



City of Greenwood Village

Minutes – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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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 McCain, 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 McCain, 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 Stertz 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 Bellevue 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 Bellevue 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 Footit, 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 Footit, 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.

