
Owner Address	5857 S HIGHLINE CIR, GREENWOOD VILLAGE CO 80121-1900
Owner Phone	3127316158
Owner Email	[redacted]
Architect Business Name	
Architect Contact Name	Kay Galligan
Architect Address	300 S 68th Street, Boulder CO 80303
Architect Phone	[redacted]
Architect Email	[redacted]
Applicant Role	
Applicant Name	Kay Galligan
Applicant Phone Number	[redacted]
Applicant Email Address	[redacted]
Submit Date	2/27/2026 4:23:55PM

All Application Questions and Answers

Application Question	Answer
Pre-App Completed?	Y
Description of Variance Request	A request to encroach in the front and rear setback for the referenced property. For the front, we are requesting for a maximum linear encroachment of 3'8", with a total area of 5.13 square feet. For the rear, we are requesting for a maximum linear encroachment of 2'6", with a total area of 10.4 square feet.
Code section from which variance is requested:	Orchard Creek Subdivision Standards
Lot Area (acres)	1.66
Length of Encroachment (if applicable): Linear	3'8" Front, 2'6" Rear
Area of Encroachment (if applicable): Square Feet	5.13 Front, 10.4 Rear
Height of Encroachment (if applicable): Feet	n/a


WITH YELLOW PLASTIC CAP MARKED L.S. #23515
L=57.07' (PLAT) L=56.87' (A.M.)
R=50.00' (PLAT & A.M.)
DELTA=65°10'23"
SET #5 REBAR 18" LONG WITH A RED
PLASTIC CAP MARKED L.S. 26958 AT
351.28' (PLAT) 351.19' (A.M.)
IRON FENCE
WATER METER
CONCRETE PAN
UTILITY RISERS
MAIL BOXES
COLUMNS
IRRIGATION VALVE
YARD LIGHT
STONE WALL
PLANTER
DRIVEWAY
50' SETBACK LINE PER PLAT
100' SETBACK LINE PER PLAT
CONCRETE WALK
GAS METER
PAVERS
DRAIN WALL
WINDOW WELL
GROUND LIGHT
STUCCO WALL
CONCRETE DRIVEWAY
ASPHALT
50' SETBACK LINE
LOT 9
179.35' (PLAT)
179.12' (A.M.)
90°00'00" (PLAT)
90°22'00" (A.M.)
104°15'39" (A.M.)
104°03'12" (PLAT)
99°42'44" (PLAT)
99°58'52" (A.M.)
180°00'00" (PLAT & A.M.)
176.45' (PLAT) 176.56' (A.M.)
FOUND AND ACCEPTED HIGHLINE CANAL MARKER
(2.5" DIAMETER PIPE FILLED WITH CONCRETE,
2' HIGH AND PAINTED YELLOW)
L=155.92' (PLAT) L=156.79' (A.M.)
R=349.37' (PLAT & A.M.)
DELTA=25°42'47"
FOUND AND ACCEPTED #5 REBAR
WITH YELLOW PLASTIC CAP MARKED L.S. #13502
SITE BENCH MARK
HIGHLINE CANAL

15'-11" ABOVE GRADE
NEW GARAGE BUMPOUT AND OFFICE ABOVE
UPPER LEVEL
108'-11"
MAIN LEVEL
100'-0"
GARAGE LEVEL
99'-0"
10'-11" ABOVE GRADE
NEW UPPER BUMP-OUT DORMER
15'-5" ABOVE GRADE
EXISTING GARAGE W/ NEW UPPER LEVEL ADDITION

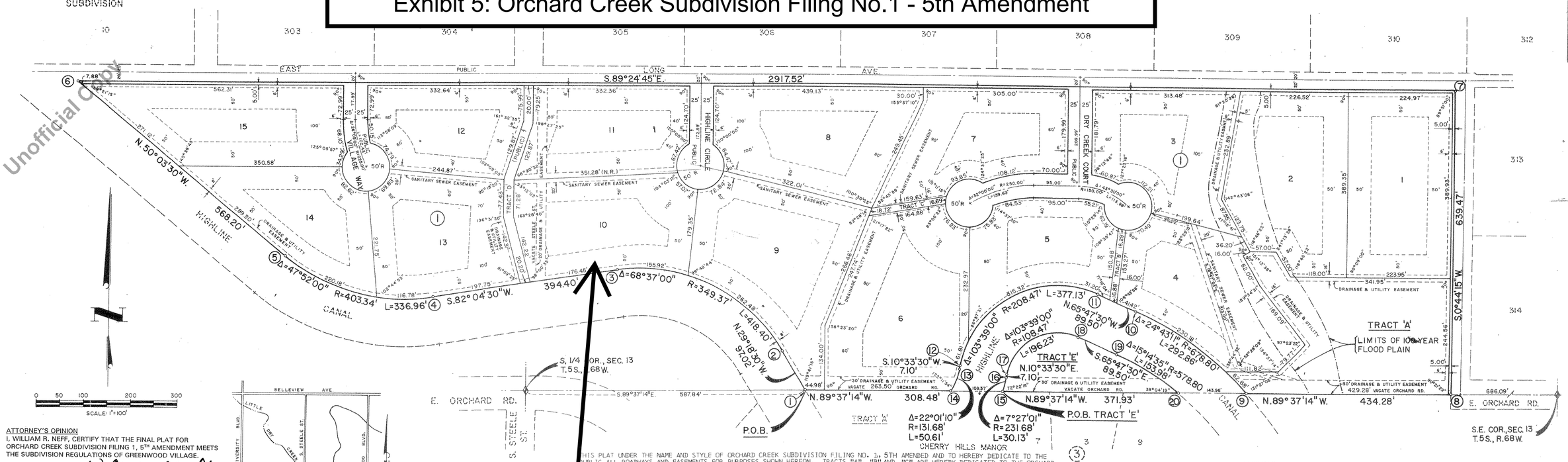

Original Variance Request for Upper Portion of Already-Approved Variance (1980) - Requesting Variance for Height Increase for Proposed Upper Level within the Same Footprint:
113 SF, 6'-6" @ longest point
Garage Door Trim:
1.83 SF, 3'-8" @ longest point
Original Variance Request for Bay Window @ 10 -11" above grade:
3.3 SF, 1'-9" @ longest point
Total - Overlapping = 4 SF
N
Garage door trimpiece:
0.4 SF, 10" @ longest point
Original requested encroachment @ SE corner:
10 SF, 2'- 6" @ longest point

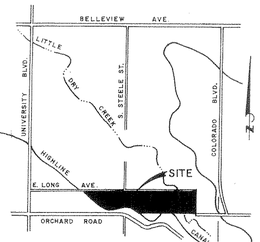
ORCHARD CREEK SUBDIVISION FILING NO. 1, FIFTH AMENDMENT

A RESUBDIVISION OF TRACTS 315 – 318, AND A PART OF TRACTS 319 – 324 OF SOUTH DENVER GARDENS, SEC. 13, T.5S., R.68W. OF THE 6TH P.M., CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Exhibit 5: Orchard Creek Subdivision Filing No.1 - 5th Amendment

Unofficial Copy





VICINITY MAP
SCALE: 1"=2000'

ATTORNEY'S OPINION

I, WILLIAM R. NEFF, CERTIFY THAT THE FINAL PLAT FOR ORCHARD CREEK SUBDIVISION FILING 1, 5TH AMENDMENT MEETS THE SUBDIVISION REGULATIONS OF GREENWOOD VILLAGE.

WILLIAM R. NEFF, ATTORNEY AT LAW

CITY ATTORNEY'S OPINION

I, _____, CERTIFY THAT THE FINAL PLAT FOR ORCHARD CREEK SUBDIVISION FILING 1, 5TH AMENDMENT MEETS THE SUBDIVISION REGULATIONS OF GREENWOOD VILLAGE.

_____, CITY ATTORNEY
CITY OF GREENWOOD VILLAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF AND HOLDERS OF DEED OF TRUST OF THE PROPERTY LOCATED IN THE SOUTH ONE-HALF OF SECTION 13; TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULA

5857 S Highline Cir (Lot 10)

COMMENCING AT THE SOUTH ONE-QUARTER COR
SOUTHEAST ONE-QUARTER OF SAID SECTION 1
NORTHEASTERLY RIGHT OF WAY LINE OF THE
RIGHT OF WAY LINE; THENCE NORTH 29°18'3
A RADIUS OF 349.37 FEET A CENTRAL ANGLE OF 68°37'00" AND AN ARC LENGTH OF 418.40 FEET TO A POINT OF TANGENT; THENCE SOUTH 82°04'30" WEST ALONG SAID TANGENT 394.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF E. LONG AVENUE (20.00 RADIUS OF 403.34 FEET A CENTRAL ANGLE OF 47°52'00" AND AN ARC LENGTH OF 336.96 FEET TO A POINT OF TANGENT; THENCE NORTH 50°03'30" WEST ALONG SAID TANGENT 568.20 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF E. LONG AVENUE (20.00 FEET SOUTH OF CENTERLINE); THENCE SOUTH 89°24'45" EAST ALONG SAID SOUTH LINE 2917.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. JACKSON STREET (20.00 FEET WEST OF CENTERLINE); THENCE SOUTH 0°44'15" WEST ALONG SAID WEST LINE 639.47 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 89°37'14" WEST ALONG SAID SOUTH LINE 434.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE HIGHLINE CANAL; THENCE ALONG THE FOLLOWING 5 COURSES ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE ON AN ANGLE TO THE RIGHT OF 48°32'55" AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 678.80 FEET A CENTRAL ANGLE OF 24°43'11" AND AN ARC LENGTH OF 292.86 FEET TO A POINT OF TANGENT; THENCE NORTH 65°47'30" WEST ALONG SAID TANGENT 89.50 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 208.47 FEET A CENTRAL ANGLE OF 103°39'00" AND AN ARC LENGTH OF 377.13 FEET TO A POINT OF TANGENT; THENCE SOUTH 10°33'30" WEST ALONG SAID TANGENT 7.10 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 131.68 FEET A CENTRAL ANGLE OF 22°01'10" AND AN ARC LENGTH OF 50.61 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE ON AN ANGLE TO THE RIGHT OF 57°48'06" AND NORTH 89°37'14" WEST ALONG SAID SOUTH LINE 308.48 FEET TO THE POINT OF BEGINNING.

AND A PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89°37'14" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 1005.69 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE HIGHLINE CANAL; THENCE ALONG THE FOLLOWING 5 COURSES ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ON AN ANGLE TO THE LEFT OF 72°22'15" AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 231.68 FEET A CENTRAL ANGLE OF 7°27'01" AND AN ARC LENGTH OF 30.13 FEET TO A POINT OF TANGENT; THENCE NORTH 10°33'30" EAST ALONG SAID TANGENT 7.10 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 108.47 FEET A CENTRAL ANGLE OF 103°39'00" AND AN ARC LENGTH OF 196.23 FEET TO A POINT OF TANGENT; THENCE SOUTH 65°47'30" EAST ALONG SAID TANGENT 89.50 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 578.80 FEET A CENTRAL ANGLE OF 15°14'35" AND AN ARC LENGTH OF 153.98 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE ON AN ANGLE TO THE RIGHT OF 140°55'41" AND NORTH 89°37'14" WEST ALONG SAID SOUTH LINE 371.93 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED 2 PARCELS CONTAIN 30.1115 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ORCHARD CREEK SUBDIVISION FILING NO. 1, 5TH AMENDED AND TO HEREBY DEDICATE TO THE PUBLIC ALL ROADWAYS AND EASEMENTS FOR PURPOSES SHOWN HEREON. TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED TO THE ORCHARD CREEK SUBDIVISION HOMEOWNER'S ASSOCIATION FOR PARK, PLAYGROUND, HORSEBACK RIDING & COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN ORCHARD CREEK SUBDIVISION FILING 1, 5TH AMENDED SAID TRACTS "A", "B" AND "C" ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC. TRACT "D" IS HEREBY DEDICATED TO THE CITY OF GREENWOOD VILLAGE FOR USE AS A DRAINAGEWAY AND BRIDLE PATH, BICYCLE AND PEDESTRIAN WAY FOR USE BY THE GENERAL PUBLIC. TRACT "E" IS TO BE RETAINED BY THE UNDERSIGNED OWNERS OF THE PROPERTY. IT IS MUTUALLY AGREED AND UNDERSTOOD BY THE SUBDIVIDER AND THE GREENWOOD VILLAGE CITY COUNCIL THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING OF THIS PLAT.

EXECUTED THIS 28th DAY OF August, 2000.

OWNERS:
ORCHARD CREEK HOMEOWNERS ASSOCIATION
BY: JOHN COFFEY, PRESIDENT

JAMES M. STEVENS, AS JOINT TENANT

LINDA J. STEVENS, AS JOINT TENANT

JAMES D. SEXTON, AS JOINT TENANT

TONI O. SEXTON, AS JOINT TENANT

THEODORE ZIGAN

HAROLD S. NELSON, ½ INTEREST

SARAH M. NELSON ½ INTEREST

H.M.J. PARTNERSHIP, LTD.
BY: SCOTT B. BRADY, GENERAL PARTNER

BY: ROSEANN BRADY, GENERAL PARTNER

MICHAEL J. DUNCAN

RENEE E. DUNCAN

JON G. KASTENDIECK, AS JOINT TENANT

ELIZABETH A. KASTENDIECK, AS JOINT TENANT

SUSAN S. SCHMITZ

RUSSEL H. GIVENS, AS JOINT TENANT

MARGARET K. GIVENS, AS JOINT TENANT

JOAN P. WALKER

RICHARD A. SPENCER, AS JOINT TENANT

MARTHA L. SPENCER, AS JOINT TENANT

THOMAS J. KERWIN

JOHN H. ROBINSON

SUZANNE J. ROBINSON

STEVEN R. POLIDORI

ANGELA G. POLIDORI

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN COFFEY, PRESIDENT, ORCHARD CREEK HOMEOWNERS ASSOCIATION, JAMES M. STEVENS, AS JOINT TENANT, LINDA J. STEVENS, AS JOINT TENANT, JAMES D. SEXTON, AS JOINT TENANT, TONI O. SEXTON, AS JOINT TENANT, THEODORE ZIGAN, HAROLD S. NELSON, ½ INTEREST, SARAH M. NELSON ½ INTEREST, SCOTT B. BRADY,GENERAL PARTNER, ROSEANN BRADY, GENERAL PARTNER ,H.M.J. PARTNERSHIP, LTD., MICHAEL J. DUNCAN, RENEE E. DUNCAN, JON G. KASTENDIECK, AS JOINT TENANT, ELIZABETH A. KASTENDIECK, AS JOINT TENANT, SUSAN S. SCHMITZ, RUSSEL H. GIVENS, AS JOINT TENANT, MARGARET K. GIVENS, AS JOINT TENANT, JOAN P. WALKER, RICHARD A. SPENCER, AS JOINT TENANT, MARTHA L. SPENCER, AS JOINT TENANT, THOMAS J. KERWIN, JOHN H. ROBINSON, SUZANNE J. ROBINSON, STEVEN R. POLIDORI, ANGELA S. POLIDORI.

WITNESS MY HAND AND SEAL: THIS 28th DAY OF August, 2000

MY COMMISSION EXPIRES 6-19-04 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT L. HOLZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THE ABOVE PLAT WAS MADE UNDER MY SUPERVISION AND THAT SAID PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATE OF SURVEY – JULY, 1978

MILLER - ERNSTSEN & ASSOC. INC.
2120 SOUTH HOLLY STREET - SUITE 204
DENVER, COLORADO 80222

ROBERT L. HOLZE, L.S. NO. 13502

OWNER'S ESTOPPEL CERTIFICATE

ORCHARD CREEK SUBDIVISION HOMEOWNER'S ASSOCIATION, REPRESENTING THE OWNERS OF THE PROPERTY INCLUDED IN THE WITHIN SUDIVISION, CERTIFY THAT THIS FINAL PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HEREWITH IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNERS OF SAID PROPERTY, AND THE CITY OF GREENWOOD VILLAGE WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS, OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID AGREEMENT

ORCHARD CREEK SUBDIVISION HOMEOWNER'S ASSOCIATION

BY: JOHN COFFEY, PRESIDENT

APPROVALS

THIS PLAT WAS APPROVED BY THE CITY OF GREENWOOD VILLAGE PLANNING COMMISSION THE 6th DAY OF June, 2000.

CHAIRMAN

APPROVED BY THE GREENWOOD VILLAGE CITY COUNCIL, STATE OF COLORADO, WITNESS MY HAND AND THE CORPORATE SEAL OF GREENWOOD VILLAGE THIS 10th DAY OF July, 2000.

ATTEST:

CITY CLERK

MAYOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 7:37 O'CLOCK A.M. THIS 27th DAY OF September, 2000, IN BOOK 185 PAGE 75 RECEPTION 3012348

BY: _____
DEPUTY

COUNTY CLERK AND RECORDER

GENERAL NOTES

1. THIS SYMBOL (8) INDICATES A 5/8 INCH REBAR WITH METAL CAP STAMPED WITH BOUNDARY CORNER NUMBER AND L.S. NO. 13502.
2. BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 68 WEST, IS SOUTH 89°37'14" EAST PER A MEURER SERAFINI & MEURER SURVEY – THEIR JOB NO. 39398. RECORDED IN BOOK 2830 PAGE 674, RECEPTION NO. 1763712 IN ARAPAHOE COUNTY.
3. SIX FOOT WIDE EASEMENTS ARE HERBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHT OR POWER POLES, MAILBOXES, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLE AND DO NOT EXCEED 26 FEET IN WIDTH.
4. ALL OTHER EASMENTS ARE EIGHT (8) FEET IN WIDTH ALONG REAR LOT LINES AND FIVE (5) FEET ALONG SIDE LOT LINES WHERE SHOWN ON THIS PLAT, EXCEPT WHERE INDICATED OTHERWISE.
5. TRACT "D" IS HEREBY DEDICATED TO THE CITY OF GREENWOOD VILLAGE FOR USE AS A DRAINAGEWAY AND BRIDLE PATH, BICYCLE AND PEDESTRIAN WAY FOR USE BY THE GENERAL PUBLIC. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL HOMES, DEVELOPER TO BUILD A 48 INCH HIGH, 3 RAIL, SPLIT RAIL FENCE ON BOTH SIDES OF TRACT "D" AND CONSTRUCT HORSE PATH TO CITY SPECIFICATIONS.
6. FENCING WITH OPACITY GREATER THAN 25% AND MAXIMUM HEIGHT OF 4 FEET IS PERMITTED WITHIN 20 FEET FROM THE MAIN BUILDING. ANY FENCING OUTSIDE THE BUILDING ENVELOPE SHALL NOT EXCEED 48 INCHES IN HEIGHT AND 25% OPACITY. HOWEVER, AREAS TO BE USED AS PASTURES OR CORRALS MAY HAVE FENCING WITH A 5 FOOT MAXIMUM HEIGHT. NO FENCING OUTSIDE THE BUILDING ENVELOPE SHALL BE PERMITTED BETWEEN ANY STREET OR ROADWAY AND ANY HOUSE OR BUILDING FROM A LINE PARALLEL TO SUCH STREET OR ROADWAY AND THE REAR OF SUCH HOUSE OR BUILDING. NO FENCING IS PERMITTED ON ANY BERM. POOL FENCES ARE EXCEPTED FROM THE HEIGHT AND LOCATION RESTRICTION OF THIS PROVISION IN ORDER TO MEET THE CITY OF GREENWOOD VILLAGE FENCE CODE BUT MUST MEET THE OPACITY REQUIREMENTS AS STATED ABOVE

185 - 75

Exhibit 6: Greenwood Village Comprehensive Plan - Rural Homestead Planning Area

GREENWOOD VILLAGE

COMPREHENSIVE PLAN

Rural Homestead Planning Area

CHAPTER CONTENT

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Planning Area Boundaries
Planning Area History

Rural Homestead Character **54**
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Built Environment

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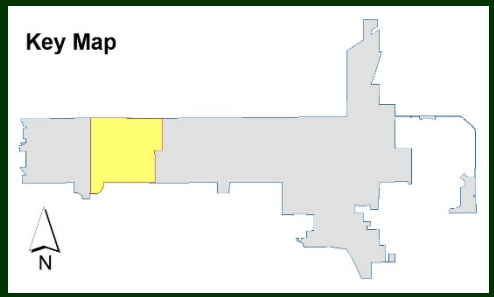
Planning Area Facilities
Recreation
Parks
Public Facilities
Homeowners Associations

The Rural Homestead Plan **58**
Planning Area Vision
Goals, Objectives & Policies
Land Use
Transportation
Community Services & Amenities
Natural Environment



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Rural Homestead planning area is bounded by Belleview Avenue on the north, Orchard Road on the south, University Boulevard on the west, and Colorado Boulevard on the east. It also includes an existing shopping center south of Orchard Road at University Boulevard.

Planning Area History

This planning area was part of the original Village when the Village was incorporated in 1950. An additional commercial area south of Orchard Road and east of University Avenue was annexed in 1999.

Rural Homestead Planning Area

RURAL HOMESTEAD CHARACTER

Natural Environment

The natural environment includes rural open grassland areas, horse pastures, and large trees.

Built Environment

The character of the planning area is generally homogeneous with the following characteristics:

- Land Uses: The planning area is comprised of single family residential dwellings. The southwest corner of this area is a neighborhood-oriented commercial district.
- Residential Density: The very low density, single family planning area consists of an average density of 0.4 dwelling units per acre, or one residence per 2.5 acres of land. The notable exception is the Orchard Creek Park neighborhood, which is about one residence per acre, in the southwest corner of the planning area.
- Street Characteristics: Primarily gravel roads and a limited number of paved streets meander through the planning area.
- Landscape: There is a combination of natural landscape, trees, and irrigated lawns at single family residences.

RURAL HOMESTEAD INVENTORY

Utilities/Services

The following utility/service providers serve the Rural Homestead planning area:

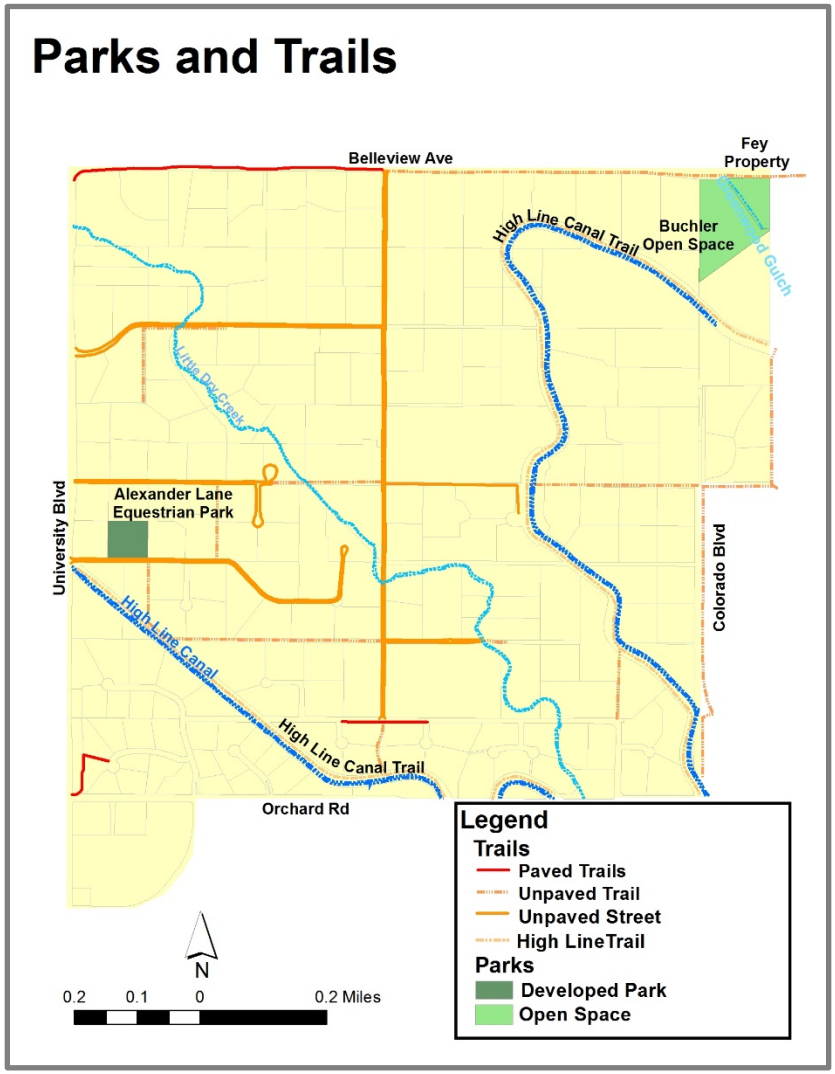
- School Districts: Littleton School District, Cherry Creek School District
- Sanitation: South Englewood, Southgate (along the south planning area border), some areas with no municipal service served by private septic systems
- Water: South-East Englewood, Southgate, some scattered areas throughout the planning area have no municipal service and are served by wells
- Metro Districts: None
- Fire Districts: Littleton Fire Protection District, South Metro Fire Rescue District

Planning Area Facilities

Recreation

Parks provide both active and passive recreation space, while open space is restricted to only passive recreation. The amount of parks, open space and trails in the planning area consist of the following:

- Developed Parks: 2.40 acres
- Open Space: 11.5 acres
- Bike Paths: 1.02 miles
- Equestrian Paths: 3.47 miles



Rural Homestead Planning Area

Parks

The following parks and open space areas are located in the Rural Homestead planning area:

- Alexander Lane Equestrian Park
- Buchler Open Space
- Fey Open Space
- Pogge Conservation Easement

Other Public Facilities

There is one public facility in this planning area, which is shown on the Parks & Trails Map:

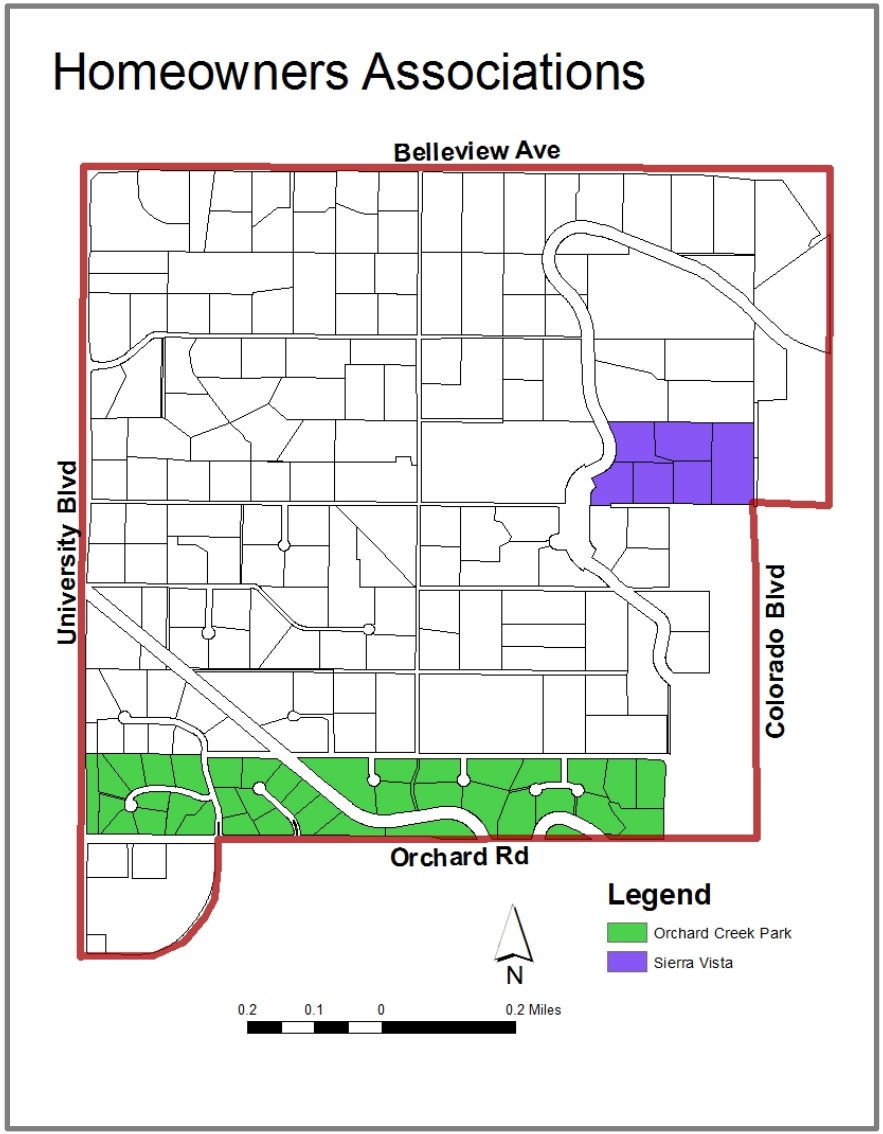
- High Line Canal Trail

Public Schools – None

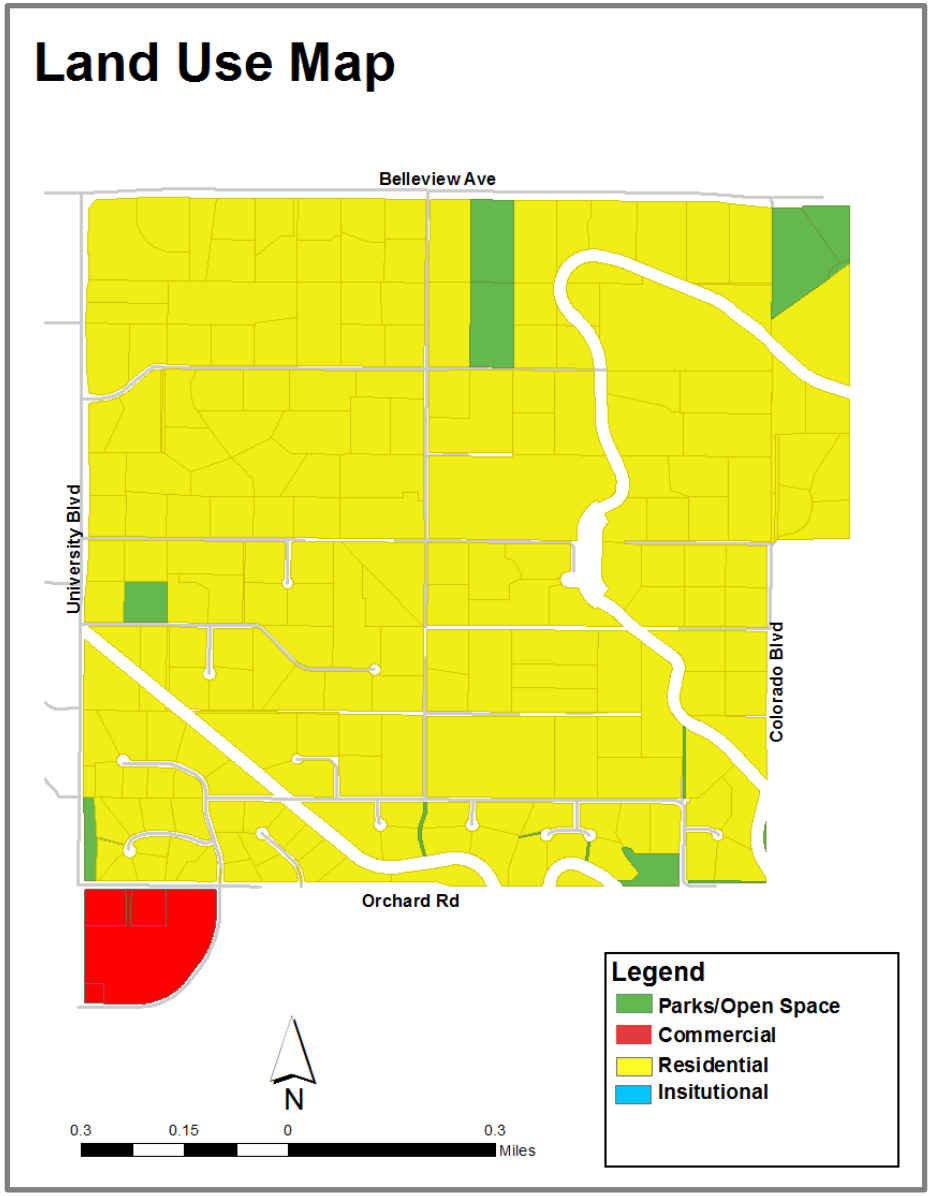
Homeowners Associations

There are two homeowners associations maintained in the Rural Homestead planning area. The associated neighborhoods are shown in the related map.

- Orchard Creek Park
- Sierra Vista



Rural Homestead Planning Area



THE RURAL HOMESTEAD PLAN

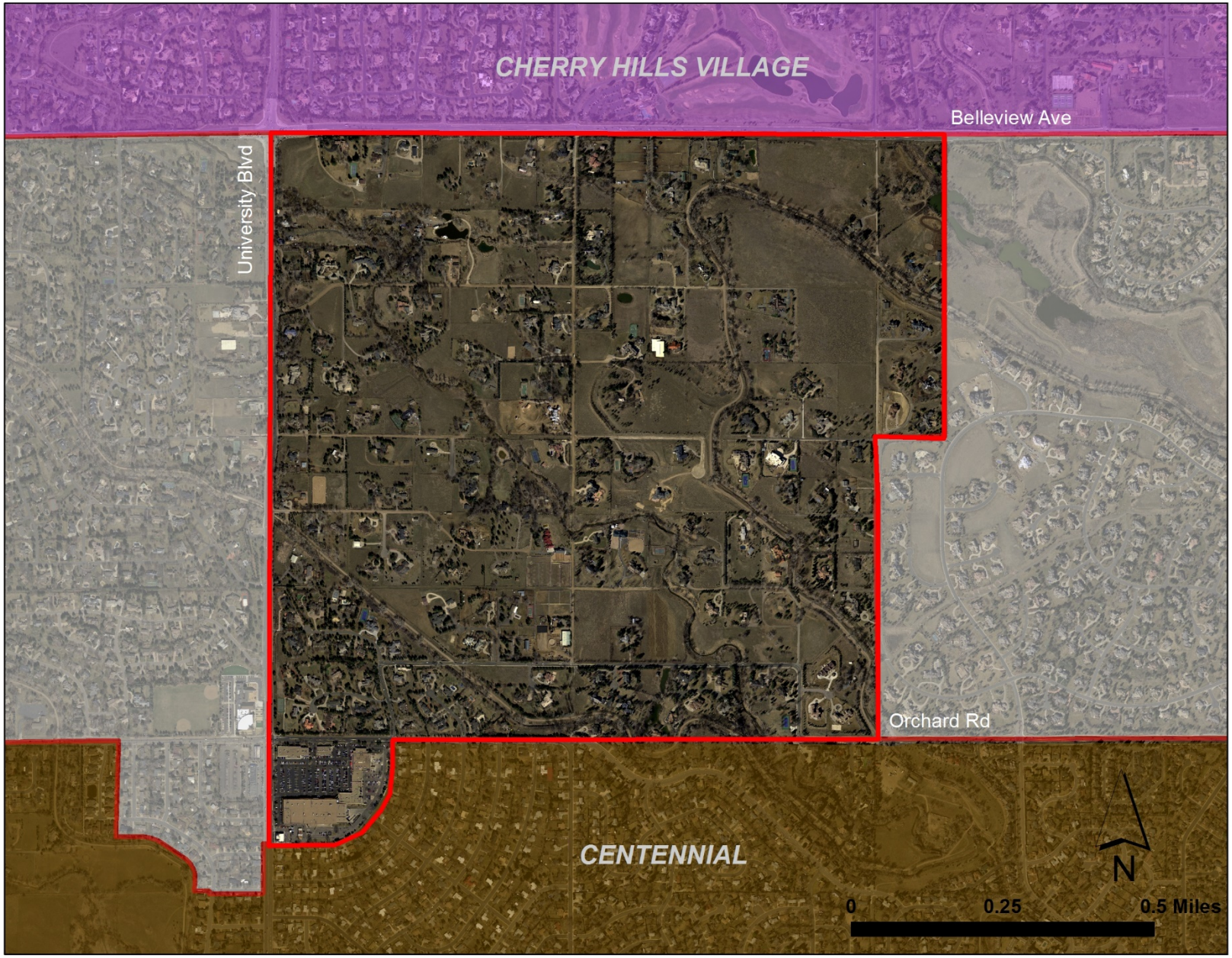
Planning Area Vision

The Rural Homestead planning area will retain its rural and agricultural character defined by very low density developments, unpaved roads, mature vegetation, and large distances between homes. The planning area serves as the equestrian center of the Village and includes improved equestrian trails and an equestrian center. The neighborhood provides convenient and safe bicycle and pedestrian travel opportunities along bicycle, pedestrian, and equestrian trails within the planning area and sidewalks and bike lanes along Orchard Road, Colorado Boulevard, University Boulevard, and Belleview Avenue. The major perimeter roads will include detached sidewalks and enhanced landscaping to maintain and improve the image and character of the area.

Planning Area Goals, Objectives, & Policies

The goals/objectives have been associated with four primary categories for a residential planning area, including: land use, transportation, community services and amenities, and natural environment. Policy direction is provided, where appropriate, to further define the needs and interests of the planning area.

Rural Homestead Planning Area



Rural Homestead Planning Area

Land Use

Goal 1: Maintain the residential densities and high quality character of the planning area.

- Maintain the current density of one dwelling unit per 2.5 acres.
- Areas in the southwest portion of the planning area that are developed at less than one dwelling unit per acre should be maintained at their current densities.
- Maintain the rural, large lot, open character of the planning area by preserving the large distances between buildings and preserving trees and other mature vegetation.
- Protect existing equestrian and agricultural uses in the planning area.
- Encourage this planning area to be an equestrian activity center.
- Preserve properties identified as having historic or cultural significance.
- Protect the image, identify, quality, and character of the community as a whole, and the individual neighborhoods within the planning area.
- Encourage private conservation easements in an effort to preserve the open, rural character of the planning areas.

Goal 2: Protect against incompatible development.

- Ensure that all in-fill and redevelopment within the planning area is compatible with existing development.
- Coordinate with adjacent jurisdictions to achieve compatibility between new development and the planning area.

Land Use

Goal 3: Provide a buffer between residential properties and commercial or employment properties.

- Ensure adequate buffers are provided with development and redevelopment within the planning area.

Goal 4: Ensure proper maintenance of residential properties throughout the planning area and any neighborhood commercial properties within or adjacent to the planning area.

Goal 5: Preserve and protect mountain views.

- Preserve and protect view corridors of the mountains with development and redevelopment within the planning area.

Goal 6: Encourage high quality landscaping.

- Ensure high quality landscaping, compatible with the aesthetic qualities of existing landscaping, is provided with development and redevelopment within the planning area.
- Support extensive landscaping and planting of trees to enhance streetscapes and Village gateways in the planning area.

Rural Homestead Planning Area

Transportation

Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the external arterial roadways including Belleview Avenue and University Boulevard.
- Consider signalization of intersections on Belleview Avenue only when warrants are met.

Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Maintain the rural character of portions of the planning area through unpaved streets.
- Discourage non-local through traffic in the planning area.
- Minimize the impacts from unpaved roads through reasonable provisions for dust abatement.
- Discourage additional street extensions or Little Dry Creek crossings that would allow traffic to traverse the planning area.
- Maintain existing non-paved roads on a regular, consistent basis to ensure a safe, quality travel surface is provided.
- Promote safe operations on the internal planning area neighborhood streets through the use of appropriate traffic calming techniques.

Transportation

Goal 3: Minimize noise impacts.

- Support the use of attractive landscape berms and/or noise walls for noise abatement along arterial roadways and other roadways in the planning area in need of noise abatement.
- Support extensive landscaping, compatible with the aesthetic qualities of the existing landscaping, to minimize the negative visual impact of existing noise walls.

Goal 4: Provide safe routes for walking and riding bikes to schools, parks, recreational facilities, transit facilities and neighboring amenities.

Rural Homestead Planning Area

Community Services and Amenities

Goal 1: Maintain the high quality neighborhood trails and connections to regional trails.

- Encourage improved pedestrian connections to area retail centers and community facilities.

Goal 2: Maintain the accessibility to, appearance of, and amenities within neighborhood parks.

Goal 3: Preserve the open spaces and maintain the recreational facilities within the planning area.

- Recognize the High Line Canal as an important recreational asset and maintain it in a manner that balances safety and aesthetics.

Goal 4: Maintain the quality of life in the planning area by providing a high standard of community services.

- Ensure the resources provided by utility companies are maintained at a high level of service in the planning area.
- Encourage development of reliable water supplies for residential purposes.
- Encourage the introduction and use of public water and sewage into the area for health and safety purposes.
- Minimize effects of septic systems on groundwater through the exploration of connections to sanitary districts.
- Support the reliability of power supplies through under-grounding of power facilities that historically are unreliable.

Natural Environment

Goal 1: Seek a balance between the existing wildlife, current urban development, and quality of life.

- An emphasis should be placed on resident safety when evaluating the interface between wildlife and development.

Goal 2: Preserve the existing wetland areas, riparian environments, and aquatic habitats.

- Protect wetlands, riparian areas, and aquatic habitats of Little Dry Creek and Greenwood Gulch.
- Maintain High Line Canal, Little Dry Creek, Greenwood Gulch, and other drainageways in their current state.
- Encourage natural features, such as natural drainageways, wetlands, trees, and critical wildlife habitat areas to be incorporated into the design of developments.

Goal 3: Protect floodplains.

- Ensure that all development property detains stormwater to minimize the impacts of flooding.
- Improve the quality of drainage systems to minimize flooding impacts.
- Encourage the use of drainageways as open space and recreation areas.

Goal 4: Protect water quality.

- Encourage development and land management practices that will protect groundwater quality in the area.
- Protect water quality in Little Dry Creek and Greenwood Gulch.

6060 South Quebec Street
Greenwood Village, CO 80111

Staff Report

Case No. PZ-26-00022

Board of Adjustments & Appeals

April 23, 2026

Subject Property Address:

2 E University Ln.

Project Size / Zoning:
0.81 Acres / R-1.0

Comprehensive Plan Planning Area:
West End Planning Area

Applicant:
Michael (Ben) Barron
2 E University Ln
Greenwood Village, CO 80121

Property Owner:
Michael Benjamin Barron
Kathy Bernice Barron

Request:

A height variance request to construct a detached garage that exceeds the 12-foot allowed maximum height and increases the width from the previously approved 20 feet to 22 feet.

Staff Recommendation:
Denial

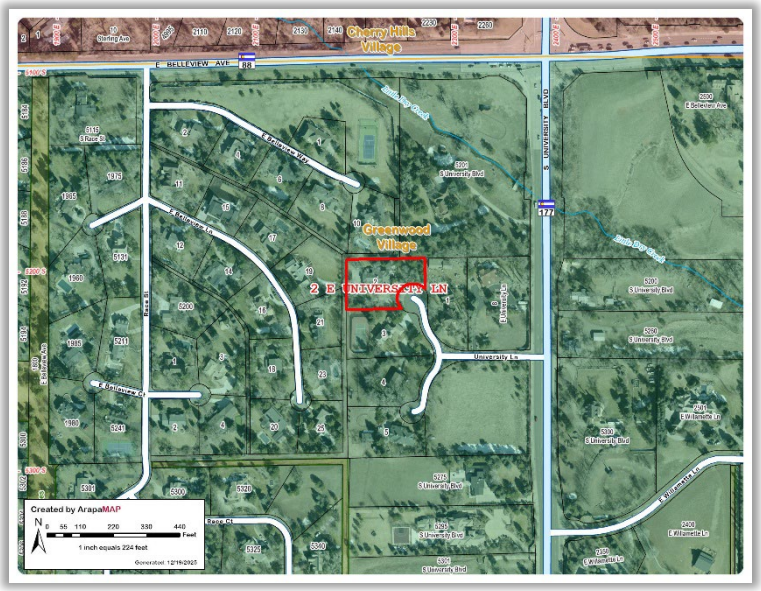
Attachments:
1. Zoning Map and Aerial Image
2. Variance Application
3. Proposed Plans
4. PZ-25-00064 Staff Report
5. PZ-25-00064 Action Letter
6. 2 E. University Ln 1998 Contours
7. Comp Plan – West End
8. Neighborhood Letters

Staff
Brandon Nehl, Planner I
bnehl@greenwoodvillage.com
(303) 486-5779

<u>Public Notice & Comments</u> – As of 4/9/2026

No. Sent	Comments Received	Support	Oppose
7	0	0	0

Public Notice was provided as required by the Land Development Code (LDC, Section 16-2-270). The affidavits of mailing and posting will be presented at the April 23, 2026, hearing.



Executive Summary

A two-part variance allowing encroachment into the rear and side principal setbacks was approved on January 22, 2026. The applicant now requests a variance to Section 16-8-60 to increase the maximum permitted height from 12 feet to 13′-1″ and expand the structure's width from the previously approved 20 feet to 22 feet (528 square feet). These modifications are proposed to accommodate the construction of a detached garage that exceeds the allowable height based on the property's 1998 contours at 2 E. University Lane, Greenwood Village, Colorado.

Background

- The Subject Property is located in the "West End" planning area of the Greenwood Village Comprehensive Plan (Attachment 4).
- The Subject Property is zoned R-1.0 and subject to the LDC zoning regulations regarding Accessory Structures found in Article 8 of the Land Development Code. This includes the prohibition on accessory structures not to exceed twelve (12) feet in height.
- The existing house was built in 1972.
- The current owners purchased the property in May of 2025.
- A two-part variance allowing encroachment into the rear and side principal setbacks was approved on January 22, 2026.

Applicant Request

Summary of Variance Request	
Detached Garage Height Variance Summary	
Sec. 16-8-60 states that Accessory Structures shall not exceed (12) feet in height. Sec. 16-21-610 states that the height of the structure is measured from the average grade of a structure to the peak of a structure based on the 1998 contours. 1st Exception: Increase the allowed maximum height of twelve (12) feet for accessory structures to thirteen (13) feet and one (1) inch (13' – 1") based on the 1998 contours. 2nd Exception: Increase the width of the structure to twenty-two (22) feet compared to the previously approved twenty (20) feet, a total of 528 square feet.	
Proposed Height and Width Increase	**Proposed Total Square Footage of Structure**
13'-1" allowed height when the minimum required height for all accessory structures is 12 feet. 22 feet increase to the width of the structure when the previously approved width was 20 feet.	528 square feet

Analysis

Staff have reviewed the height variance request for a detached garage on the subject property and find that no special condition or circumstance exists. Staff finds that the proposed detached garage can be constructed without the need to increase the height of the structure. The applicant could create a detached garage with a flat roof to comply with the height requirements outlined in Sec. 16-12-70 of the Land Development Code. A height variance request was discussed initially with the applicant during the pre-application before the January 22, 2026, variance case.

Staff finds that the requested variance is consistent with the spirit and intent of the R-1.0 zoning district. The existing bridal pathway along the property contributes to the established character and harmony of the neighborhood. Please know that the applicants sent out their own letters to adjacent neighbors, and five (5) neighbors responded in favor of the proposed project. In addition, the proposed detached garage will not substantially or permanently injure the appropriate use of adjacent properties within the same zoning district.

Finally, the staff finds that granting the variance will not negatively impact public health, safety, or welfare. Granting the variance provides a reasonable balance between enabling the applicant's continued use of the property and preserving a longstanding, contextual neighborhood feature.

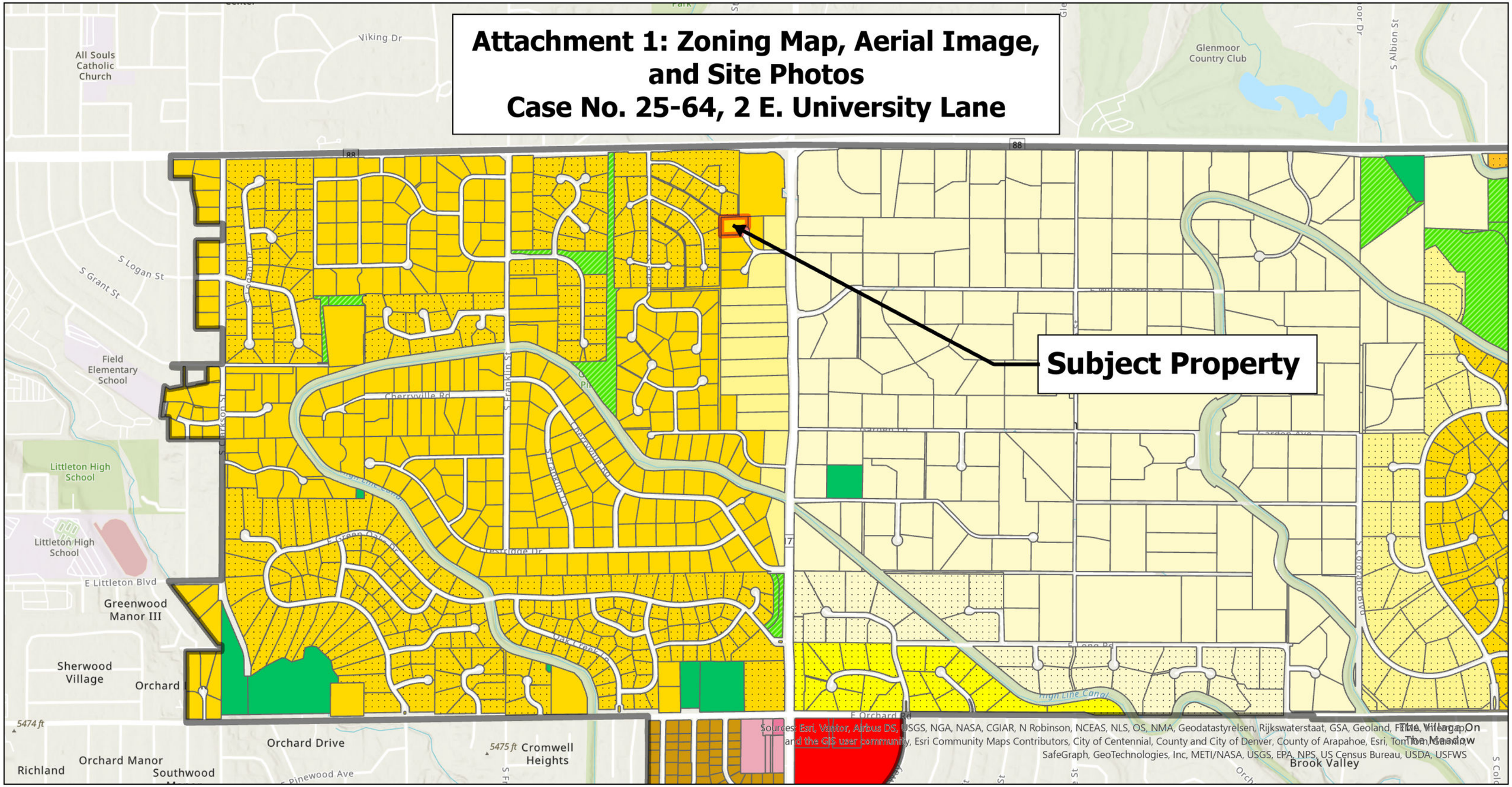
Approval Criteria

Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

Section A Criterion	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	No	Staff finds that no special condition or circumstance exists. The applicant could build a garage that would comply with the height standards and, therefore, does not constitute a special condition or circumstance.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	The applicant currently has reasonable use of the property for the lot's primary purpose, which is a home that contains an attached garage.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff finds that the variance will not ameliorate a difficulty that did not result from the acts or omissions of the applicant.

Section B Criterion	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the harmony and spirit of the R-1.0 zone district will not be impacted by allowing the Applicant to have a detached garage on the property. The bridal pathway along the north and west side of the property provides a natural buffer from adjacent neighbors.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff find that the variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district. There is nothing unusual or out of character for the proposed detached garage.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff find that the variance will not have an adverse impact on public health, safety, or welfare.

Attachment 1: Zoning Map, Aerial Image, and Site Photos
Case No. 25-64, 2 E. University Lane



Legend

Subject Property
- Subject Property

Parcel

Zoning Type
- B-1 (Business Professional)
- B-1 PUD (Business Professional PUD)
- B-2 (Neighborhood Business)
- B-2 PUD (Neighborhood Business PUD)
- B-3 (Community Business)
- B-3 PUD (Community Business PUD)
- B-4 (Service Business)
- B-4 PUD (Service Business PUD)
- R-.05 PUD (Residential 0.05 PUD)
- R-.1 PUD (Residential 0.1 PUD)
- R-.25 (Residential 0.25)
- R-.25 PUD (Residential 0.25 PUD)
- R-.5 PUD (Residential 0.5 PUD)
- R-.75 PUD (Residential 0.75 PUD)
- R-1.0 (Residential 1.0)
- R-1.0 PUD (Residential 1.0 PUD)
- R-1.5 PUD (Residential 1.5 PUD)
- R-2.0 (Residential 2.0)
- R-2.0 PUD (Residential 2.0 PUD)
- R-2.5 (Residential 2.5)
- R-2.5 PUD (Residential 2.5 PUD)
- A (Agricultural)
- L-I (Light Industrial)
- M-C (Mixed Commercial)
- O-1 (Open Space)
- O-2 (Open Space)
- T.C. (Town Center)
- T.C. PUD (Town Center PUD)

GREENWOOD VILLAGE COMMUNITY DEVELOPMENT

2 E University Ln
Greenwood Village, CO 80121

Date Printed:12/29/2025

N

0 1,000 2,000 Feet

Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.

Attachment 1: Zoning Map, Aerial Image, and Site Photos
Case No. 25-64, 2 E. University Lane

Legend

- Subject Property
- Parcel

GREENWOOD VILLAGE
COMMUNITY DEVELOPMENT

2 E University Ln
Greenwood
Village, CO 80121

N

0 50 100 Feet

Date Printed:12/29/2025

Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.

Planning & Development Permit Application

Tuesday, March 17, 2026
City of Greenwood Village
Community Development
6060 South Quebec Street
Greenwood Village, CO 80111
Office: (303) 486-5783
comdev@greenwoodvillage.com

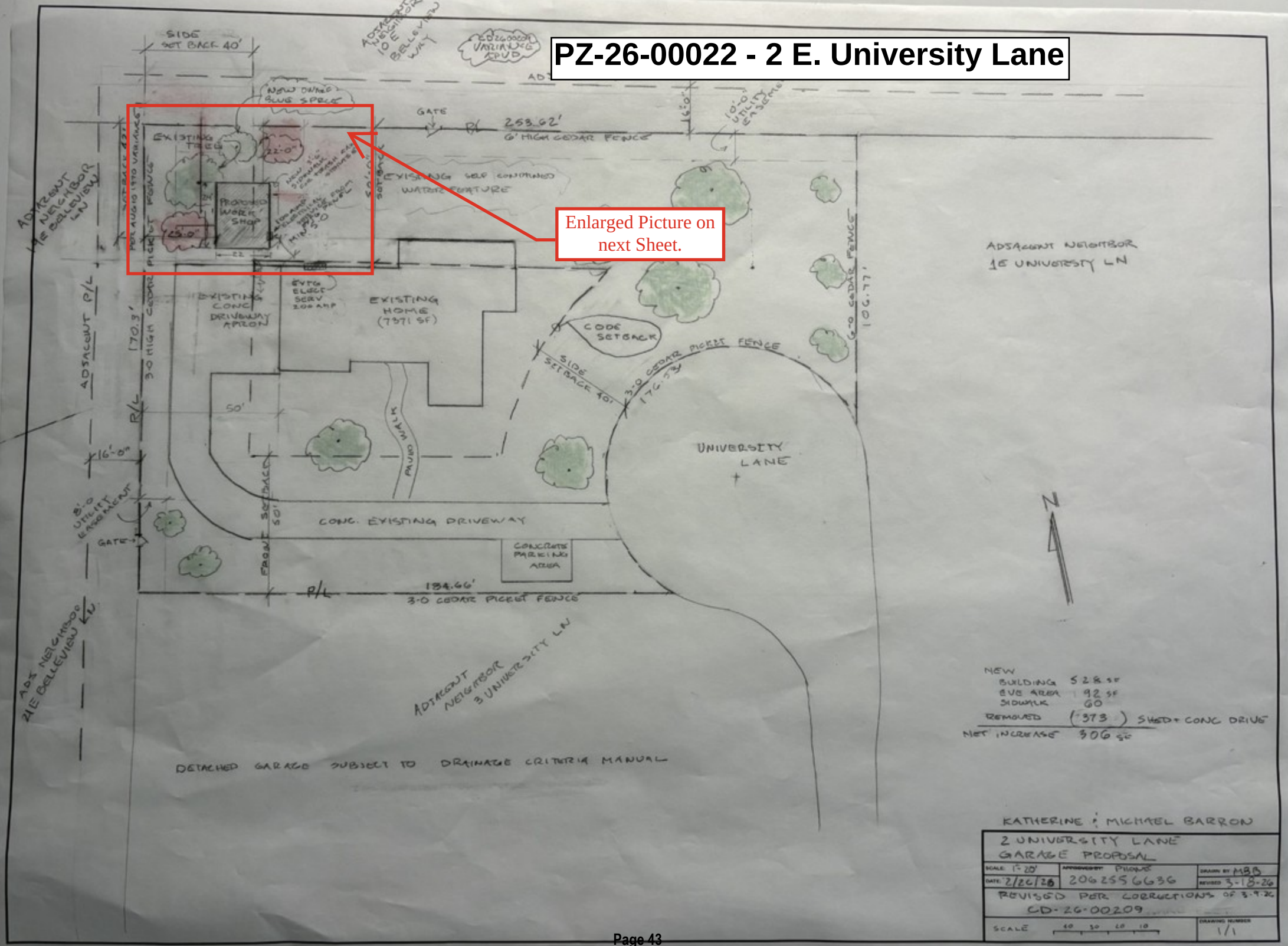
New Permit Application

Project Number	PZ-26-00022
Project Address	2 E UNIVERSITY LN, GREENWOOD VILLAGE, CO, 80121
Project Name	Michael Ben Barron
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	BARRON MICHAEL BENJAMIN, BARRON KATHY BERNICE
Owner Contact Name	
Owner Address	2 UNIVERSITY LN, GREENWOOD VILLAGE CO 80121-1415
Owner Phone	[redacted]
Owner Email	[redacted]
Architect Business Name	
Architect Contact Name	
Architect Address	,
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	Michael Barron
Applicant Phone Number	[redacted]
Applicant Email Address	[redacted]
Submit Date	3/17/2026 8:06:37PM

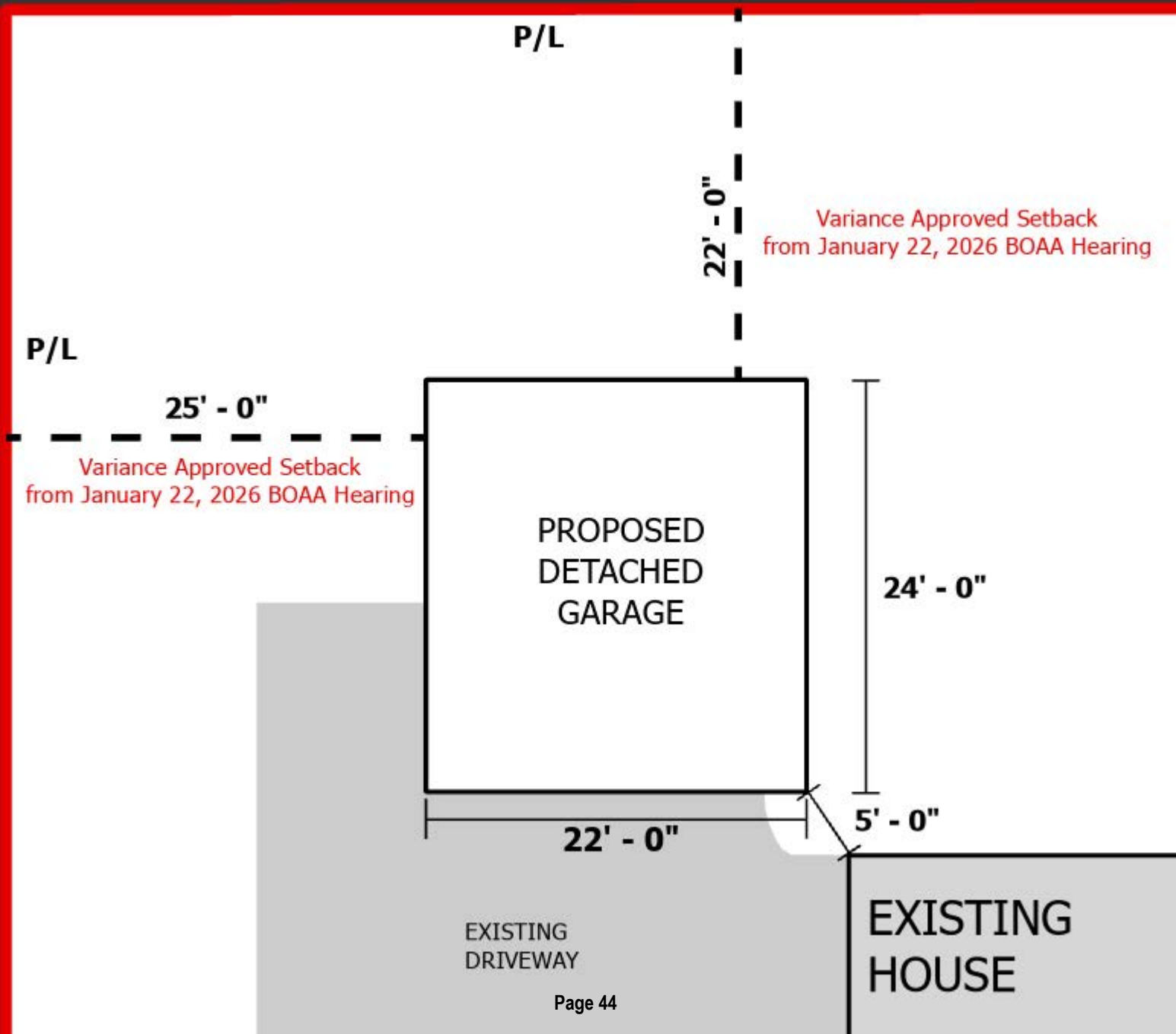
All Application Questions and Answers

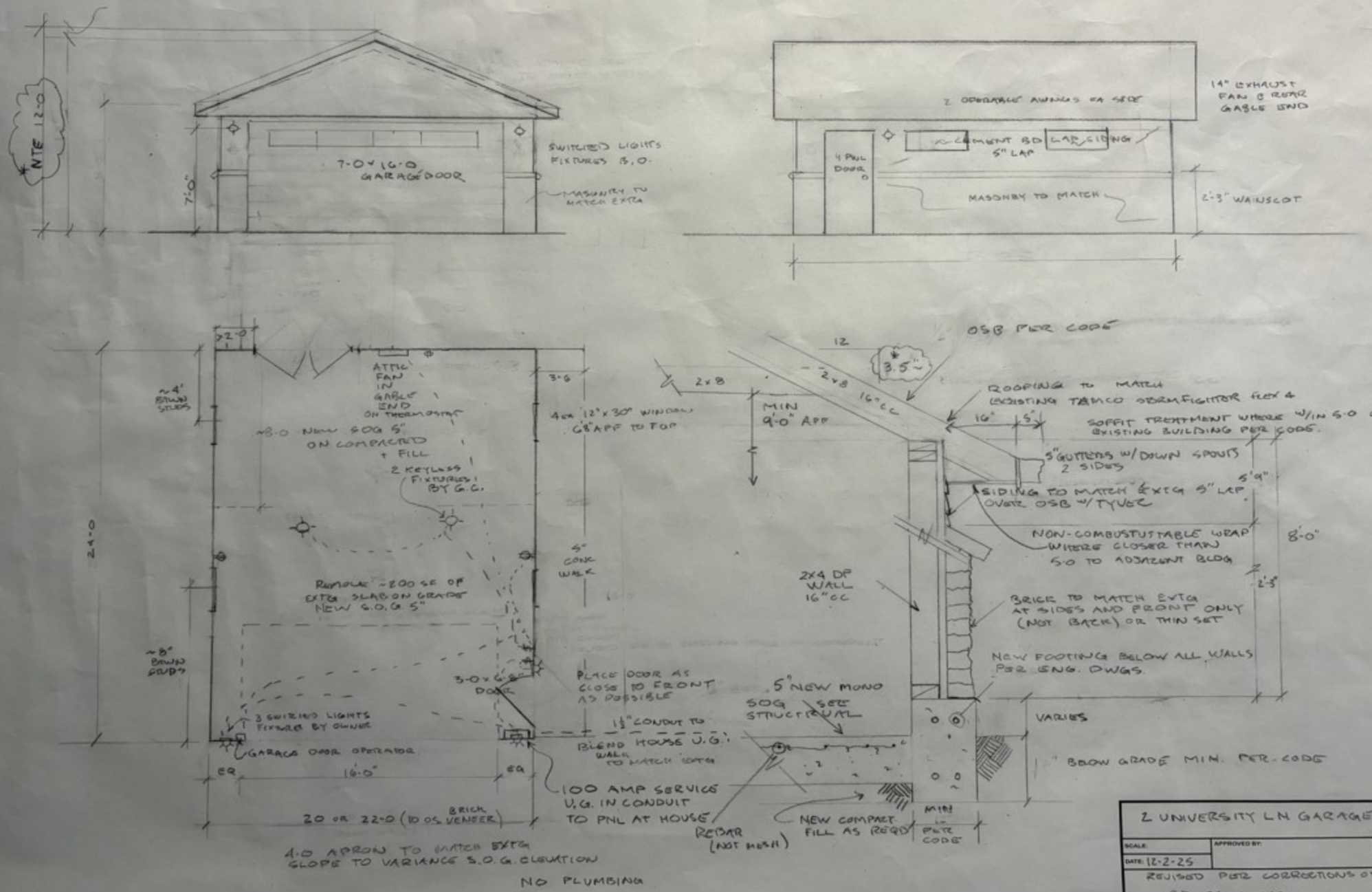
Application Question	Answer
Pre-App Completed?	N
Description of Variance Request	Increase slab on grade elevation
Code section from which variance is requested:	Chapter 16-22-50
Lot Area (acres)	.89
Length of Encroachment (if applicable): Linear	24 ft
Area of Encroachment (if applicable): Square Feet	3.5SF (1-2 x 3-0)
Height of Encroachment (if applicable): Feet	13"

PZ-26-00022 - 2 E. University Lane

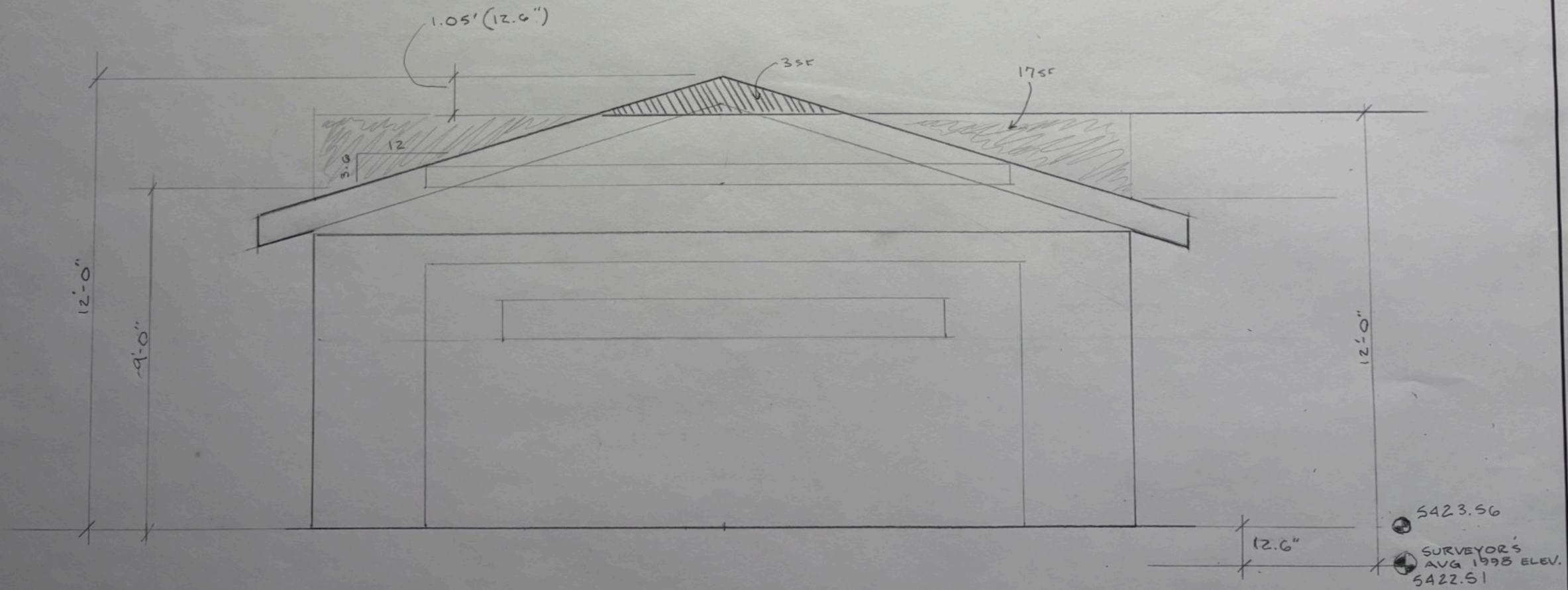


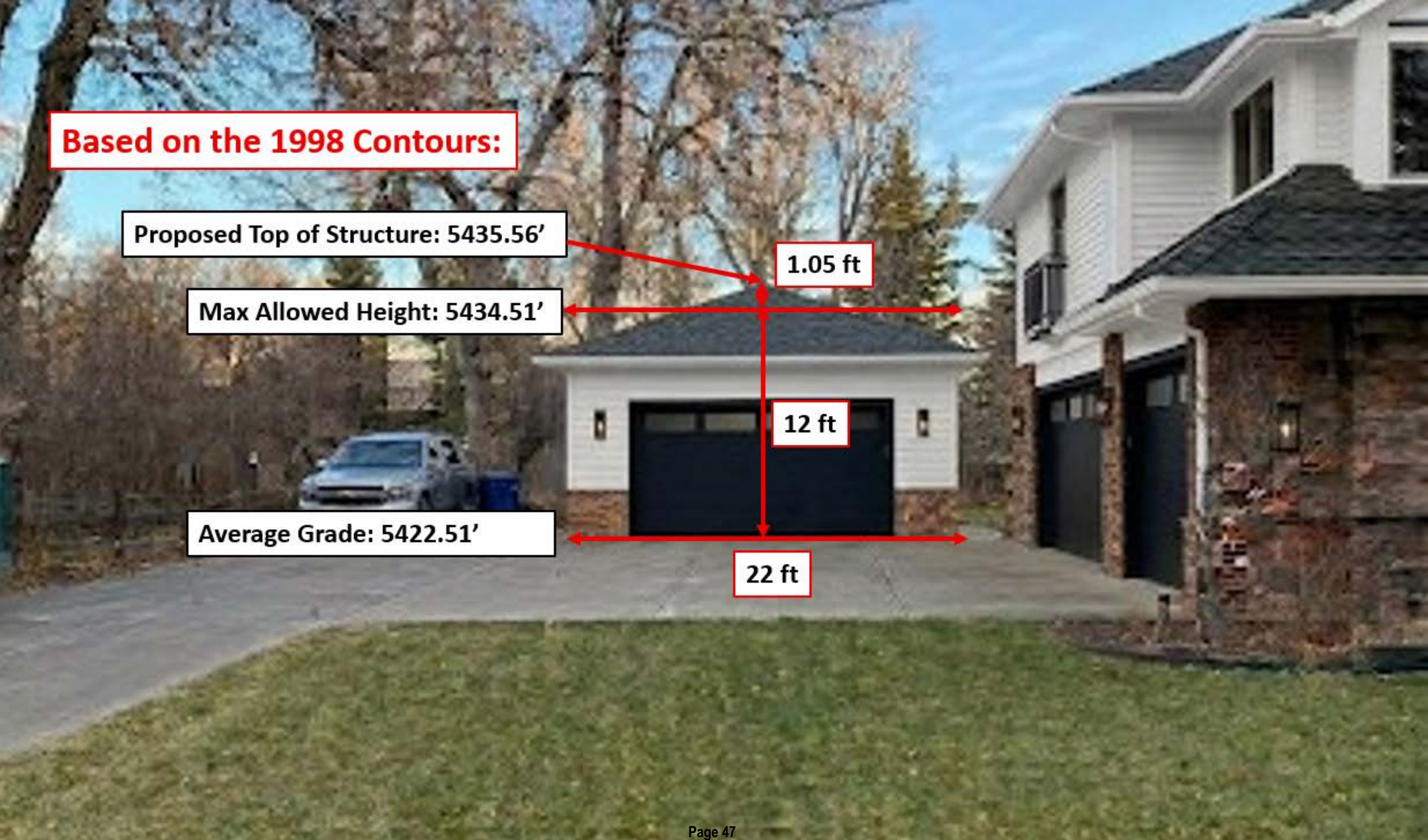
Enlarged Picture on next Sheet.


P/L
22' - 0"
Variance Approved Setback
from January 22, 2026 BOAA Hearing
P/L
25' - 0"
Variance Approved Setback
from January 22, 2026 BOAA Hearing
PROPOSED
DETACHED
GARAGE
24' - 0"
5' - 0"
22' - 0"
EXISTING
DRIVEWAY
EXISTING
HOUSE



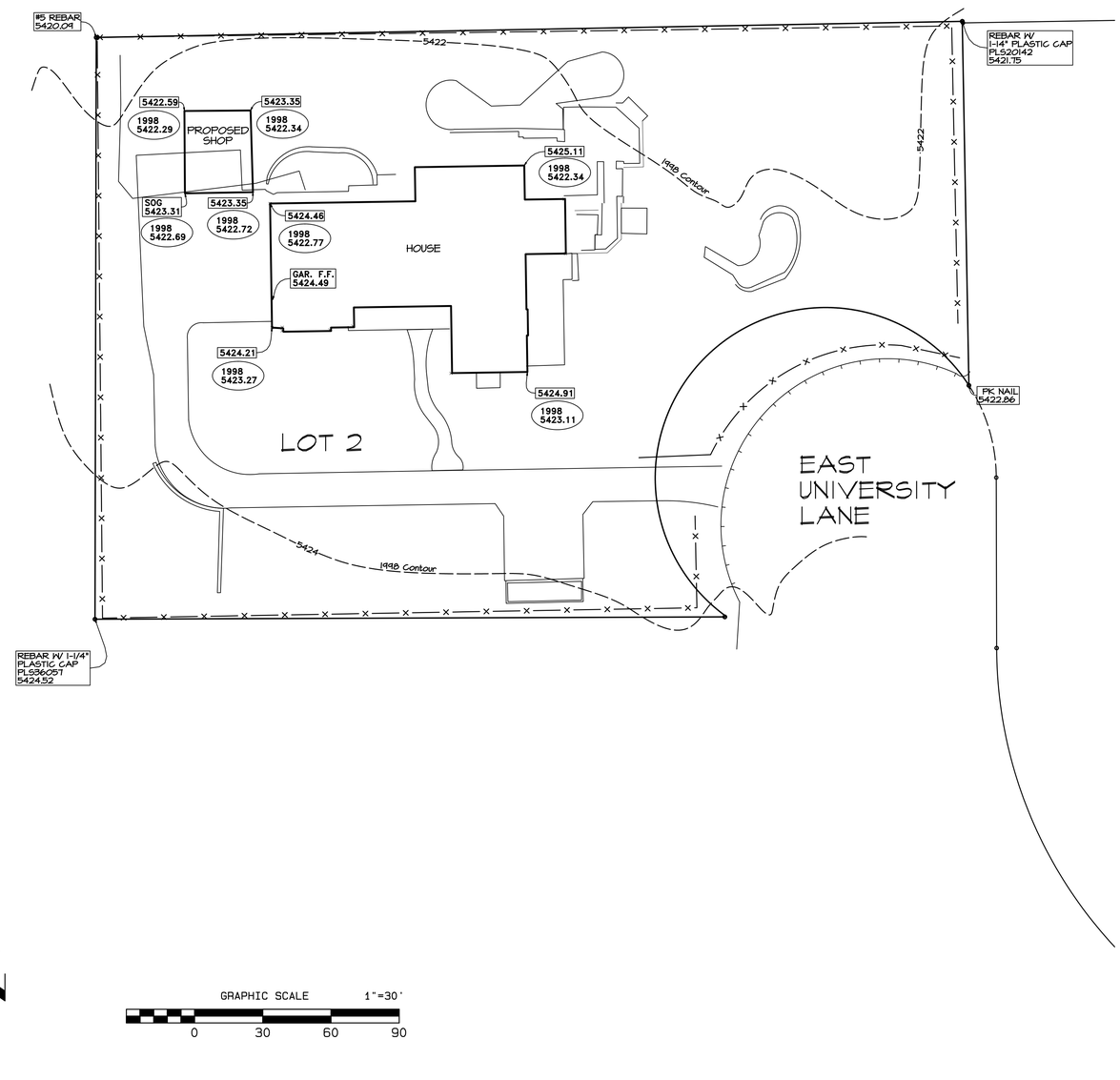
2 UNIVERSITY LN GARAGE		
SCALE:	APPROVED BY:	DRAWN BY: BE
DATE: 12-2-25		REVISED: 3-19-26
REVISED PER CORRECTIONS OF 3-9-26		
CD-26-00209		
BARRON RESIDENCE		DRAWING NUMBER 1/1


1.05' (12.6")
35F
17SF
12
3.0
12'-0"
9'-0"
12'-0"
12.6"
5423.56
SURVEYOR'S AUG 1998 ELEV.
5422.51


Based on the 1998 Contours:
Proposed Top of Structure: 5435.56’
Max Allowed Height: 5434.51’
Average Grade: 5422.51’
1.05 ft
12 ft
22 ft

BUILDING HEIGHT CALCULATIONS

LOT 2, RANGE VIEW ACRES - AMENDED PLAT
CITY OF GREENWOOD VILLAGE, COLORADO



PROPOSED SHOP HEIGHT CALCULATIONS

1998 CONTOUR ELEVATIONS

5422.69+5422.72+5422.34+5422.29
21690.04 / 4 = 5422.51
(AVERAGE GRADE ELEVATION)

5422.51 + 12.00'
MAXIMUM BUILDING HEIGHT = 5434.51

NOTE:
ALL ELEVATIONS ARE BASED ON NGVD 29 DATUM.

N

GRAPHIC SCALE 1"=30'

0 30 60 90

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REVISIONS
PROPOSED SHOP 03-18-26

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE 1"=20'
DATE 03-17-26
DR'N. DMH CKD.
APVD.

TITLE
BUILDING HEIGHT CALCULATIONS
2 EAST UNIVERSITY LANE
LOT 2, RANGE VIEW ACRES- AMENDED PLAT
CITY OF GREENWOOD VILLAGE, CO.

CLIENT
BEN BARRON

Sheet 1 of 1

JOB NUMBER
26-0081

Wed Mar 18 16:30:01 2026
G:\Drawings\2026\26-0081\PLOT PLAN.pro

6060 South Quebec Street
Greenwood Village, CO 80111

Staff Report

Case No. PZ-25-0064-VAR

Board of Adjustments & Appeals

January 22, 2026

Subject Property Address:

2 E University Ln.

Project Size / Zoning:
0.81 Acres / R-1.0

Comprehensive Plan Planning Area:
West End Planning Area

Applicant:
Michael (Ben) Barron
2 E University Ln
Greenwood Village, CO 80121

Property Owner:
Michael Benjamin Barron
Kathy Bernice Barron

Request:

A variance request to construct a detached garage on the lot encroaching in the side and rear principal setbacks.

Staff Recommendation:
Denial

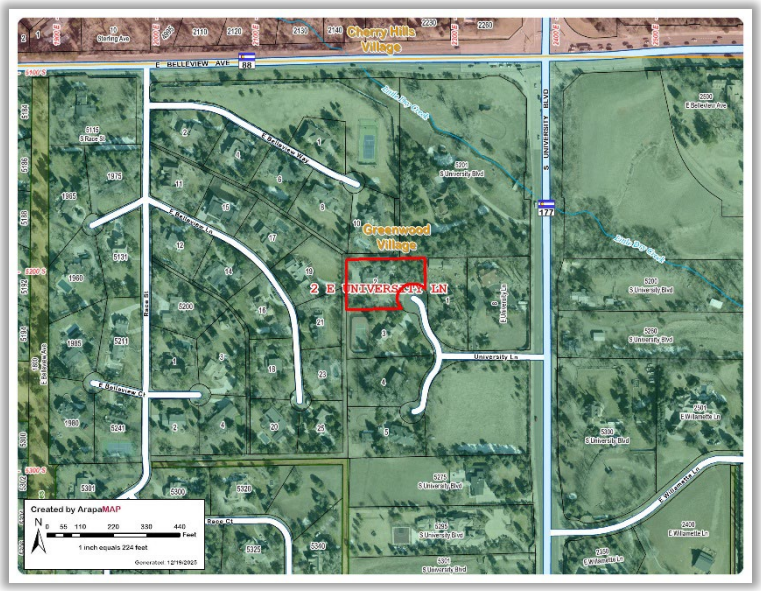
Attachments:
1. Zoning Map and Aerial Image
2. Variance Application
3. Proposed Plans
4. Comp Plan – West End
5. Neighborhood Letters

Staff
Brandon Nehl, Planner I
bnehl@greenwoodvillage.com
(303) 486-5779

Public Notice & Comments – As of 1/13/2026

No. Sent	Comments Received	Support	Oppose
7	0	0	0

Public Notice was provided as required by the Land Development Code (LDC, Section 16-2-270). The affidavits of mailing and posting will be presented at the January 22, 2026 hearing.



Executive Summary

The applicant is requesting a two-part variance to Sec. 16-8-40 to allow for the construction of a detached garage located in the side and rear principal setbacks of the property located at 2 E University Lane, Greenwood Village, CO. The applicant plans to construct a detached garage, which would create a non-conformity with the garage's encroachment into the side and rear setback and the City's prohibition in allowing a detached garage in the side and rear principal setbacks (per Sec. 16-22-50).

Background

- The Subject Property is located in the "West End" planning area of the Greenwood Village Comprehensive Plan (Attachment 4).
- The Subject Property is zoned R-1.0 and subject to the LDC zoning regulations regarding detached garage structures found in Article 22 and Article 8 of the LDC. This includes the prohibition on detached garages encroaching within the principal setbacks (Article 22).
- The LDC requires "Detached Garages" to "comply with the applicable principal building setbacks for the zone district in which the property is located".
- The existing house was built in 1972.
- The current owners purchased the property in May of 2025.

Applicant Request

Summary of Variance Request	
Detached Garage in the Side and Rear Principal Setbacks	
Sec. 16-22-50 states that detached garages must meet principal building setbacks for the zone district in which the property is located. 1st Exception: 380 square feet of the garage will encroach into the 40-foot side yard setback (100 square feet complies with the side yard setback). 2nd Exception: 480 square feet (entire structure) will encroach into the 50-foot rear yard setback.	
Proposed Setback Encroachment	**Proposed Area of Encroachment**
25 feet side setback when the minimum required side setback in this zone district is 40 feet. 22 feet rear setback when the minimum required rear setback in this zone district is 50 feet.	480 square feet

Analysis

Staff have reviewed the variance request for a detached garage on the subject property and find that no special condition or circumstance exists. While the subject property, along with most surrounding properties, does not meet the minimum lot size requirement of one (1) acre, this condition is common within the vicinity and therefore does not constitute a special condition.

Staff find that the requested variance is consistent with the spirit and intent of the R-1.0 zoning district. The existing bridal pathway along the property contributes to the established character and harmony of the neighborhood. Please note, the applicant sent out their own letters to adjacent neighbors and five (5) neighbors responded in favor of the proposed project. In addition, the proposed detached garage will not substantially or permanently injure the appropriate use of adjacent properties within the same zoning district.

Finally, staff find that granting the variance will not negatively impact public health, safety, or welfare. Granting the variance provides a reasonable balance between enabling the applicant's continued use of the property and preserving a longstanding, contextual neighborhood feature.

Approval Criteria

Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

Section A Criterion	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	No	Staff find that no special condition or circumstance exists. While the subject property, along with most surrounding properties, does not meet the minimum lot size requirement of one (1) acre, this condition is common within the vicinity and therefore does not constitute a special condition or circumstance.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	The applicant currently has reasonable use of the property for the lot's primary purpose, which is a home that contains an attached garage.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff find that the variance will not ameliorate a difficulty which did not result from the acts or omissions of the applicant.

Section B Criterion	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the harmony and spirit of the R-1.0 zone district will not be impacted by allowing the Applicant to have a detached garage on the property. The bridal pathway along the north and west side of the property provides a natural buffer from adjacent neighbors.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff find that the variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district. There is nothing unusual or out of character for the proposed detached garage.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff find that the variance will not have an adverse impact on public health, safety, or welfare.

CITY OF GREENWOOD VILLAGE COLORADO

January 22, 2026

Ben and Kathy Barron
2 E University Lane
Greenwood Village, CO. 80121

Subject: Variance Request
Case # 25-64-VAR

Dear Ben and Kathy,

This letter is to confirm the action taken by the Board of Adjustments and Appeals (BOAA) for the City of Greenwood Village on January 22, 2026, for the above-referenced case. The Board **approved** your two-component variance request.

1. The first component is to have a detached garage structure in the rear yard which is prohibited per Sec. 16-22-10 and 16-22-50 of the Land Development Code (LDC). The detached garage structure in the rear yard is 480 square feet located in the northwest corner of the lot. The approved variance allows the detached garage to be 22 feet from the rear property line (rear yard setback).
2. The second component is to have a detached garage structure in the side yard which is prohibited per Sec. 16-22-10 and 16-22-50 of the Land Development Code (LDC). The detached garage structure in the side yard is 380 square feet located in the northwest corner of the lot. The approved variance allows the detached garage to be 25 feet from the side property line (side yard setback).

Per Sec. 16-2-120(f) the following conditions apply:

1. The building permit required to complete the approved variance must be acquired within one (1) year from the approval date.
2. Construction pursuant to such a variance shall be completed within one (1) year from the date following issuance of the permit.

If either the permit is not issued or construction is not completed within the established deadlines, the variance shall automatically terminate. However, upon application made before either deadline, the BOAA may, for good cause shown, issue not more than one (1) extension of the deadline. The deadline is now **January 22, 2027,** to obtain a building permit.

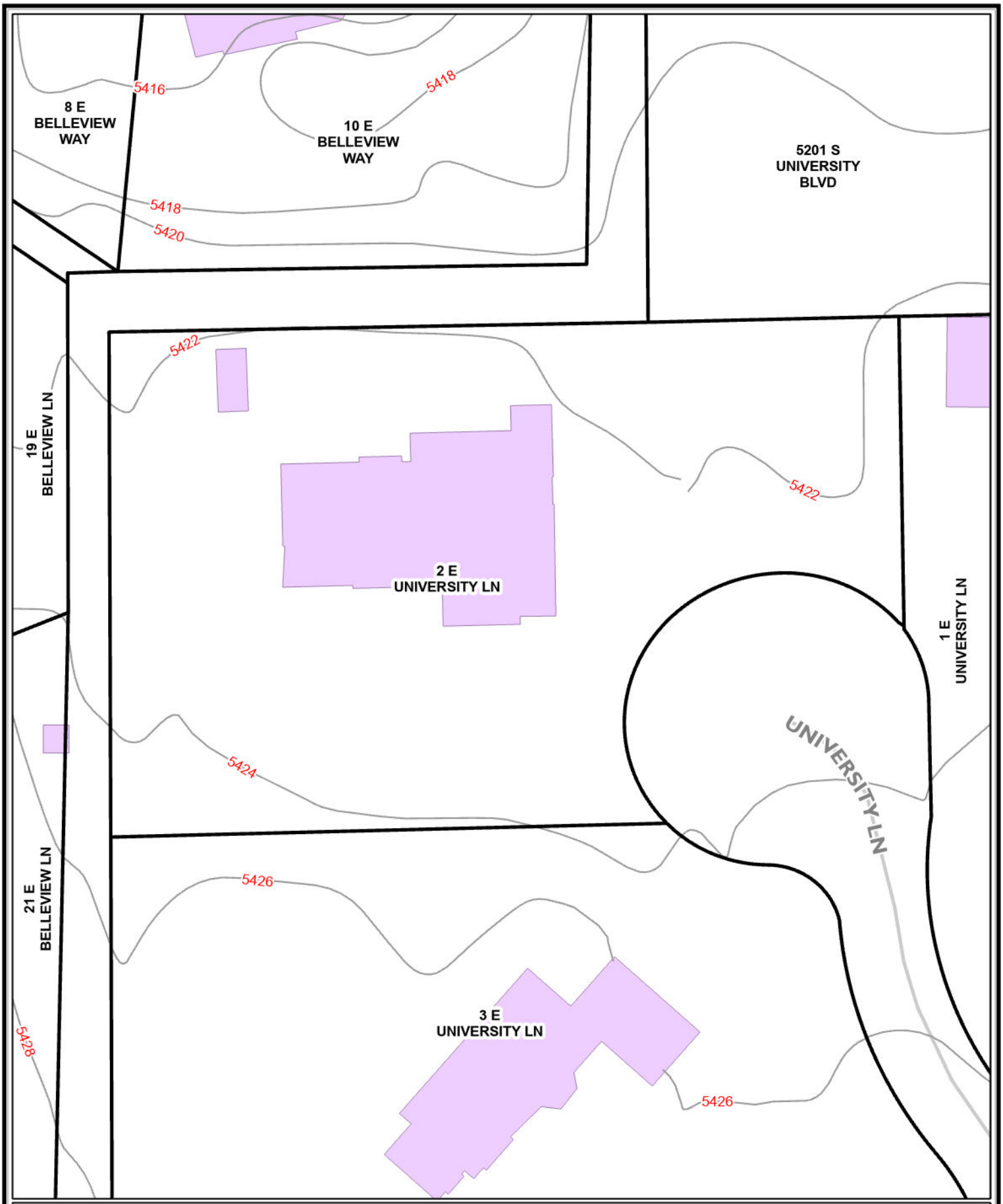
Please retain this letter for your records.

Please contact me if you have any questions. I can be reached at (303) 486-5799 or bnehl@greenwoodvillage.com

Sincerely,

Brandon Nehl

Brandon Nehl, Planner I



City of Greenwood Village Contour Review

Parcel Boundary | Building Footprint (2018) | 1998 Contours - NGVD 1929 Datum

Map Created: 3/10/2026

NORTH

0 25 50 Feet

Data Sources: Parcels (Arapahoe County GIS), Building Roofprints (DRCOG 2018).

Disclaimer: The City of Greenwood Village makes no representation or warranty as to the accuracy of the parcel and building roofprint layers and assumes no responsibility or liability to any user.

Document Path: C:\Users\bnehl\City of Greenwood Village\Community Development - General\05 Planning\Contours\1998 Contour Template Pro.aprx

West End Planning Area

CHAPTER CONTENT

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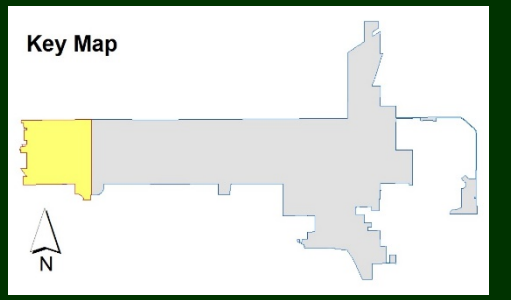
Planning Area Boundaries
Planning Area History

West End Character 42
Natural Environment
Built Environment

West End Inventory 43
Utilities/Services
Planning Area Facilities
Recreation
Parks
Public Facilities
Homeowners Associations

The West End Plan 46
Planning Area Vision
Goals, Objectives & Policies
Land Use
Transportation
Community Services & Amenities
Natural Environment



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The West End planning area is located on the far west side of Greenwood Village as shown in the Key Map below. Generally, the planning area is bounded by Belleview Avenue on the north side, University Boulevard on the east, Orchard Road on the south, and Clarkson Street on the west. The planning area also includes a neighborhood commercial area and residential development located south of Orchard Road along the west side of University Boulevard.

Planning Area History

This planning area was part of the original Village when the Village was incorporated in 1950, with the exception of the Greenwood Highlands Subdivision. This area became a part of the Village in 1974. An additional commercial and residential area south of Orchard Road and west of University Boulevard was annexed in 1999.

West End Planning Area

WEST END CHARACTER

Natural Environment

There is mature vegetation, extensive landscaping, and significant natural areas located along the High Line Canal and in Rollin D. Barnard Park.

Built Environment

The character of the planning area is generally homogeneous with the following characteristics:

- Land Uses: The neighborhoods are comprised of single family detached residential dwellings, with neighborhood-oriented commercial uses in the southeast corner of the planning area.
- Residential Density: The single family neighborhoods consist of an average of one dwelling unit per acre.
- Street Characteristics: Paved streets with valley pan or drainage ditches are prevalent.
- Landscape: A mix of manicured, irrigated landscape areas and natural vegetation are found throughout the planning area.

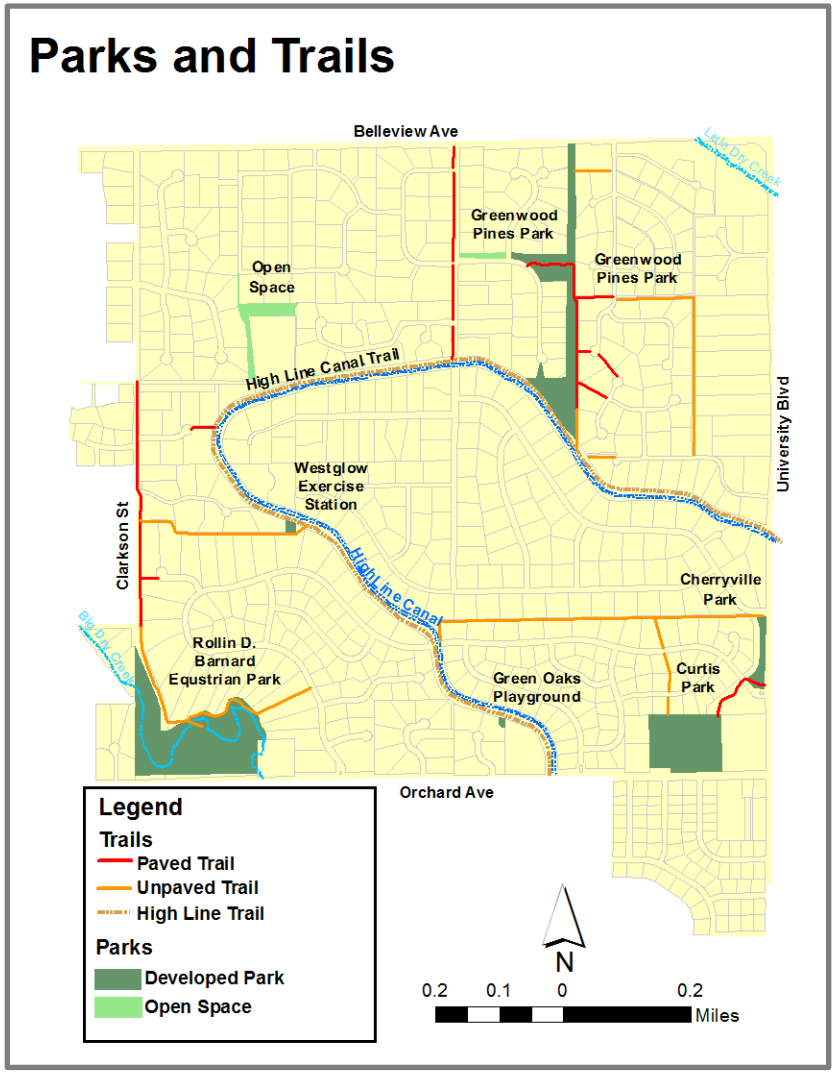
WEST END INVENTORY

Utilities/Services

The following utility/service providers serve the West End planning area:

- School Districts: Littleton School District, Cherry Creek School District
- Sanitation: Greenwood Village, South Englewood District No. 1, South Arapahoe, Southgate
- Water: Southeast Englewood, Greenwood Village
- Metro Districts: None
- Fire District: Littleton Fire Protection District, South Metro Fire Rescue District

West End Planning Area



Planning Area Facilities

Recreation

Parks provide both active and passive recreation space, while open space is restricted to only passive recreation. The amount of parks, open space and trails in the planning area consist of the following:

- Developed Parks: 29.98 acres
- Open Space: 1.45 acres
- Bike Paths: 3.03 miles
- Equestrian Paths: 1.86 miles

Parks

The following parks are located in the West End planning area:

- Rollin D. Barnard Park
- Curtis Park
- Greenwood Pines Park
- Cherryville Park
- Green Oaks Playground
- Westglow Exercise Station

Other Public Facilities

There are two public facilities in this planning area, which are shown on the Parks & Trails Map:

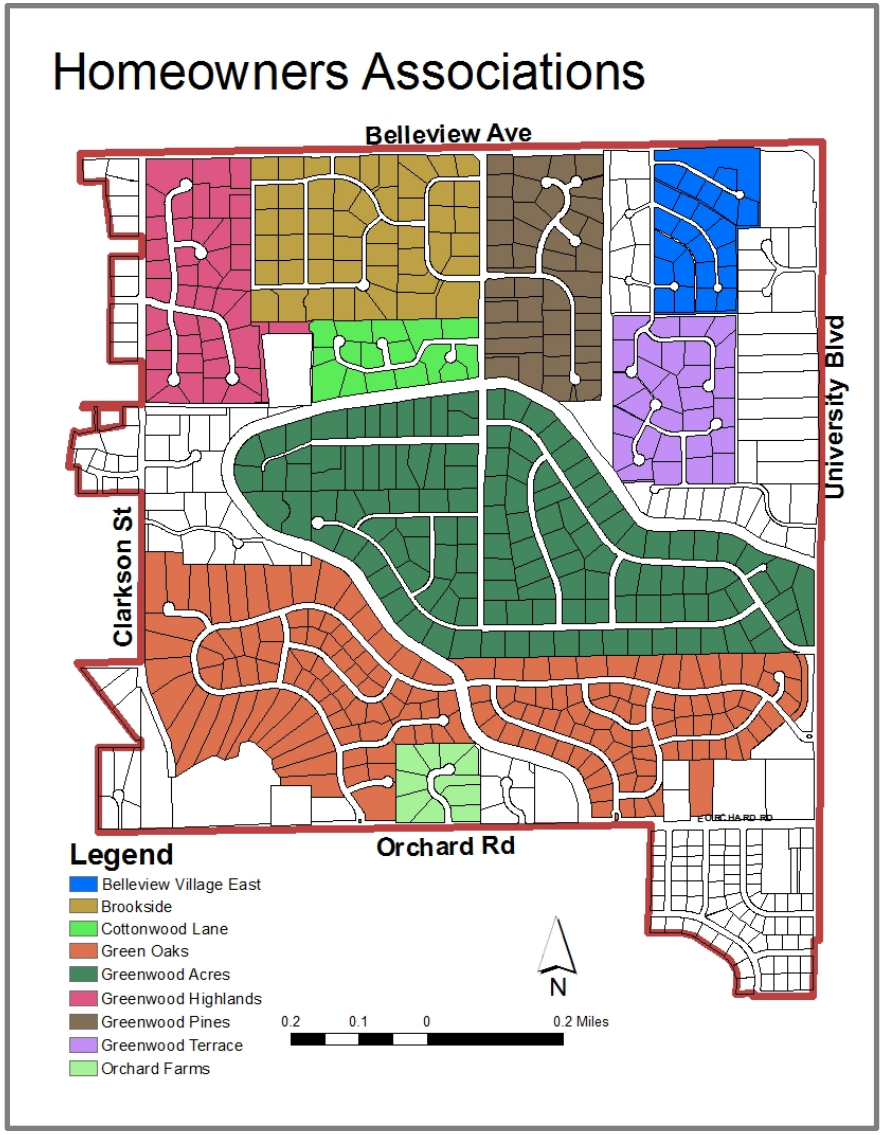
- Curtis Arts and Humanities Center
- High Line Canal Trail

Public Schools – None

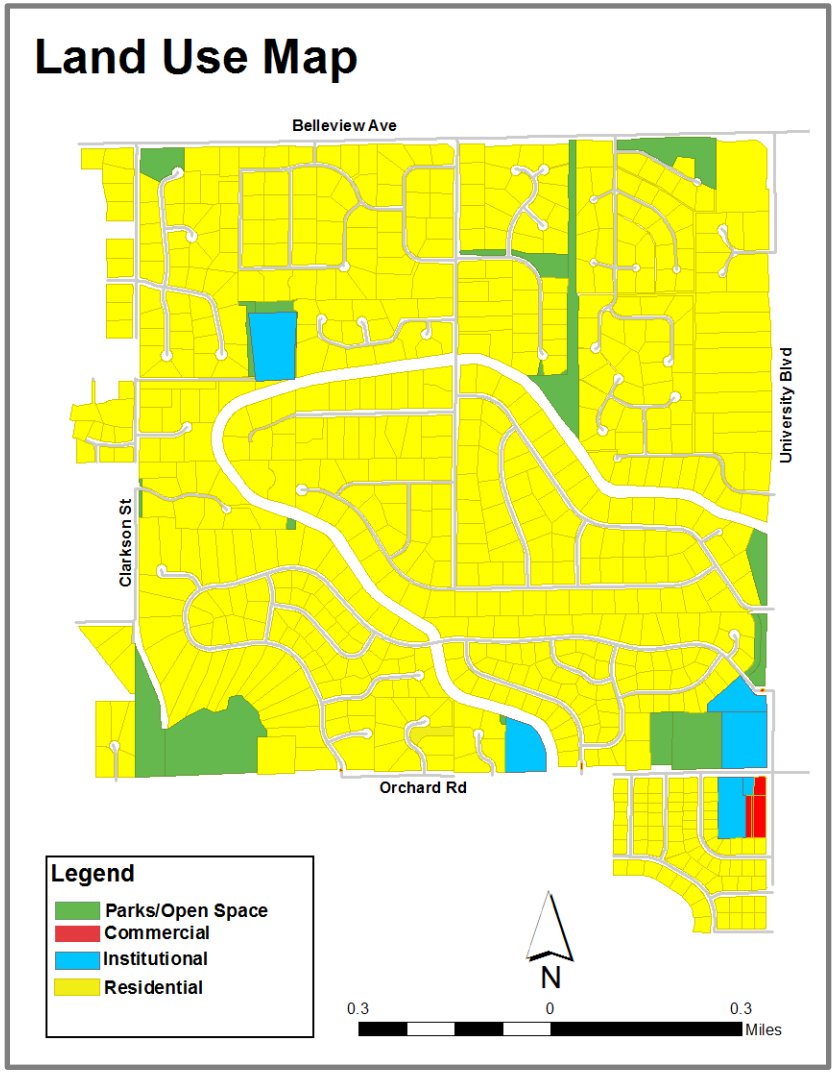
Homeowners Associations

There are eight homeowners associations maintained in the West End planning area. The associated neighborhoods are shown in the related map.

- Belleview Village East
- Brookside
- Cottonwood Lane
- Green Oaks
- Greenwood Acres
- Greenwood Highlands
- Greenwood Pines
- Greenwood Terrace
- Orchard Farms



West End Planning Area



THE WEST END PLAN

Planning Area Vision

The planning area will maintain the low density, large-lot rural character. Alterations to residential properties will be consistent with the existing character of the planning area. The Cherry Crest Shopette (as well as Cherry Hills Marketplace, just outside of the planning area) will serve as the focal point of commerce in the area.

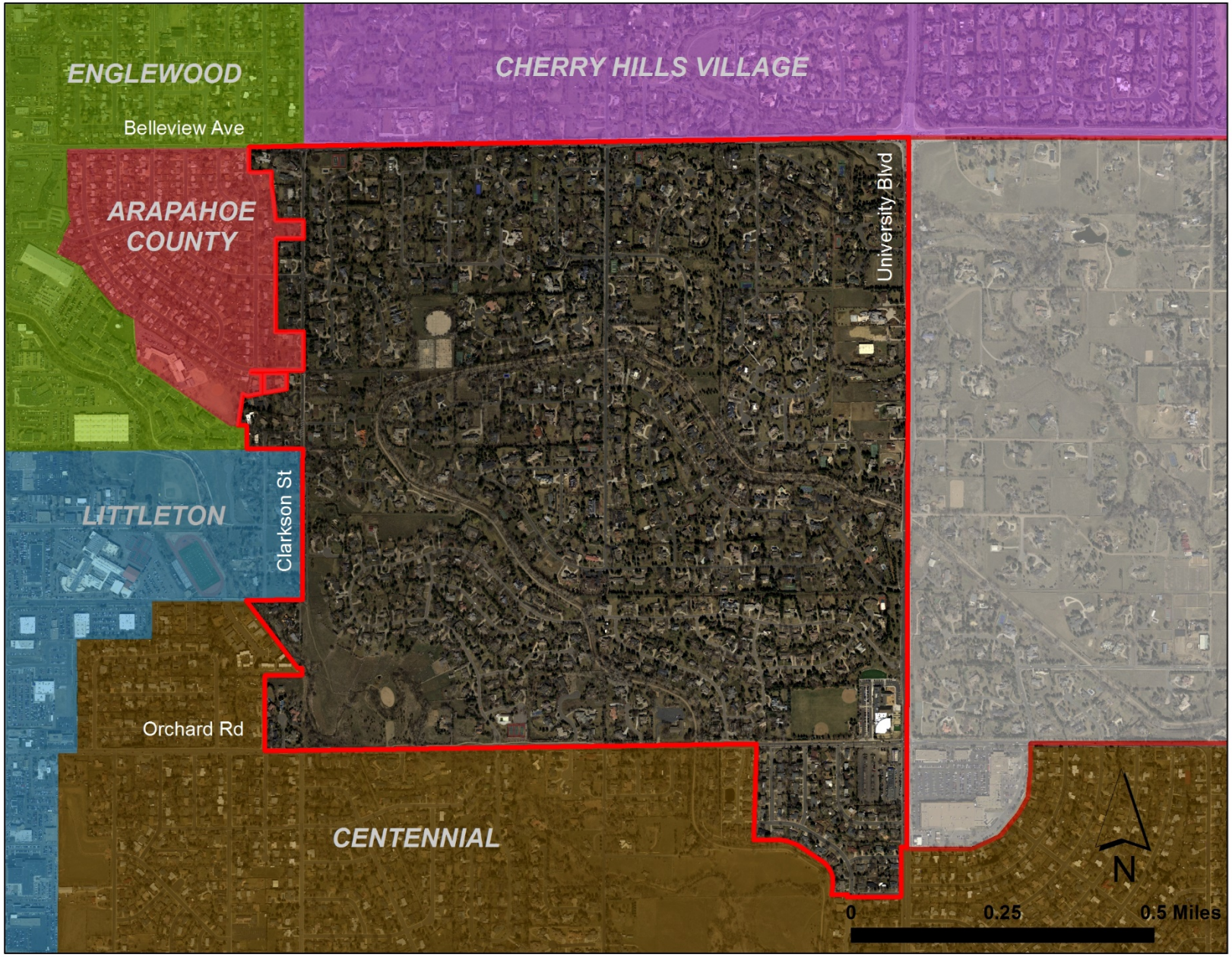
The planning area will continue to provide convenient and safe bicycle and pedestrian travel opportunities and encourage improved connections and access points to the neighborhood marketplaces, parks, community trails, and open space. The area will support extensive landscaping along Belleview Avenue, University Boulevard, and Orchard Road to maintain the image and character of the planning area.

Equestrian trails will be maintained to preserve the unique rural lifestyle of the planning area. The equestrian park (Rollin D. Barnard Park) located on the west side of the planning area will be protected to promote the unique rural lifestyle of the area and the Village.

Planning Area Goals, Objectives, & Policies

The goals/objectives have been associated with four primary categories for a residential planning area, including: land use, transportation, community services and amenities, and natural environment. Policy direction is provided, where appropriate, to further define the needs and interests of the planning area.

West End Planning Area



West End Planning Area

Land Use

Goal 1: Maintain the residential densities and high quality character of the planning area.

- Maintain the current density of one dwelling unit per acre within the planning area.
- Maintain existing distances between buildings in residential areas to preserve the low density character of the planning area.
- Maintain the appearance of large-lot residential areas with extensive landscaping and preserving mature vegetation.
- Protect existing equestrian and agricultural uses in the planning area.
- Preserve properties identified as having historic or cultural significance.
- Protect the image, identity, quality and character of the community as a whole, and the individual neighborhoods within the planning area.
- Promote a positive image of the planning area and Village through installation of gateway features.
- Encourage installation of subdivision signage at all subdivision entrances.

Goal 2: Protect against incompatible development.

- Ensure that all in-fill and redevelopment within the planning area is compatible with existing development.
- Ensure that redevelopment of the neighborhood commercial center is consistent with the high quality Village architectural character.
- Coordinate with adjacent jurisdictions to achieve compatibility between new development and the planning area.

Land Use

Goal 3: Provide a buffer between residential properties and commercial or employment properties.

- Ensure adequate buffers are provided with development and redevelopment within the planning area.

Goal 4: Ensure proper maintenance of residential properties throughout the planning area and any neighborhood commercial properties within or adjacent to the planning area.

Goal 5: Preserve and protect view corridors of the mountains.

- Preserve and protect view corridors of the mountains with development and redevelopment within the planning area.

Goal 6: Encourage high quality landscaping.

- Ensure high quality landscaping, compatible with the aesthetic qualities of existing landscaping is provided with development and redevelopment within the planning area.
- Support extensive landscaping and planting of trees to enhance streetscapes and Village gateways in the planning area.

West End Planning Area

Transportation

Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the external east-west arterial roadways including Belleview Avenue and Arapahoe Road.
- Protect the internal planning area roadways by encouraging traffic on the north-south arterial roadways including Broadway and University Boulevard.
- Consider signalization of intersections on Belleview Avenue only when warrants are met.

Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Promote safe operations on the internal planning area neighborhood streets though use of appropriate traffic calming techniques.
- Consider ways of slowing and/or reducing traffic along neighborhood streets in the planning area.
- Discourage non-local through traffic in the planning area.

Goal 3: Minimize noise impacts.

- Support the use of attractive landscaped berms and/or noise walls for noise abatement along arterial roadways within the planning area.
- Support extensive landscaping, compatible with the aesthetic qualities of existing landscaping and planting of trees to minimize the negative impact of existing noise walls.

Goal 4: Provide safe routes for walking and riding bikes to schools, parks, recreational facilities, transit facilities, and neighborhood amenities.

Community Services & Amenities

Goal 1: Maintain the high quality neighborhood trails and connections to regional trails.

- Encourage improved pedestrian connections to neighborhood marketplaces and community facilities.

Goal 2: Maintain the accessibility to, appearance of, and amenities within neighborhood parks.

Goal 3: Preserve the open spaces and maintain the recreational facilities within the planning area.

- Recognize the High Line Canal as an important recreational asset and maintain it in a manner that balances safety and aesthetics.

Goal 4: Maintain the quality of life in the planning area by providing a high standard of community services.

- Ensure the resources provided by utility companies are maintained at a high level of service in the planning area.

Goal 5: Integrate schools into neighborhoods to ensure compatibility with residential and commercial properties in the planning area.

West End Planning Area

Natural Environment

Goal 1: Seek a balance between the existing wildlife, current urban development, and quality of life.

- An emphasis should be placed on resident safety when evaluating the interface between wildlife and development.

Goal 2: Preserve the existing wetland areas, riparian environments, and aquatic habitats.

- Protect wetlands, riparian areas, and aquatic habitats of Big Dry Creek and Little Dry Creek.
- Maintain High Line Canal, Big Dry Creek, Little Dry Creek and other drainageways in their current state.
- Encourage natural features, such as natural drainageways, wetlands, trees, and critical wildlife habitat areas to be incorporated into the design of developments.

Goal 3: Protect floodplains.

- Ensure that all development property detains stormwater to minimize the impacts of flooding.
- Improve the quality of drainage systems to minimize flooding impacts.
- Encourage the use of drainageways as open space and recreation areas.

Goal 4: Protect water quality.

- Protect water quality in Big Dry Creek and Little Dry Creek.

Dear Greenwood Variance Board,

We have spoken with Ben Barron regarding the elevation of his new garage. We are in support of his request to raise the floor to 3 inches above the current driveway in front of the new garage and build what he showed us in December of 2025 (which we supported). We understand the building height will still not exceed twelve feet above the revised floor elevation as prescribed by the code. We also understand and support his request to increase the width of the garage to 22 feet (from 20) while he will maintain the setbacks approved in the prior Variance.

Respectfully Submitted,

E Barnes

Leon and Elizibeth Barns
Adjacent neighbor (to the North) at 10 E Belleview Way

Dear Greenwood Variance Board,

We have spoken with Ben Barron regarding the elevation of his new garage. We are in support of his request to raise the floor to 3 inches above the current driveway in front of the new garage and build what he showed us in December of 2025 (which we supported). We understand the building height will still not exceed twelve feet above the revised floor elevation as prescribed by the code. We also understand and support his request to increase the width of the garage to 22 feet (from 20) while he will maintain the setbacks approved in the prior Variance.

Respectfully Submitted,

Adjacent neighbor at 3 University Lane (adjacent neighbor to the South)

Dear Greenwood Village Variance Board,

Lynn and I have spoken with Ben Barron regarding his new garage proposal.

We have discussed the elevation of his new garage and we are in full support of his request to raise the floor to 3 inches above the current driveway in front of the new garage and build what he showed us in December 2025. We supported this plan that he presented and continue to be in full support.
We understand the building height will still not exceed twelve feet adove the revised floor elevation as prescribed by code.
We also understand and support his request to increase the width of the garage to 22 feet from 20 feet and that he will maintain the setbacks approved in the prior variance decision.

Please do not hesitate to contact us if you have questions.

With warm regards,

Sally Berga

Lynn Jankovsky

03-18-2026

Residing at 19 E Belleview Lane

Dear Greenwood Variance Board,

I have spoken with Ben Barron regarding the elevation of his new garage. I am in support of his request to raise the floor to 3 inches above the current driveway in front of the new garage and build what he showed us in December of 2025 (which I supported). I understand the building height will still not exceed twelve feet above the revised floor elevation as prescribed by the code. I also understand and support his request to increase the width of the garage to 22 feet (from 20) while he will maintain the setbacks approved in the prior Variance.

Respectfully Submitted,

Adjacent neighbor at 1 University Lane (adjacent neighbor to the EAST)

GERALD OBRIEN
3/24/26