

City of Greenwood Village

Agenda – Final Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, July 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

- A. June 25, 2026 Boaa Minutes (2026-215)

5. PUBLIC COMMENT

6. PUBLIC HEARINGS

- A. PZ-25-00024 Variance Extension 1425 Cherryville Rd (2026-198)
- B. PZ-26-00038 Variance Request 6260 E Powers Ave (2026-199)

7. DISCUSSION ITEMS

8. 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, June 25, 2026

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

The Board of Adjustments and Appeals of the City of Greenwood Village met in a regular session; 6060 S Quebec St, City of Greenwood Village, County Of Arapahoe, State of Colorado at 6:00 PM.

Staff in Attendance: Derek Stertz - Planning Manager; Grady Timmerman – Planner II; Jonathan Mehki – Planner I

1. CALL TO ORDER

The meeting was called to order at 6:02 P.M..

Chairman Thomas Footit welcomed Kristin Milano of District 2 to the Board of Adjustments and Appeals as a new board member.

2. ROLL CALL

Present: 7 – Michael Weiner, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson, Kristin Milano, Thomas Footit

Absent: 1 - Art Aaron

3. PLEDGE OF ALLEGIANCE

Board Member Milano led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

A. Tentative Minutes April 23, 2026 (2026-166)

A motion was made by a Board Member, seconded by another Board Member; to approve the April 23, 2026 Minutes. The motion was carried by a unanimous voice vote.

5. PUBLIC COMMENT

There was no public comment.

6. PUBLIC HEARINGS

A. PZ-25-00010 Variance Extension 2 Alexander Ln (2026-141)

Staff Presentation:

Derek Stertz, Planning Manager, presented Case No. PZ-25-00010 for 2 Alexander Lane. He stated 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 date, time, and place of the hearing 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.

Manager Stertz noted the applicant is requesting approval of an extension request regarding the building permit deadline requirement as provided in Section 16-2-120(f(1)) of the LDC.

Manager Sterz noted the Board previously approved the aforementioned variance of Section 16-5-30 of the Land Development Code ('LDC') and Section 16-22-10 of the LDC to allow for an accessory structure in the front yard, and that an extension request had also been previously approved. He noted that the expiration of the building permit deadline requirement following the extension approval was the next day following the hearing, June 26, 2026.

Manager Stertz noted that the previous approval by the Board of Adjustments and Appeals allowed for the proposed accessory structure in the front yard, with the condition that the Applicants remove an existing shed to reduce the total accessory structure lot coverage.

Manager Stertz reviewed the background of the property, noting the aforementioned shed that was to be removed. He reaffirmed that the conditional approval was based upon the removal of the shed, and that the Applicants received related approvals from the Board of Adjustments and Appeals in 2022, 2023, and 2025.

Manager Stertz reviewed the plot and access to the lot, noting access for the parcel off of East Alexander road and the "strange" triangular lot configuration with a flood plain between two lots.

Manager Stertz reviewed the zoning and location of the property, noting the lot is configured as R-2.5. He then mentioned that Staff had received 1 (one) comment regarding the variance, which was in support of the variance request. The letter of support was from 1 Alexander Lane.

Manager Stertz reviewed a proposed site plan provided by the applicant, noting that the refinement of the plans was delineated and shows the applicants are "further along with design". He noted that the design shows that they are meeting the underlying zoning requirements regarding principal structure setbacks.

Manager Stertz reviewed the approved Applicant Request from the original two-component Variance request. He noted that accessory structures are not allowed in the front yard, and that the applicant request was to retain the existing 1,884 square foot house as an accessory structure while adding a new home. He then noted that the total accessory ground coverage

Manager Stertz reviewed the Applicant-provided Architectural plans, noting the completeness of the architectural and civil designs.

Manager Stertz noted that extension requests do not have specific approval criteria. He then reviewed the previous Section A Approval criteria from the previously approved variance, affirming Staff's previous determination and noting that at least 1 (one) criteria must be met. For Criteria A-1, Staff found the finding in the negative. For Criteria A-2, Staff found the finding in the negative. For Criteria A-3, Staff found the variance in the affirmative.

Manager Stertz reviewed section B Approval Criteria affirming Staff's previous determination and noted all three must be met. For Criterion B-1, staff found the request to be in harmony with the neighborhood due to the distance from the street and the existing conditions in the neighborhood. For Criterion B-2, staff found the variance would not substantially irtyure the use of adjacent properties. For Criterion B-3, staff found the variance would not be detrimental to public health, safety, or welfare.

Manager Stertz noted that as the required approval criteria have been met, and that no change in Staff determination had occurred.

Manager Stertz completed his presentation and invited the Homeowners, Dana Krauser and Ryan Krauser, to present.

Chair Footit swore in the homeowners.

Homeowner Dana Krauser thanked everyone for hearing their extension request. She noted that their family had recently had the opportunity to move to Switzerland, and was the reason they were attending remotely. She mentioned that this coincided with the expected construction time. Homeowner Krauser mentioned that this change had delayed their permitting process.

Homeowner Dana Krauser affirmed that no changes to the request were requested, but that now the homeowners were significantly through the design process, including from the civil and structural engineers. She noted that they were on the home stretch, and that the Homeowners needed more time for permits. She noted that she was open to questions, and that the Board would not see them at a hearing again.

Chair Footit thanked the Homeowners for their presentation.

Board member McCoin asked The Homeowners for clarity regarding if the proposal was to keep the greenhouse in the original variance.

Homeowner Dana Krauser affirmed that the greenhouse was within the primary setbacks from the proposed structure, and that the greenhouse would be connected to and be considered part of the primary structure.

Board Member McCoin asked for clarity from the Homeowners to affirm they had completed the engineering work, and the remainder of the work was regarding interiors and other sheets in the package set.

Homeowner Dana Krauser noted that the architect team was in attendance and that they can be asked specific questions regarding the plans. She affirmed they were significantly through the process.

Boardmember Weiner asked the Homeowners when they expected to begin construction.

Homeowner Dana Krauser noted that it had been a topic of discussion within the team, noting seasonal considerations. She continued and mentioned they had expected to start in the coming winter, pending weather considerations.

Chairmember Foottit mentioned it was a hard question to answer, to which Weiner affirmed.

Chairmember Foottit swore in the Applicant team.

Applicant Request:

Chris Davis, 3300 E 17th Ave., Denver, CO 80206, stated they were a custom residential and hospitality architectural firm. He noted that all of their designs respond to the concept of the area and the site has a unique site shape and mature landscaping, that they want to thoughtfully thread between the mature trees, and build a home that feels integrated into the site. He noted that the design team had been meeting with the Homeowners weekly, in collaboration with design and engineering professionals. He noted that they were moving as fast as makes sense regarding the size of investment.

He noted that their firm is halfway through the construction documents, which he claimed is more than halfway through the design process.

Boardmember Foottit asked the Applicants for their most pessimistic sense of when the permits would be issued.

Chris Davis affirmed Homeowner Dana Krauser's timeline around winter, pending weather. He noted that severe winter weather may impact cost and shift their timeline into early spring. He estimated a timeline of a few months of permit review, and that the ideal timeline would be in December of 2026. He reaffirmed that the most pessimistic view regarding their construction timeline based upon heavy snow would delay groundbreaking into February or March of 2027.

Chair Foottit asked how the process worked regarding the amount of time from permit issuance to construction needing to be complete.

Applicant Chris Davis affirmed that there is an amount of time between permit issuance to construction needing to be complete.

Chair Foottit asked the Applicant if there was a reason to delay pulling the permits regarding weather issues.

Applicant Chris Davis noted that in their experience they had not had to delay construction in winter, and that May and June were problematic due to rain. He reaffirmed that they did not anticipate this issue.

Chair Foottit asked if the Board members had read the public comment.

Chair Foottit requested to make a motion on the Application request.

Boardmember Weiner noted that he had approved it three times in the past, and noted he was ready to approve it for a fourth time.

Boardmember McCoin noted appreciation the review of the building permit process and construction timelines but that the construction timelines were not of the board's concern. He noted that the Board gives permission to pull permits but that the approval is bound specifically to the Applicant's request to build a new home turning the previous home into an accessory structure in the front setback. He noted that if nothing had changed, that he was in support.

Boardmember Wilson affirmed that he was in support of the extension request. He noted that the historic nature of the property and complimented the Applicant's desire to incorporate the greenhouse into the new home. He noted that he had experienced similar issues and delays in construction, and thanked the Applicant team and the Homeowners for meeting with the Board.

Boardmember Moxcey noted that the Board was not the project managers, and that considering nothing in the Application or Staff recommendation had occurred, was in support of the extension request. He noted that there could not be another extension request granted, and that a new application would be necessary if they ran out of time. He affirmed that in a scenario where they had to reapply for the Application, he would be in support as the criteria had not changed. He noted that he wished the Applicants and Homeowners good luck.

Boardmember Milano noted she was inclined to support the request.

Chair Foottit noted that he echoed Boardmember McCoin's statement, noting the complexity of the project as a custom home with mature trees. He continued to note that he believed the architects had been reasonably diligent the permits and that based on the optimism that the permits should be possible to get within the next year, he was in support of the request.

Chair Foottit reopened the meeting and asked if anyone on the board would like to make a motion.

A Motion was made by Board Member Richard Myers, Seconded by Board Member Preston Moxcey, to approve Case No. PZ-25-000010 – Variance Extension request for 2 Alexander Lane, to allow for a one-year extension of the variance approval deadline established in Section 16-2-120(f(1) of the LDC to obtain a building permit based on the review criteria being satisfied and the findings set forth in the staff report. The motion was carried by a unanimous roll call vote.

Yes: 7 – Michael Weiner, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson, Kristin Milano, Thomas Foottit

No: 0 - None

B. PZ-25-00024 Variance Extension 1425 Cherryville Rd (2026-140)

Staff Presentation

Grady Timmerman, Planner II, presented Case No. PZ-25-00024. He noted that the case was not correctly noticed, and Staff recommends to continue this extension request to the July 23rd, 2026 Board of Adjustments

and Appeals meeting, as a decision made by the board would not be binding where noticing procedures were not correctly followed.

Chair Foottit closed the meeting and asked his fellow Boardmembers if there were any questions. A Boardmember asked when the original variance request expired.

Planner Timmerman noted the variance request would expire July 24, 2026. Chair Foottit asked if the expiration would be after the next Board meeting.

Manager Stertz clarified that the next meeting was on July 23, 2026, and that like the previous variance, the meeting would be one (1) day before the expiration of the variance.

Chair Foottit asked Staff if it would still be timely to address it at the next meeting.

Manager Stertz affirmed the question.

Chair Foottit reopened the meeting and asked if anyone on the board would like to make a motion.

A motion was made by board member Michael Weiner, Seconded by board member Paul Wilson, to Continue Case No. PZ-25-00024 – Variance Extension request for 1425 Cherryville Road, to the July 23, 2026 Board of Adjustments and Appeals meeting.

Yes: 7 – Michael Weiner, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson, Kristin Milano, Thomas Foottit

No: 0 - None

7. DISCUSSION ITEMS

Manager Stertz welcomed the new board member Kristin Milano.

Manager Stertz noted that the Planning and Zoning Commission were part of the Land Development Code rewrite, that Mr. Foottit had attended as vice chair. He noted that out of request from both council and planning and zoning commission and city manager that the planning and zoning commission were to begin study sessions on hearing dates that no cases were scheduled for. He noted the reason for the meeting was to go over the land development code for training.

Manager Stertz noted that council was very enthusiastic to offer the same to the Board of Adjustment and Appeals, of approximately 20-30 minutes. He noted that noticing would be necessary. He noted that the board would go over various elements of the Land Development Code. He noted that it was the Board's discretion to decide if they wanted to participate, but that his direction from Council, City Manager, and Chair of Planning and Zoning Commission, to offer up the study sessions as a conversation that was happening and that the Board was thought of in regards of offered the same opportunity. He noted that the Board and Plannign and

Zoning Commission are busy, but that some of those meetings times without cases could be repurposed to allow for going over the land development code to empower Board Members with more information regarding the LDC.

Manager Stertz noted that there is no action item for the Board, but that these conversations were occurring and that the Board was thought of as beneficiaries of the same kind of service.

Chair Footitt asked the Board Members if they had comments regarding the opportunity.

Board Member Wilson affirmed that the study sessions would be beneficial, and would be in favor in participating in the Study sessions.

Board Member Weiner Agreed with Board Member Wilson, noting that the Board focuses on the Criteria rather than the code

A board member asked Staff for clarification regarding what changes are in the works

Manager Stertz noted that he could not say specific changes were expected, but that the City was at record building permits and record development applications. He continued that while the Board usually has slow seasons regarding hearings, the record number of applications came in at the same time, and it is to be expected that an August and September meeting are to be expected.

Manager Stertz noted that Planning and Zoning Commission, while having meetings twice a month, are expected to have filled calendars with land development cases. He noted that the July 23, 2026 hearing has a case scheduled, PZ-25-00024 Variance Extension request was moved into that hearing date, and that the summer is expected to be busy for both boards.

A Board member expressed support, as well as a personal preference to add to existing agendas as opposed to an empty board meeting. He noted that he would rather stay for longer then coming multiple times for 30 minute meetings.

A Board member voiced support in adding learning sessions to meetings with scheduled cases.

A Board member voiced support.

Board Member Milano expressed support in any education that would be available.

Chair Footitt voiced appreciation that the other board members are strongly support the opportunity, and echoed Board Member Weiner that while the Board focuses on the Criteria, the Board does not necessarily understand the underlying land development code that the criteria tries to address. He voiced support for the study sessions, and noted the only question remaining regarding their participation was by the method it is conducted.

Manager Stertz noted that the Study Sessions were at a conceptual phase, and that the next step would be study sessions

8. ADJOURNMENT

Staff Report

Case No. PZ-25-00024

Board of Adjustments & Appeals

July 23, 2026

Public Notice & Comments

Subject Property Address:

1425 Cherryville Road

Project Size / Zoning:

0.9 Acres / R-1.0

Comprehensive Plan Planning Area:

West End Planning Area

Applicant:

Jay and Ty Dokken

Property Owner:

1425 Cherryville Road, LLC

Request:

An extension request for a previously approved variance to scrape and rebuild an existing non-conforming house. The new house is proposed with similar side setback encroachments on both the east and west.

Staff Recommendation:

Approval conditioned on the original variance request from PZ-25-00024

Attachments:

1. Vicinity and Zoning Map
2. Proposed Plans from July 24, 2025
3. Action Letter from July 24, 2025
4. Applicant Extension Request Letter
5. Staff Report from July 24, 2025
6. Meeting Minutes from July 24, 2025

Staff

Grady Timmerman, Planner II
gtimmerman@greenwoodvillage.com
(303) 486-5792

Public Notice & Comments – As of 7/16/2026

No. Sent	Comments Received	Support	Oppose
7	0	N/A	N/A

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 July 23, 2026 hearing.



Executive Summary

The Applicants' variance request to Section 16-8-40 (setbacks) and Sec. 16-25-20(a) (nonconforming structure) to scrape and rebuild an existing non-conforming house and rebuild a new house with side setback encroachments which are similar to the existing side setback encroachments was approved in July 24, 2025. The R-1.0 zoned property requires a 40-foot side setback minimum. The existing house is setback 29.5 feet on the east side and 22.3 feet on the west side at the closest point. The proposed house would be setback 26 feet on both the east and west side as approved on July 24, 2025.

The replacement (scrape and rebuild) or expansion of the non-conforming portions of a non-conforming structure (existing principal building) required approval from the BOAA. The existing encroachments (10.5 feet east, 17.7 feet west) equal 28.2 feet of total linear side setback encroachment. The Applicants' requested an increase to this, with a 14-foot encroachment on both sides of the house.

The existing house is 80 feet wide, and the proposed house was also approved to be 80 feet wide.

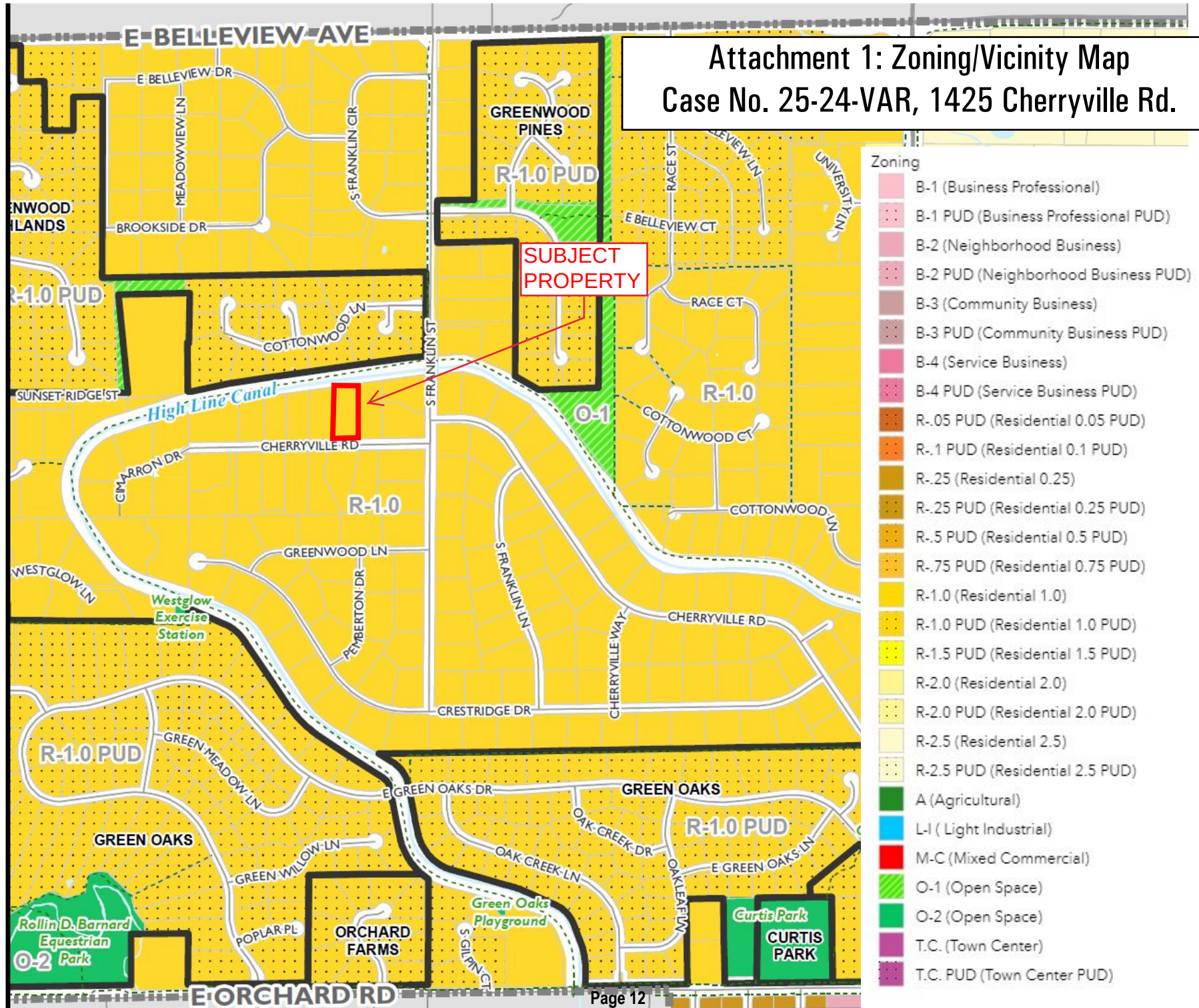
The Applicants' current variance approval expires July 24, 2026. The Applicants have applied for a permit, but said permit has not been issued. The Applicants have not started construction; however, they anticipate completing final plans and permitting documents within the next six months. Please see the Applicants' letter providing the reasons an extension request is required (Attachment 4). The Applicants are asking for an additional year of time, meaning the new expiration date of the variance would be July 24, 2027.

The LDC provides the following regarding time limits for variance approvals in Sec. 16-2-120(f)(1):

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 prior to either deadline, the BOAA may, for good cause shown, issue not more than one (1) extension of the deadline. No changes to the Applicant's variance request are proposed. The July 24, 2025, BOAA approval was approved unanimously with six (6) affirmative votes (Attachment 6).

Attachment 1: Zoning/Vicinity Map Case No. 25-24-VAR, 1425 Cherryville Rd.



Aerial Image (looking north) of Subject Property



Street-view of South Side (looking north) of Subject Property



PROJECT DESCRIPTION
DEMOLISH EXISTING SFR.
CONSTRUCT NEW 2 STORY SINGLE FAMILY RESIDENCE WITH FINISHED BASEMENT.

SITE ADDRESS
1425 CHERRYVILLE ROAD, GREENWOOD VILLAGE, CO 80121

PROJECT TEAM
DOKKEN BUILT LLC
1685 S COLORADO BLVD
UNIT S147
DENVER, CO
80210

ARCHITECTURAL DESIGNER:
JAY DOKKEN
303-944-1579
JAY@DOKKENBUILT.COM

SITE MANAGER:
CONOR HAWBLITZEL
CONOR@DOKKENBUILT.COM
858-740-7901

OWNER: 1425 CHERRYVILLE LLC

- APPLICABLE CODES**
- 2018 INTERNATIONAL RESIDENTIAL CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - 2017 ICC A117.1
 - WILDLIFE MITIGATION STANDARDS
 - STANDARDS FOR WATER SUPPLIES FOR RURAL FIRE FIGHTING
 - REFERENCE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE

SEE STRUCTURALS AND SOILS
REPORT FOR MORE INFO

LEGAL DESCRIPTION
LOT 7, CHERRYVILLE HEIGHTS SUBDIVISION, COUNTY
OF ARAPAHOE, STATE OF COLORADO

AIN: 2077-14-2-06-017
PIN: 032028009

OWNER
1425 CHERRYVILLE RD LLC

ZONING
R-1

LOT AREA
39,422.34 SQ FT

BUILDING COVERAGE
TOTAL COVERAGE: 5422 SQ FT

BUILDING HEIGHT LIMIT
28'

GROSS FLOOR AREA
MEASURED FROM EXTERIOR FOUNDATION WALL
INCLUDING STAIR HOLE:
MAIN: TBD SQ FT
LOWER: TBD SQ FT

TOTAL CONDITIONED SPACE
TBD SQ FT

TOTAL GROSS FLOOR AREA
TBD SQ FT

NON SPRINKLED SQUARE FOOTAGE & COVERAGE
UNDER 7700 SQ FT

SETBACKS
FRONT: 50'
SIDE INTERIOR: 26' (VARIANCE)
REAR: 50'

ENERGY

2018 IECC

SEE RESCHECK, MANUAL JDS, AND ENERGY
SHEET FOR DOCUMENTATION.

REQUIREMENTS APPLICABLE TO THIS
PROJECT:

VERTICAL GLAZING: U .25 MIN
EXTERIOR WALL: R-30 MIN
ROOF: R-60 MIN
FLOORS: R-30 MIN

SHEET INDEX

A0.1	COVERSHEET
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A0.5	LANDSCAPE
A0.6	VARIANCE SITEPLAN
A0.7	ENERGY
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	ELEVATIONS
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A2.3	ZERO OVERHANG ROOF SECTION DETAIL
A3.1	SECTIONS
A4.1	WINDOW AND DOOR SCHEDULES
A105.1	Upper / Lower
A105.2	Main
E1	ELECTRICAL MAIN LEVEL PLAN
E2	ELECTRICAL LOWER LEVEL PLAN

**GREENWOOD VILLAGE
CONSTRUCTION HOURS**
SUNDAY OR HOLIDAY 10:00 A.M. TO 7:00 P.M.
MONDAY 7:00 A.M. TO 7:00 P.M.
TUESDAY 7:00 A.M. TO 7:00 P.M.
WEDNESDAY 7:00 A.M. TO 7:00 P.M.
THURSDAY 7:00 A.M. TO 7:00 P.M.
FRIDAY 7:00 A.M. TO 7:00 P.M.
SATURDAY 8:00 A.M. TO 7:00 P.M.

CALL
BEFORE
YOU
DIG...



48 HOURS
BEFORE YOU DIG.
CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER
and WASTEWATER

1-800-922-1987



1 FRONT PERSPECTIVE
SCALE: 1:1.67



2 BACK PERSPECTIVE
SCALE: 1:1.67

1425 Cherryville Rd
Greenwood Village, CO 80121

REVISED: 7/10/25

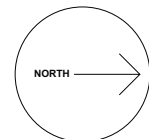
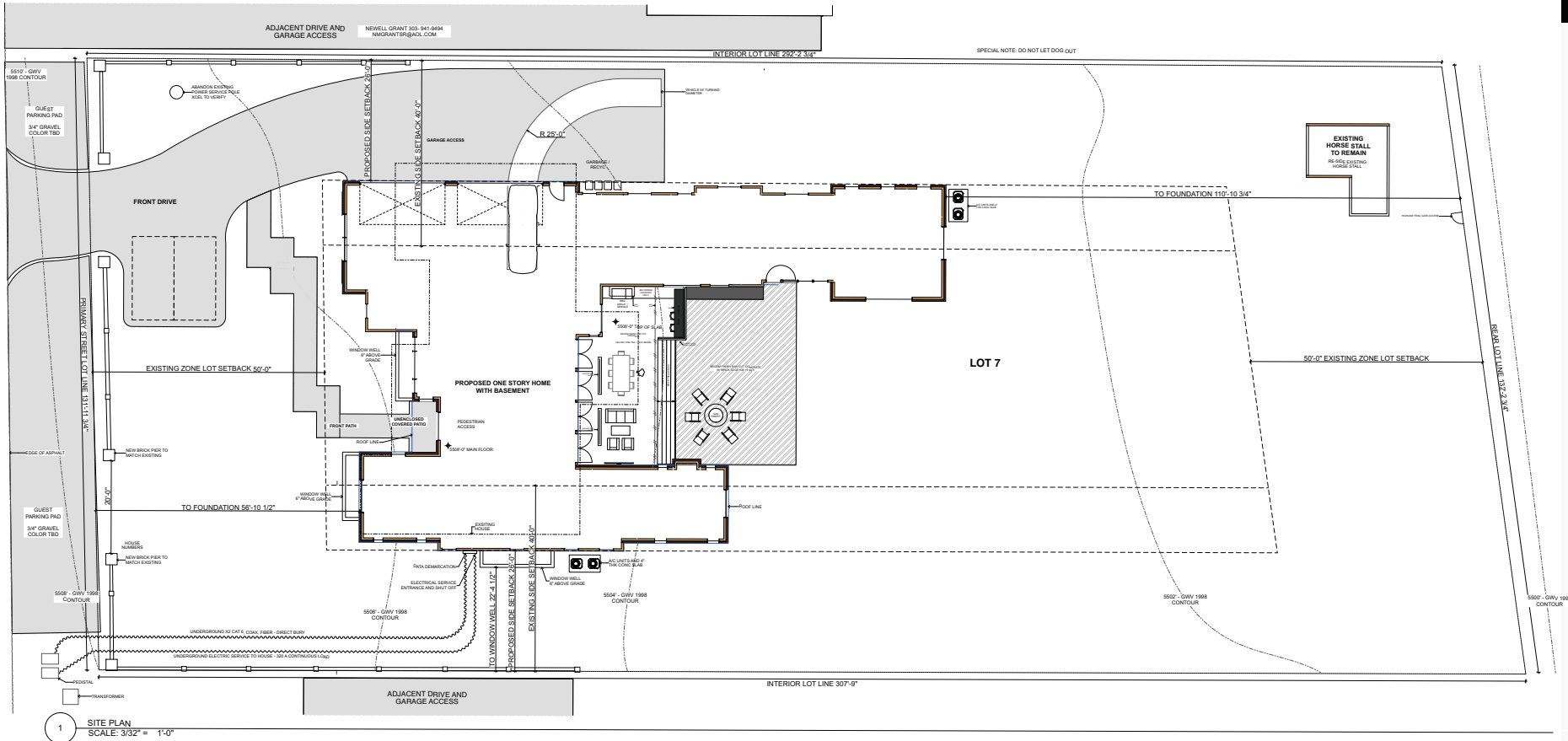
COVERSHEET

A0.1



jay@dokkenbuilt.com
303-944-1579

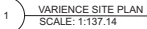
1685 S Colorado Blvd
Unit S147
Denver, CO 80222

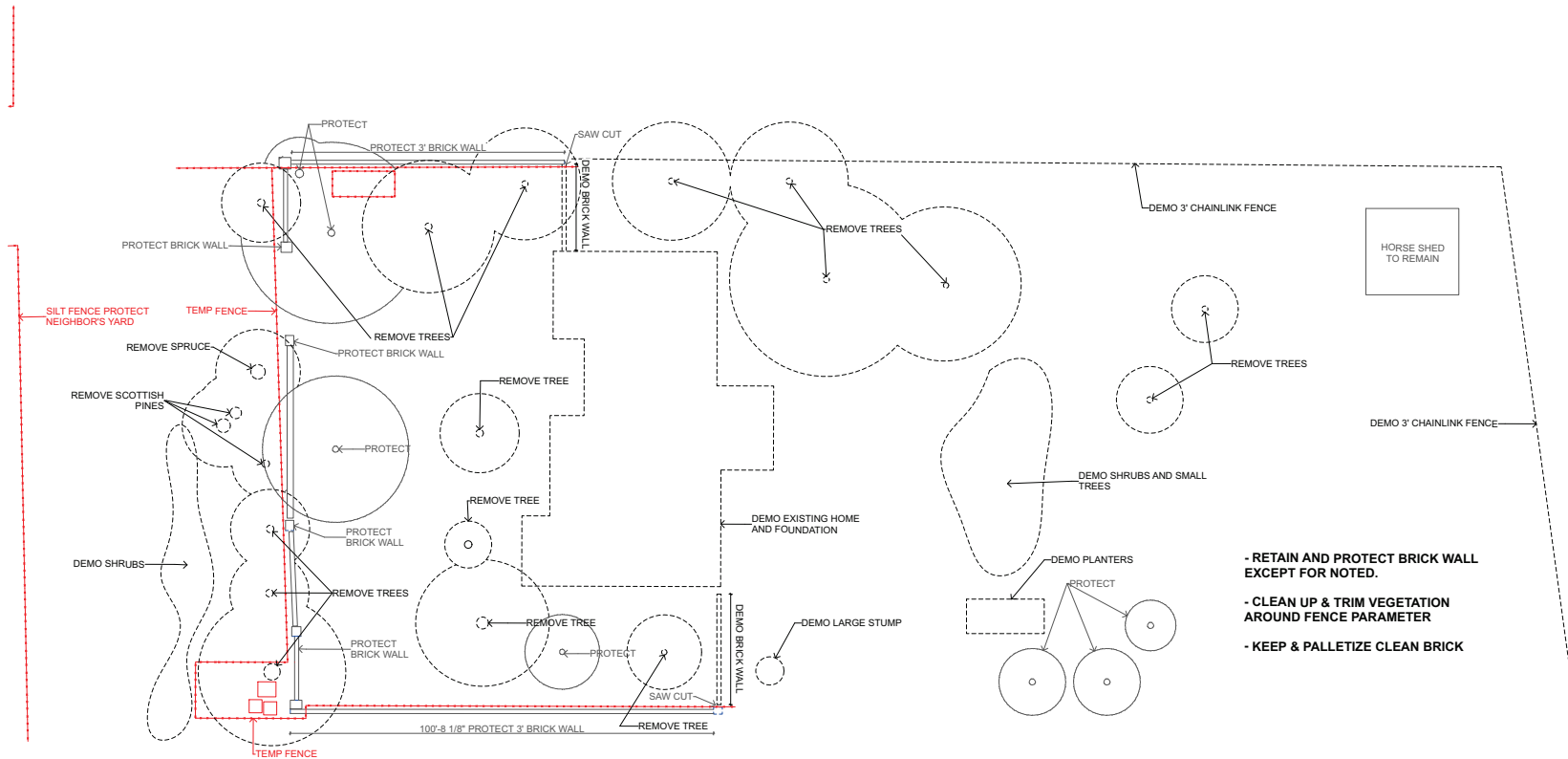


SITE PLAN

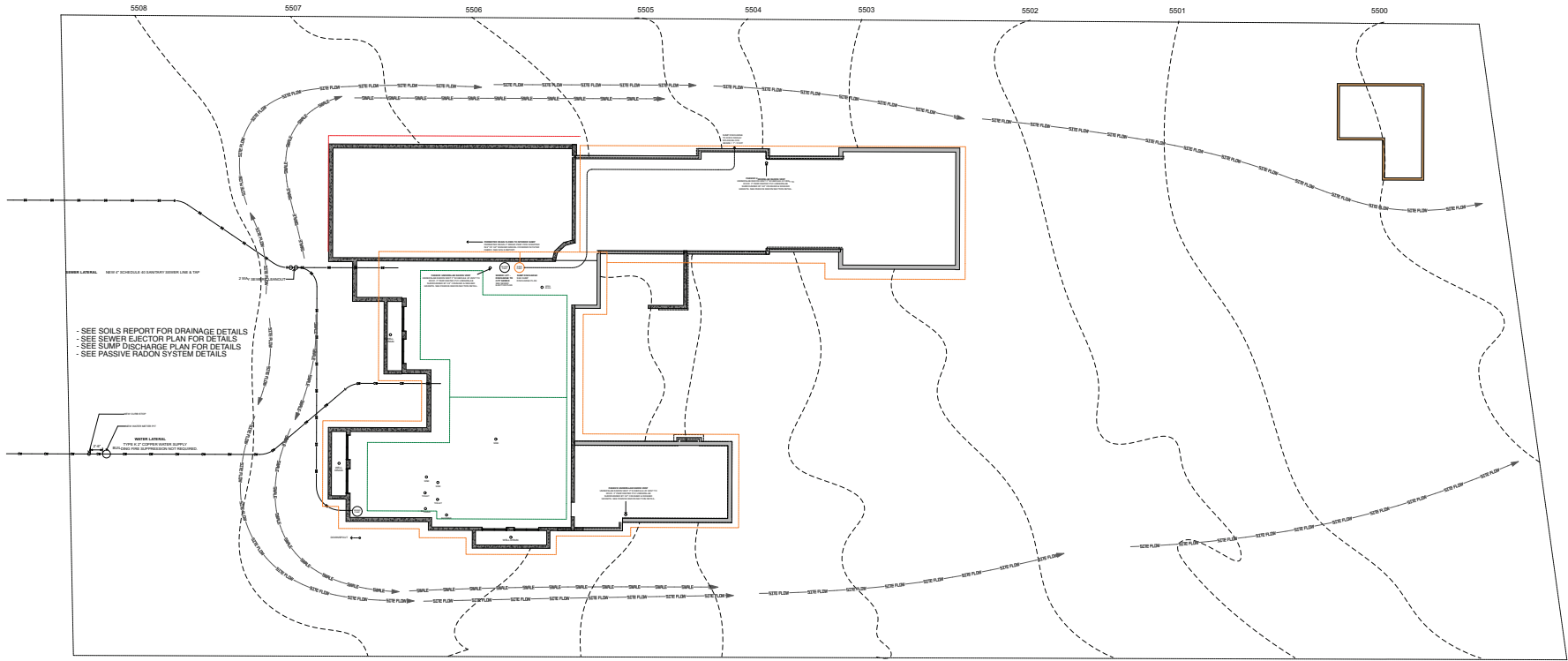
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REVISED: 7/15/25

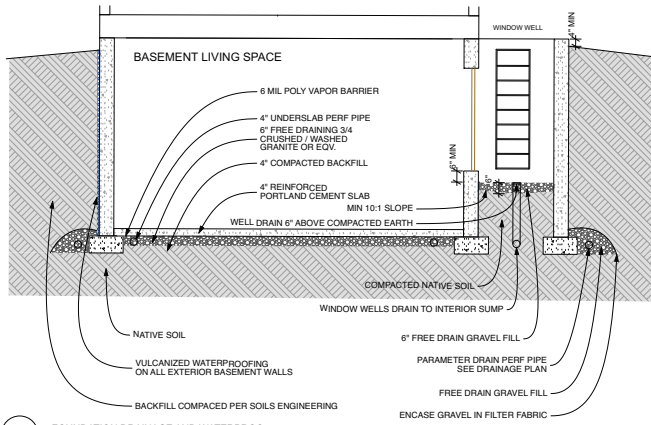




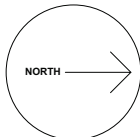
- RETAIN AND PROTECT BRICK WALL EXCEPT FOR NOTED.
- CLEAN UP & TRIM VEGETATION AROUND FENCE PARAMETER
- KEEP & PALLETIZE CLEAN BRICK



3 SEWER, WATER, DRAINAGE SITE PLAN
SCALE: 3/32" = 1'-0"



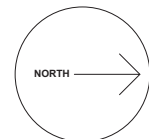
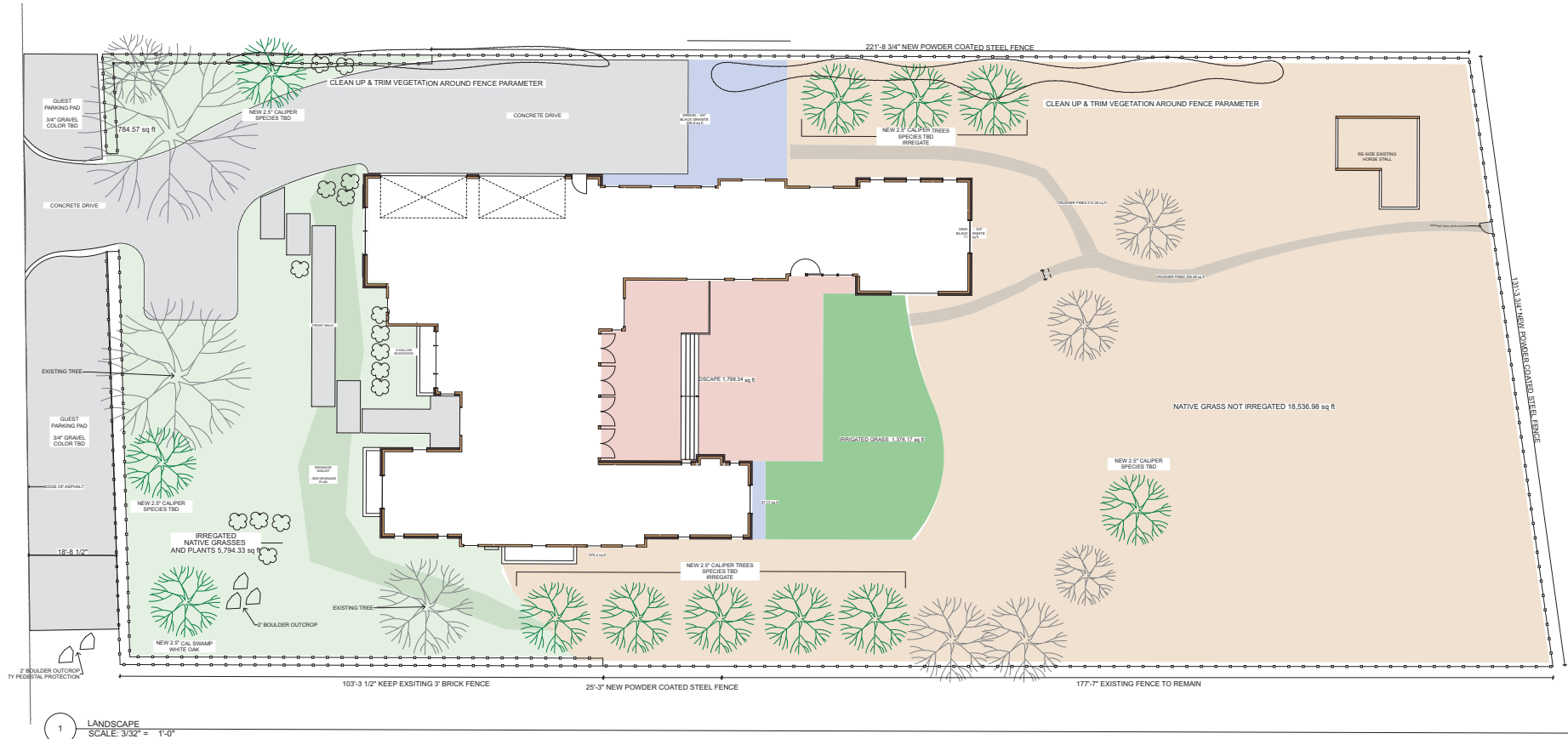
2 FOUNDATION DRAINAGE AND WATERPROOFING (1)
SCALE: 3/8" = 1'-0"



REVISED: 7/10/25

SEWER, WATER & DRAINAGE SITE PLAN

A0.4



LANDSCAPE

A0.5

FOUNDATION

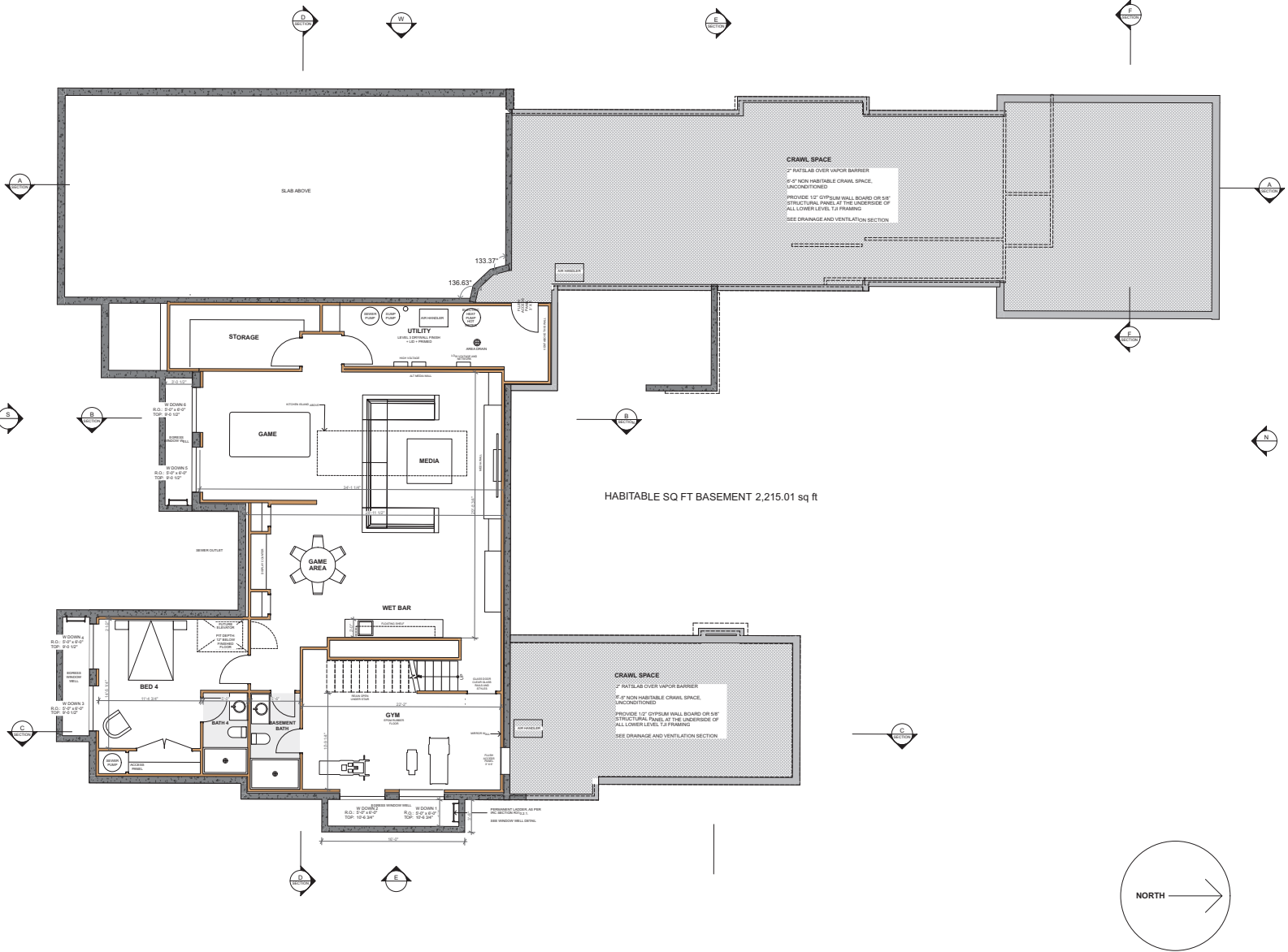
- AN EXCAVATION INSPECTION IS REQUIRED FOR SHORING AND BENCHING.
- PROVIDE DAMPROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR I.D.C. SPECIFICATIONS.
- ALL WINDOW WELLS HAVE PERMANENT LADDERS PER IRC R703.2.1
- ALL WINDOW WELLS TO COMPLY WITH R703.2.3.2
- SEE SOILS REPORT FOR DRAINAGE DETAILS
- PROVIDE A MINIMUM CLEARANCE OF 8" FROM ALL EXTERIOR WALL COVERINGS (EXCEPT 4" FOR MASONRY VENEER) TO THE TOP OF GRADE.
- PROVIDE A MINIMUM CLEARANCE OF 8" FROM THE NON-TREATED BASE OF WOOD FRAMING TO THE TOP OF ADJACENT GRADE.
- SLOPE GRADE A MINIMUM 10% AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET DISTANCE. IMPERVIOUS SURFACES MAY BE SLOPED A MINIMUM 2.5% AWAY FROM THE STRUCTURE FOR THE FIRST 10'.
- PROVIDE DAMPROOFING OR WATERPROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR SECTION R605.
- PER R605, PROVIDE A MIN. 4" BASE COURSE OF SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST FURNACE SLAG UNDER CONCRETE FLOORS ON GROUND WITH A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" AND PLACED BETWEEN THE BASE COURSE AND THE SLAB.
- CONDENSATION CONTROL: VAPOR RETARDER FOR ALL EXTERIOR WALL ASSEMBLIES.
- CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN ZONE 5. THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED: CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOL CLASS II: KRAFT-FACED FIBERGLASS BATTS.
- KRAFT-FACED BATTS CAN BE REPLACED WITH UNFACED WITH THE ADDITION OF CLASS I VAPOR POLYETHYLENE RETARDER.

CONCRETE FLATWORK

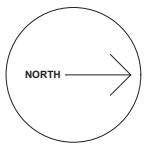
- GARAGE SLAB: REINFORCED, 4" THICK (RE: STRUCT.) SLOPE 1/8" PER FT. MIN. TOWARDS O.H. DOORS. PROVIDE PERIMETER EXPANSION JOINTS.
- CONCRETE PORCH/PATIO SLAB: 4" THICK WITH TURNED DOWN EDGE (RE: STRUCT.), PROVIDE
- CONCRETE STEPS TO GRADE (FIELD VERIFY), WHERE EXTERIOR PORCHES, DECKS OR SUMMIT ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-RESISTANT FLASHING OR SELF-ADHERED MEMBRANE AS FLASHING (IN COMPLIANCE WITH AMCA 711) TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SLOPE MIN 1/4" PER FT. AWAY FROM BUILDING.

UTILITY ROOM NOTES

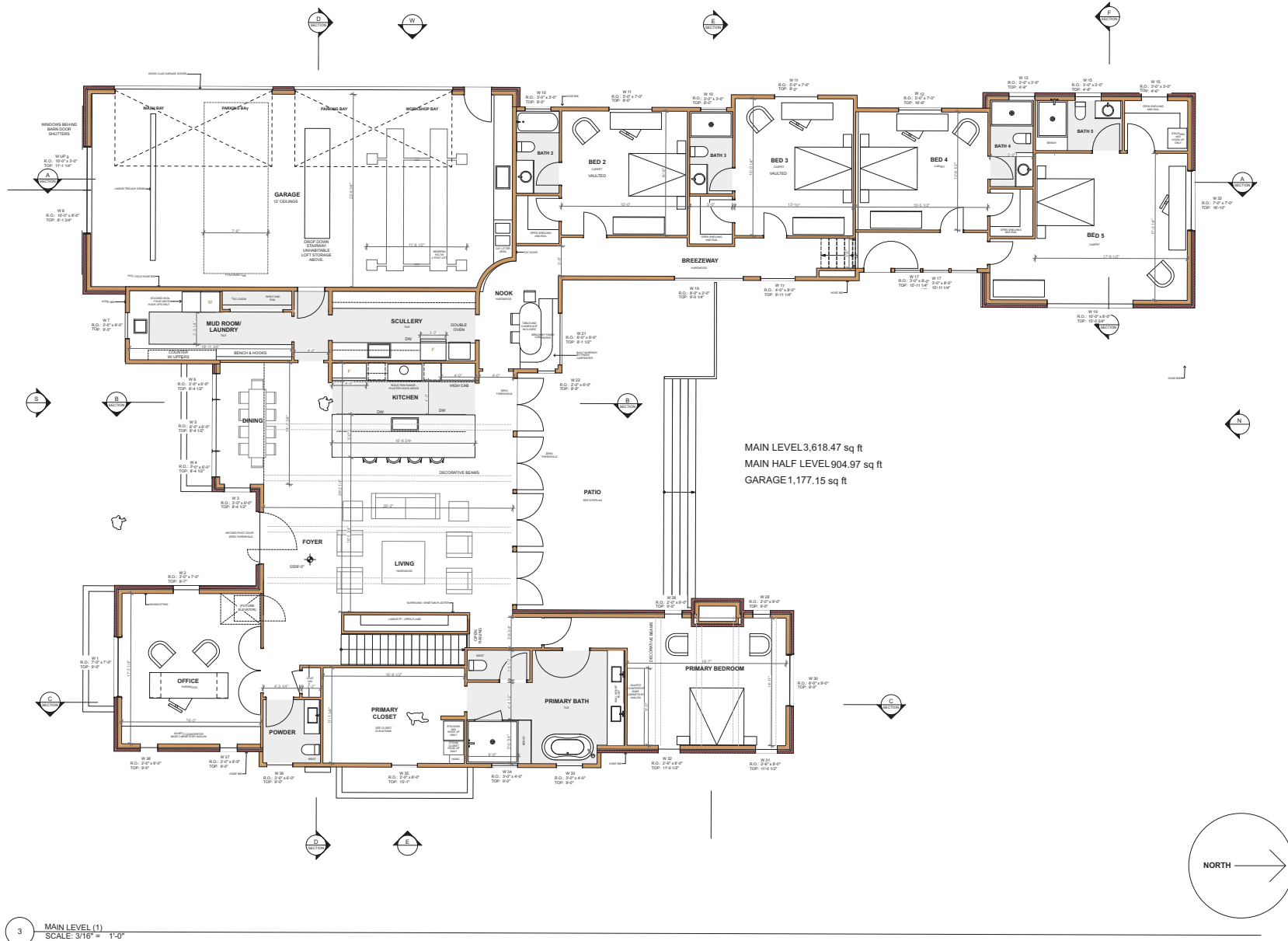
- LEVEL 3 DRYWALL FINISH, DRYWALL ON L.D. PRIMED
- PENETRATIONS TO HAVE ESCUTCHEONS OR TRIM
- UTILITY LINES TO BE RUN PLUMB AND LEVEL
- LAYOUT TO BE VERIFIED BY SITE SUPERVISOR
- EQUIPMENT PLACEMENT TO BE VERIFIED BY SITE SUPERVISOR
- OVERALL NEAT AND TIDY INSTALLATION



1 LOWER LEVEL
SCALE: 3/16" = 1'-0"



REVISED: 7/10/25



MAIN LEVEL PLAN

A1.2

ROOF NOTES

• REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS

• ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING (IF BASE IS INDICATED) AND AS REQUIRED TO MAKE COMPLETE WORK WATERPROOF. FLASHING SHALL BE BENT FORMED TO SHARP CORNERS AND FITTED TO DETAILS. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. PROVIDE APPROVED METAL FLASHING AND CALK WOOD BEAS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURER'S APPROVED METHOD AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES. SEE SECTION R703.

• ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A LICENSED LICENSED STRUCTURAL ENGINEER. NOTE: ALL OVERFRAMING TO BEAR DIRECTLY ON TRUSSES OR OVER JOISTS. INTERMEDIATE BLOCKING BETWEEN TRUSSES.

• ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER. REFER TO ROOF PLAN & ELEVATIONS FOR FLAT OR SLOPED SOFFITS.

• REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL AND PLATE HEIGHTS.

• CONCRETE TILES & ASPHALT SHINGLES SHALL HAVE THE MIN. NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER FOR ADDITIONAL FASTENING INFORMATION REFER TO IRC & LOCAL CODES.

• GUTTERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. SEE SITE PLAN & SUBDRAINAGE PLAN. BUILDER IS SOLELY RESPONSIBLE FOR PROPER DOWNSPOUT DISCHARGE DRAINAGE.

• FOR VENTILATED ROOFS, PROVIDE ROOF VENTS AND/OR SOFFIT VENTS TO PROVIDE APROX. VENTILATION AS REQUIRED PER I.R.C. SECTION R903.2 AND LOCAL CODES. NO ROOF VENTS IN RATED SOFFITS. PROVIDE EAVE BAPLES.

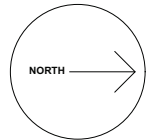
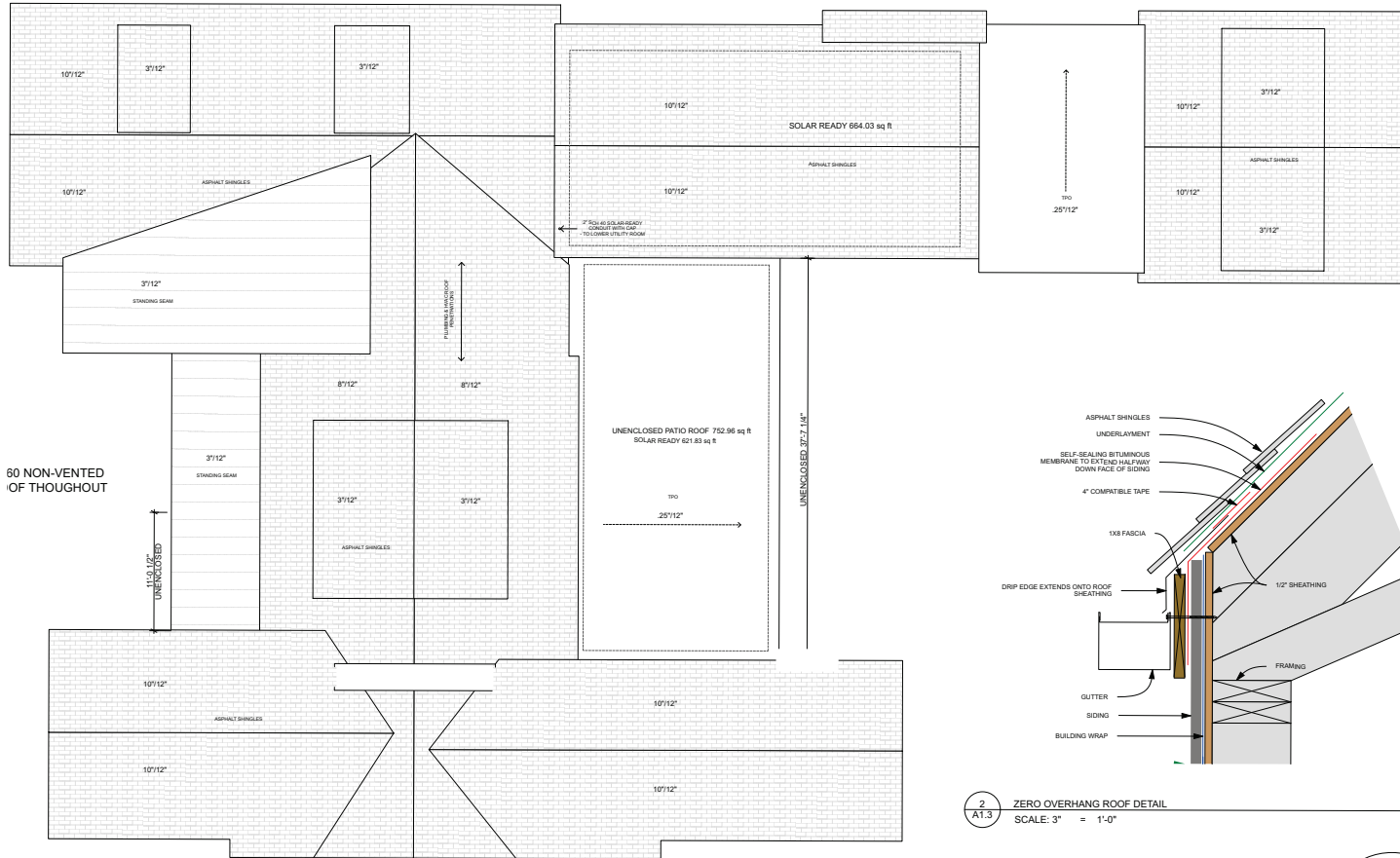
• FOR UNVENTILATED ROOFS, REFER TO I.R.C. SECTION R903.2.5 & SECTION R903.2.6 AND LOCAL CODES. SEE ALSO GENERAL NOTES AND THERMAL ENVELOPE NOTES.

• ROOFING MATERIAL COLOR & MANUFACTURER BY BUILDER/OWNER. SEE ELEVATIONS & ROOF PLAN.

• CRICKETS/SADDLES: PROVIDE MINIMUM 4:12 PITCH FOR COMPOSITION SHINGLE OR CONCRETE TILE ROOFING OR MINIMUM 1/4:12 FOR EPDM ROOFING.

• ICE & WATER SHIELD: FOR COMPOSITION SHINGLE OR ASPHALT SHINGLE ROOFS, APPLY ICE & WATER SHIELD TO ENTIRE ROOF PER MANUFACTURER SPECIFICATIONS.

• PROVIDE FLASHING AND SEALING AT ALL ROOF TO WALL AND ROOF TO ROOF CONNECTIONS AND ROOF PENETRATIONS.



1
A1.3 ROOF
SCALE: 3/16" = 1'-0"

2
A1.3 ZERO OVERHANG ROOF DETAIL
SCALE: 3" = 1'-0"



1
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2
WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

July 25, 2025

Jay and Ty Dokken
1425 Cherryville Road
Greenwood Village, CO 80121

Subject: Variance Request Case # 25-24-VAR
1425 Cherryville Road

Dear Mr. Dokken,

This letter is to confirm the action taken by the Board of Adjustments and Appeals (BOAA) for the City of Greenwood Village on July 24, 2025 for the above referenced case. The Board **approved** your variance request to construct a principal structure with a proposed side yard setback of 26 feet on both sides as submitted and shown on "Attachment 3: Proposed Plan" to the July 24, 2025 Staff Report. Construction cannot begin until the building permit is issued by the Community Development Department.

Per Sec. [16-2-120\(f\)](#) the following conditions apply:

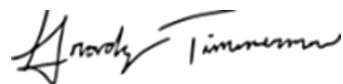
1. The building permit required to complete the approved variance must be acquired within one (1) year from the approval date.
2. Construction pursuant to such a variance shall be completed within one (1) year from the date following issuance of the permit.

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 prior to either deadline, the BOAA may, for good cause shown, issue not more than one (1) extension of the deadline.

Please retain this letter for your records.

Please contact me if you have any questions. I can be reached at (303) 486-5783 or gtimmerman@greenwoodvillage.com

Sincerely,



Grady Timmerman, Planner II

Attachments: Proposed Plan (Attachment 3 to the July 24, 2025 BOAA Staff Report)



May 8, 2026

To: Grady Timmerman and Greenwood Village Community Development Team-

We are writing to request that our project at 1425 Cherryville Road be placed on the agenda for the upcoming June Board of Adjustments and Appeals meeting.

We are requesting a one-year extension of the existing variance approval for Case #25-24-VAR. We have been working toward completing the final plans and permit documents, but the process has taken longer than originally anticipated. While we believe six months from now should be plenty of time to complete and submit the required documents, we would like to request the full one-year extension in case of any unforeseen delays.

The project intent remains consistent with the approved variance, and we are not requesting any revisions or modifications to the approved variance language or plan. The approved variance allows for construction of a principal structure with a proposed side yard setback of 26 feet on both sides, as previously submitted and approved by BOAA.

Thank you,



Jay Dokken
jay@dokkenbuilt.com
303-944-1579



office@dokkenbuilt.com
303-944-1579

1685 S Colorado Blvd Unit S147 Denver, CO 80222

City of Greenwood Village

Board of Adjustments and Appeals

July 24, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

25-24-VAR

Staff Report

Subject Property Address

1425 Cherryville Road

Legal Description & Lot Size

Plot 5 Cherryville Heights Subdivision
0.90 acres

Applicant

Jay and Ty Dokken

Property Owner

1425 Cherryville Rd LLC

Zoning

Residential - 1.0 (R-1.0)

Comp Plan Planning Area

West End

Request

A variance request to scrape and rebuild an existing non-conforming house. The new house is proposed with similar side setback encroachments on both the east and west.

Staff Recommendation

Approval

Attachment

1. Zoning/Vicinity Map and Images
2. Variance Application
3. Proposed Plan
4. Adjacent Subdivision Plats w/Staff Notes
5. Comp Plan - West End
6. Modification From Previous Request

Staff

Grady Timmerman, Planner II
gtimmerman@greenwoodvillage.com
(303) 486-5792

Public Notice & Comments - As of 7/17/2025

# Sent	Comments Received	Support	Oppose
7	0	N/A	N/A

Public notice was provided as required per Land Development Code (LDC) Section 16-2-270. The affidavits of posting and mailing will be presented at the July 24, 2025 hearing.



Executive Summary

The Applicants are requesting a variance to Section 16-8-40 (setbacks) and Sec. 16-25-20(a) (nonconforming structure) to scrape and rebuild an existing non-conforming house and rebuild a new house with side setback encroachments which are similar to the existing side setback encroachments. The R-1.0 zoned property requires a 40-foot side setback minimum. The existing house is setback 29.5 feet on the east side and 22.3 feet on the west side at the closest point. The proposed house would be setback 26 feet on both the east and west side.

The replacement (scrape and rebuild) or expansion of the non-conforming portions of a non-conforming structure (existing principal building) requires approval from the BOAA. The existing encroachments (10.5 feet east, 17.7 feet west) equal 28.2 feet of total linear side setback encroachment. The Applicant is requesting an increase to this, with proposed 26-foot setbacks (14-foot encroachment) on both sides of the house. The existing house is 80 feet wide and the proposed house would also be 80 feet wide.

Background

- The Subject Property is located in the “West End” planning area of the Greenwood Village Comprehensive Plan (Attachment 5).
- The Subject Property is zoned R-1.0 and subject to the Land Development Code’s (LDC) zoning regulations with regard to principal structure setbacks. The minimum required side yard setback for principal structures in this zone district is 40 feet.
- The Subject Property was a part of the original incorporation of the City (1950); however, the Cherryville Heights Subdivision was platted pre-incorporation. The subdivision was approved by the Arapahoe County Commissioners in October of 1946. The City accepted this subdivision as part of the City’s incorporation.
- The house (principal building) on the Subject Property was built in 1950. It is likely that the house construction began before 1950, as the date provided by the County is typically the Certificate of Occupancy date.
- The current owners purchased the property in December 2024.
- Based on the City’s permit history, significant remodels or additions to the property have not occurred, and the only building permits on file are maintenance-related (new water heater and re-roof).
- On July 25, 2024, the Board of Adjustments and Appeals approved a similar request to allow for a structure on the subject property with 26-foot setbacks (14-foot encroachment) on both sides of the house.
- A request for 16-foot encroachments was brought before the Board on February 27, 2025, and was continued to March 27, 2025.
- On March 27, 2025, the Board of Adjustments and Appeals approved the continued request to allow for a structure on the subject property with 26-foot setbacks.
- The reason behind the modification to the proposal that was brought before the Board in March is that the Applicants are working with a young family who are interested in purchasing the property. They have 4 kids and are looking to put an extra bedroom in. The colored walls in attachment 6 show their proposed modification to the layout. Everything is located within the board-approved setback of 26'.

Applicant Request

Summary of Variance Request

Side Yard Setback Encroachment (Combination of Expansion and Replacement of an Existing Non-conforming Principal Building)

East Side	Existing Setback	Proposed Setback	Existing Area (footprint) of Encroachment	Proposed Area (footprint) of Encroachment
	29.5 feet (10.5-foot encroachment)	26 feet (14-foot encroachment)	498 square feet	1,044 square feet* (546 sf increase)
	Existing Setback	Proposed Setback	Existing Area (footprint) of Encroachment	Proposed Area (footprint) of Encroachment

West Side	22.3 feet (17.7-foot encroachment)	26 feet (14-foot encroachment)	688 square feet	1,724 square feet* (1,036 sf increase)
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*The proposed area (footprint) of encroachment figures has been rounded to the nearest whole number.

Analysis

Staff finds that the lot shape, specifically the lot width, is a special condition of the land negatively affecting the Applicant's (homeowners) ability to construct a typical width house as found throughout the R-1.0 zone district. All other properties along Cherryville Road are also zoned R-1.0, as are the vast majority of lots in the West End Planning Area. The Subject Property lot width is non-conforming as to the minimum required lot width in the R-1.0 zone district. This is due to the Cherryville Heights Subdivision being platted in 1946, pre-incorporation of the City under Arapahoe County regulations. The minimum required lot width in the R-1.0 zone district is 150 feet, where the Subject Property lot width is 131.98 feet. Once accounting for the minimum side setback requirements in the R-1.0 zone district, which are 40 feet, a house on the Subject Property would only be allowed a width of 51.98 feet, which is significantly less than typical on the 1-acre properties found throughout the R-1.0 zone district. On a minimum width (150 feet) zoning-compliant R-1.0 lot, a 70-foot-wide house can be accommodated. Additionally, while 150 feet is the minimum, a significant number of R-1.0 zone properties in adjacent subdivisions (see Attachment 4) have lots wider than 150 feet which can easily accommodate an 80-foot-wide house. The Subject Property's narrow lot width is a hardship not of the Applicant's making, and the proposed house width is nearly identical to the existing house width.

Regarding Section B Approval Criteria, Staff finds that approval of this variance will be in harmony with and not weaken or alter the spirit of the R-1.0 zone district. In the immediate vicinity of the Subject Property, along Cherryville Road, most lots have non-conforming lot widths and have existing side setback encroachments; either as existing non-conforming conditions or approved through the variance process. Side setback encroachments are common along Cherryville Road, and as is seen on other Cherryville Road properties, the proposed house of this variance request will have no front or rear setback encroachments. Regarding the R-1.0 zone district generally, the request is for a house width that is typically found, and usually easily accommodated, on width conforming R-1.0 lots. As the request is for similar linear encroachments as exist today, and both of the adjacent properties to the sides of the Subject Property are familiar with and have similar side setbacks as requested in this variance, the use of those properties will not be injured.

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 Criteria	Finding	Rationale
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1. The variance is required because of 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	Yes	Staff finds that the width of the non-conforming lot limits the Applicant's ability to construct a typical width R-1.0 principal building and constitutes a special condition depriving the Applicant of privileges enjoyed by owners in the R-1.0 zone district. The proposed 80-foot-wide principal structure can be accommodated on most R-1.0 zone properties.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	Staff finds that while the lot width is narrow, it is very deep and could technically accommodate a similar-sized or larger house; however, such a house would be narrow, which is not typical in the R-1.0 zone district and may feel out of place when considering the aesthetic of the neighborhood.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	Staff finds that granting this variance would ameliorate the difficulty of having to work within a narrow (52-foot-wide) building envelope. This difficulty did not result from the acts or omissions of The Applicants, as the neighborhood was platted prior to the incorporation of the City of Greenwood Village and was approved by the Arapahoe County Commissioners and is an inherited condition.

Section B Criteria	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 variance request would be in harmony with the R-1.0 zone district as the Applicants are not asking for anything unusual or out of character regarding the proposed principal structure width for properties zoned R-1.0. Most other properties along Cherryville Road have similar side setback encroachments, and in the wider West End Planning Area, houses of 80 feet in width (or greater) are typical.
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 would not be injured by approval of the variance request as side yard setback encroachments are already present on the existing structure, and the existing west side encroachment would be reduced by 3 feet 9 & ¼ inches with proposed with the variance request.
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 and that this variance request has no impact regarding this criterion.



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, July 24, 2025

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, Grady Timmerman-Planner II, Jonathan Mehki-Planner I, Krista Ashford- Planning Technician

2. ROLL CALL

Present: 6 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Preston Moxcey, Paul Wilson

Absent: 2 - Richard Myers, Barry McCoin

Presiding: Susan Colange

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Board Member Wilson.

4. APPROVAL OF MINUTES

A motion was made by Boardmember Thomas Foottit, seconded by Boardmember Preston Moxcey; to Approve APPROVAL OF MINUTES. The motion carried by unanimous voice vote.

Yes: 6 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Preston Moxcey, Paul Wilson

No: 0 - None

Recused: 0 - None

A. Tentative Minutes 06.26.25 (2025-202)

5. PUBLIC HEARINGS

A. 25-24-VAR 1425 Cherryville Rd (2025-201)

Planner Timmerman 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 Timmerman presented the staff presentation.

Chair called for questions of staff. No questions were asked.

Jay Dokken 2639 St Paul Street, Denver CO and Ty Dokken 4705 S Clayton Ct, Denver CO introduced that a new family has expressed interest in the place with four children. The applicant pointed out that an additional bedroom has been added to the plan within the same previously approved setback. The laundry room moved slightly as well. The property is set to close on Monday pending approval.

Weiner asked the applicant to clarify where the previous plans ended. The applicant clarified that there was an outdoor area with a breezeway leading to the pool house. The pool house was converted to a bedroom, and the breezeway will be occupied by the primary residence as well.

Footit clarified that the 26-foot setback would apply to the entire proposed house. Planning Manager Stertz clarified that the board does not approve a change of setbacks, but rather a variance to allow encroachment into the setback. A forty-foot setback exists for the property.

Chair closed public hearing

Board Member Aaron commented that the original decision can support the new shape of the lot.

Board Member Fottit concurred with approval. The property was platted before the annexation and was set as a narrow lot. Agreed with staff assessment of A1 criteria and also A2 criteria.

Board Member Moxcey agrees and observed that it is improving the lot.

Board Member Weiner was inclined to vote yes. Previously approved a similar envelope for the building.

Board Member Wilson approved and recognized the creativity in accommodating the new buy

Chair Calonge agreed with previous observations.

A motion was made by Boardmember Michael Weiner, seconded; to Approve 25-24-VAR 1425 Cherryville Rd. The motion carried by unanimous voice vote.

Yes: 6 - Susan Calonge, Thomas Footit, Michael Weiner, Arthur Aaron, Preston Moxcey, Paul Wilson

No: 0 - None

Recused: 0 - None

6. PUBLIC COMMENT

No public comment was requested.

7. DISCUSSION ITEMS

No discussion items

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6:21pm.

Staff Report

Case No. PZ-26-00038

Board of Adjustments & Appeals

July 23, 2026

Subject Property Address:

6260 E. Powers Ave

Project Size / Zoning:

1.07 Acres / R-1.0

Comprehensive Plan Planning Area:

Greenwood Hills Planning Area

Applicant:

Patrick Higgins
6260 E. Powers Ave
Greenwood Village, CO 80111

Property Owners

Patrick Higgins

Request:

A variance request to allow for a fence to be constructed within the front half of the side yard.

Staff Recommendation:

Approval

Attachments:

1. Zoning Map, Aerial Image, and Street View
2. Variance Application
3. Proposed Plans
4. Comp Plan – Greenwood Hills
5. Neighbor Letters of Support

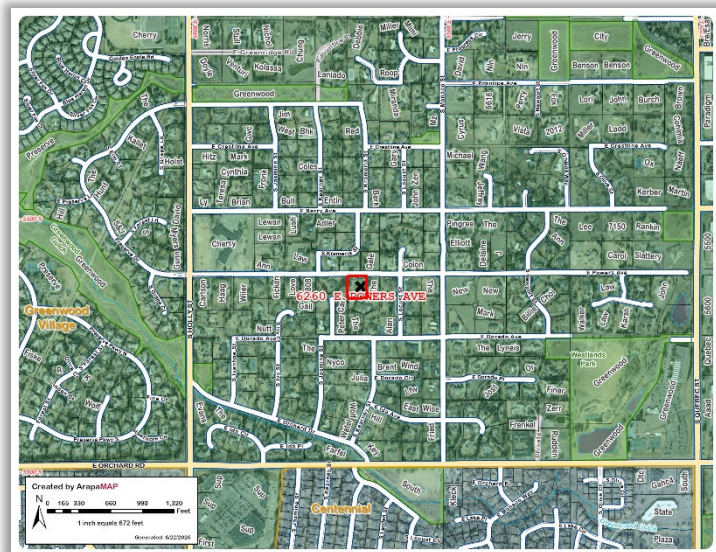
Staff

Grady Timmerman, Planner II
gtimmerman@greenwoodvillage.com
(303) 486-5792

Public Notice & Comments – As of 7/16/2026

No. Sent	Comments Received	Support	Oppose
7	0	N/A	N/A

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 July 23, 2026 hearing.



Executive Summary

The applicant is requesting approval of a variance request to Section 16-21-330 (location) and Section 16-25-30 (nonconforming fences) to allow for a fence on the subject property to be located within the front half of the side yard. A portion of the non-conforming fencing was taken down due to an addition to the principal structure. The applicant is requesting to reconstruct that portion of the fence. If approved, the fence in question would be constructed of decorative wood and would be 6 feet in height. Excluding the proposed location, the fence otherwise meets code in terms of height and material.

Background

- The Subject Property is located in the “Greenwood Hills” planning area of the Greenwood Village Comprehensive Plan (Attachment 4).
- The Subject Property is zoned R-1.0 zone district of Greenwood Village and is subject to the fencing requirements of the LDC.
- The BoAA may grant variances to Section 16-25-30 – nonconforming fences and decorative monuments.
- Side yard means that portion of a property extending across the full width of the lot between the front and rear yards and the side lot line.
- The applicant purchased the subject property in May of 2023.
- In April of 2025, a permit for an addition with a remodel was applied for. A portion of the non-conforming fence was taken down due to this permit’s scope of work.

Applicant Request

Summary of Variance Request		
Fencing That Doesn’t Conform to Sec. 16-21-330 and Section 16-25-30		
Fencing that is requested to be located within the front half of the side yard.	Length	The total length of the portion of fencing that would encroach into the front half of the side yard is approximately 48 feet 8.5 inches
	Height	The fencing would not exceed 6 feet in height
	Material	Decorative wood fencing

Analysis

Staff finds that the orientation of the existing dwelling on the lot creates a unique site condition when evaluated against Sec. 16-21-330, which provides that “no fence located in a Residential District shall be located within the front yard or front half of a side yard.” While the area proposed to be enclosed is technically adjacent to E. Powers Avenue, the functional use of this portion of the property is more consistent with a side or rear yard area due to the placement and orientation of the residence on the lot. As a result, strict application of the fence location standard creates a practical limitation that is not typically experienced by similarly zoned properties with more conventional lot and building orientations.

Staff finds that the property continues to provide reasonable use for its primary residential purpose as a dwelling unit. The requested variance is not necessary to allow the continued residential use of the property. Additionally, while the applicant has indicated that the fence would provide additional privacy and security for the pool area, Staff finds that the fence is not strictly necessary for the safe use or enjoyment of the pool, as the pool is equipped with a pool cover that meets applicable ASTM safety standards. Therefore, while the proposed fence may provide an added benefit to the property owner, Staff does not find that it is essential to the basic functionality or reasonable use of the property.

Staff finds that approval of the variance request would not alter the essential character of the surrounding neighborhood or weaken the harmony of the R-1.0 zone district. The proposed fence would be located in a residential area where fencing is a common accessory improvement. Additionally, there are other properties in the vicinity with fencing located near E. Powers Avenue, particularly where side and rear yard areas abut the

street frontage. Given this surrounding context, the proposed fence would not appear out of character with the existing development pattern along E. Powers Avenue

Staff further finds that the requested variance is not expected to substantially or permanently impair the use or development of adjacent properties. The fence would be located on the applicant's property and would serve to enclose private residential yard area. Based on the surrounding residential context and the presence of similar fencing conditions nearby, Staff does not anticipate that the proposed fence would create adverse impacts related to public health, safety, or welfare of neighboring properties.

The applicant provided letters of support from the neighborhood (Attachment 5). This was the applicant's initiative and was not produced through the noticing requirement.

Approval Criteria

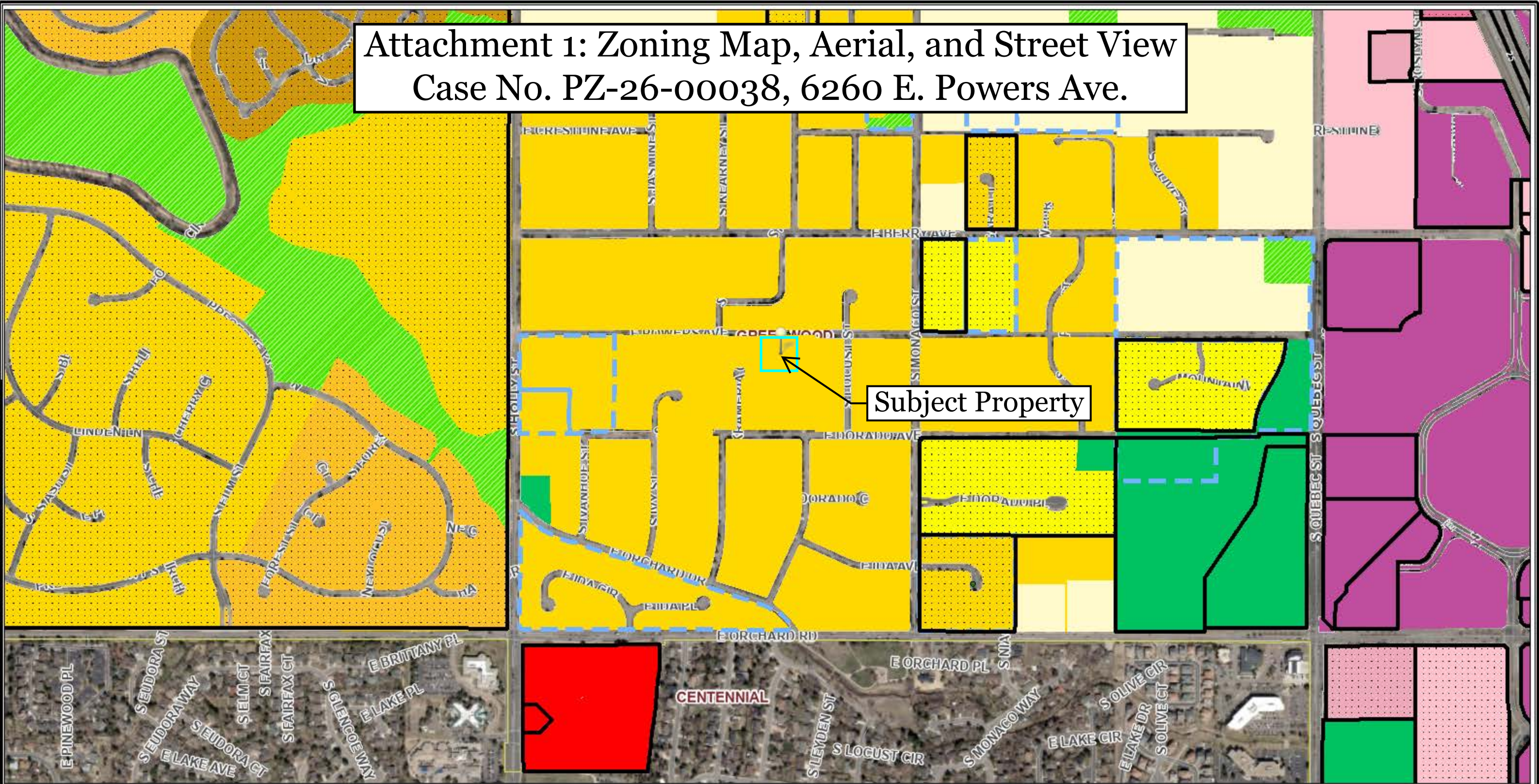
Prior to approval of a variance, the BoAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BoAA. Staff's findings are presented in the 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	Yes	Staff finds that the orientation of the house on the lot presents a special condition with consideration of Sec. 16-21-330, which states that, "no fence located in a Residential District shall be located within the front yard or front half of a side yard." Functionally, the yard that applicants are wanting to enclose is a side/rear yard, which happens to front E. Powers Ave.
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 as a dwelling unit. Staff also finds that a fence is not necessary for the enjoyment and safety of the pool, as it is equipped with a pool cover that meets ASTM standards.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff finds that the granting of this variance request would ameliorate the difficulty that resulted from the addition that the Applicant constructed.

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 variance request would not alter the character or weaken the harmony of the R-1.0 zone district in which the property is located as there are other properties located in the vicinity that also have fencing located even closer along E. Powers Ave as these properties have portions of their side yards and most of their rear yards that abut E. Powers Ave.
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 would not be substantially injured by the proposed variance request as this was an existing condition and the reinstallation is more code compliant than the fencing that it is replacing.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that the variance will not have an adverse impact on public health, safety, or welfare.

Attachment 1: Zoning Map, Aerial, and Street View
Case No. PZ-26-00038, 6260 E. Powers Ave.

Subject Property



CITY OF
— EV —
GREENWOOD VILLAGE
COLORADO

CITY OF GREENWOOD VILLAGE
CITY OF GREENWOOD VILLAGE



Override 1

Site Development Plan

Subdivision with Dev Standard

 B-1 (Business Professional)

!!! B-1 PUD (Business Professional PUD)

■ B-2 (Neighborhood Business)

■ B-2 PUD (Neighborhood Business PUD)

■ B-4 PUD (Service Business PUD)

■ R-.25 PUD (Residential 0.25 PUD)

R-.75 PUD (Residential 0.75 PUD)

 R-1.0 (Residential 1.0)

1. R-1.0 PUD (Residential 1.0 PUD)

■ R-1.5 PUD (Residential 1.5 PUD)

- R-2.0 PUD (Residential 2.0 PUD)

R-2.5 (Residential 2.5)

■ M-C (Mixed Commercial)

 O-1 (Open Space)

■ O-2 (Open Space)

■ T.C. (Town Center)

☐ Arapahoe County Parcel

• Proposed Development Projects Web

— Interstate

— Local Road

 Jurisdictional Boundary

Red: Band_1 Red: Band_1

b Green: Band 2 Green: Band 2

Green: band_2 Green: band_2

Blue: Band_3 Blue: Band_3

Date Printed: 6/24/2026

0 0.07 0.15

Aerial Image of Subject Property

E Powers Ave

Approximate location
of fence reinstall

Existing fence to
remain as is

6260 E POWERS
AVE

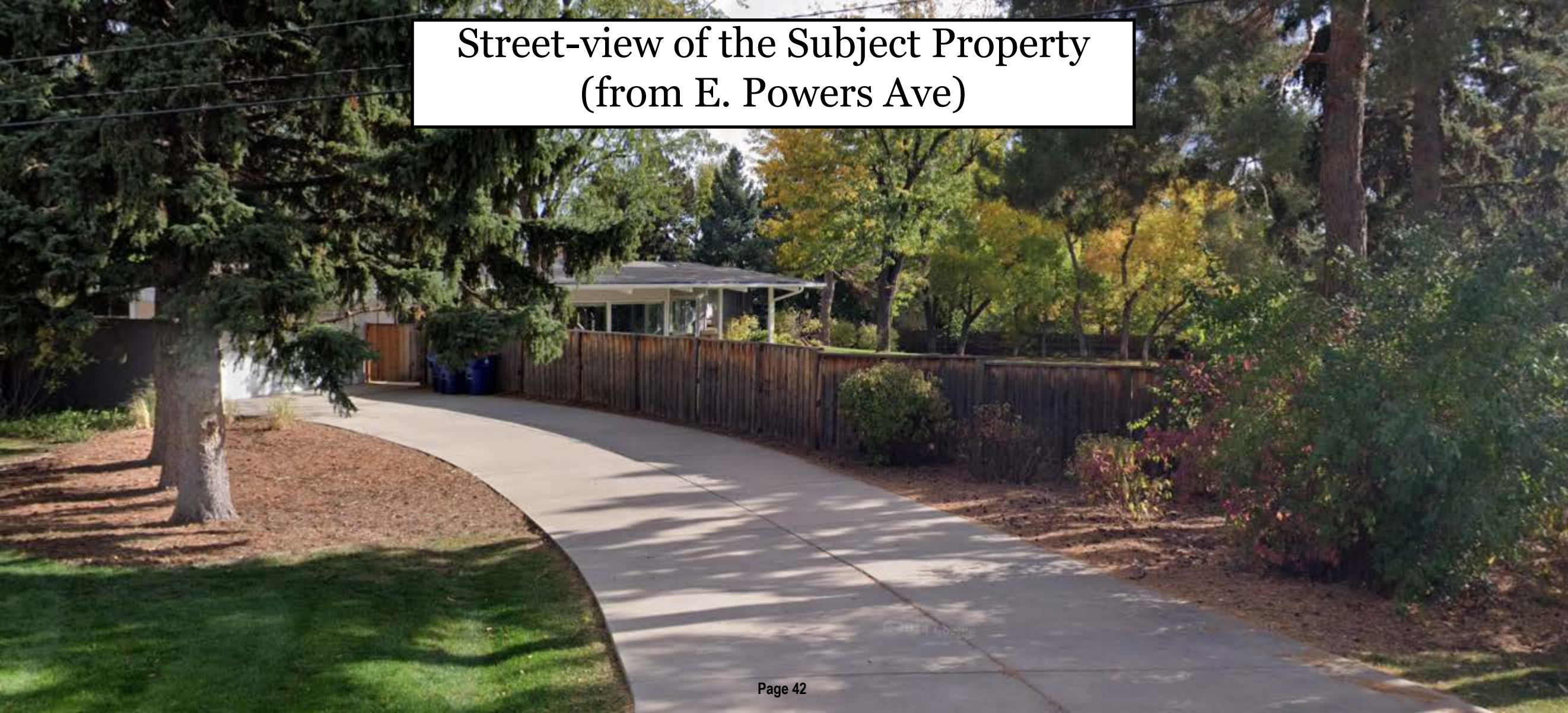
6260

ERIA

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02/26/2026 - 03/01/2026

Street-view of the Subject Property (from E. Powers Ave)





Planning & Development Permit Application

Friday, May 22, 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-26-00038
Project Address	6260 E POWERS AVE, GREENWOOD VILLAGE, CO, 80111
Project Name	Higgins Residence- Exterior Fence Variance
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	HIGGINS PATRICK
Owner Contact Name	
Owner Address	6260 E POWERS AVE, GREENWOOD VILLAGE CO 80111-1549
Owner Phone	
Owner Email	
Architect Business Name	
Architect Contact Name	
Architect Address	
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	Patrick Higgins
Applicant Phone Number	
Applicant Email Address	
Submit Date	5/22/2026 8:59:32AM

All Application Questions and Answers

<u>Application Question</u>	<u>Answer</u>
Pre-App Completed?	Y
Description of Variance Request	During recent addition and remodel of home, we had to remove a section of the existing exterior fence to complete the addition and new driveway. We asking to re-install the existing fencing (using same material) approximately 4ft from original location. It is a safety and privacy concern in the current as built condition with sections missing from the fence, as there is and existing pool directly behind fence. Because of the orientation of our house (perpendicular to the street) it poses hardship complying with the current code because of the existing pool location. Current code would have the fence located on the other side of the pool- worsening the current as built condition.
Code section from which variance is requested:	16-25-30
Lot Area (acres)	1.1
Length of Encroachment (if applicable): Linear	See attached site plan
Area of Encroachment (if applicable): Square Feet	see attached site plan
Height of Encroachment (if applicable): Feet	6' max

FENCE VARIANCE APPLICATION
6260 E. POWERS AVE.

APPLICANTS: PAT AND LAURA HIGGINS

APPLICATION PREPARED BY: TAMARA TERHAAR; ARCHITECT

TABLE OF CONTENTS:

LETTER OF DESCRIPTION AND JUSTIFICATION
IMPROVEMENT SURVEY PLAT OF CONDITIONS PRIOR TO CONSTRUCTION
SITE PLAN OF EXIST. CONDITIONS AND PROPOSED FENCING LOCATION
ELEVATION VIEWS OF EXISTING FENCE TO MATCH AND PROPOSED GATE.
EXHIBIT A TO ACCOMPANY LETTER OF DESCRIPTION
EXHIBIT B TO ACCOMPANY LETTER OF DESCRIPTION
EXIST. PHOTOS OF CURRENT FENCE TO SHOW EXIST. CONDITIONS THAT
SHALL BE MATCHED

DATE: 05/18/2026

ATTENTION: BOAA and Planning staff

RE: 6260 E Powers Ave. Fence Variance Request

APPLICANT: PAT AND LAURA HIGGINS

RESPONSES PREPARED BY: TAMARA TERHAAR, ARCHITECT

To whom it may concern,

We are requesting a variance for a fence location based on criteria 1 and 2 as outlined in Section A as noted in the "Guide to variances 2023" document:

- (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
 - a. ***Please refer to Exhibit A attached to this application- The orientation of the home runs North-South on the lot, which is perpendicular to E. Powers Ave. This results in the center of the side yard (where the fence must be located) cutting through the middle of the home, no longer enclosing the existing swimming pool (installed by the previous owners) and resulting in the pool essentially sitting in the front yard, with no privacy. The majority of homes on the street and adjacent streets, run parallel with the road, allowing the owners to enjoy a typical "back yard" that can be enclosed for privacy based on the fence standards outlined in the Municipal Code. Please refer to Exhibit B which highlights this typical situation on the other properties. Pink outlines 6260 E Powers Ave. Turquoise outlines surrounding lots with swimming pools, and red outlines the other homes that run parallel to their street.***
- (2) The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
 - a. ***Due to the unusual orientation of the home, the current code does not allow the owners to have full use of a backyard as it pertains to the layout of the home.***

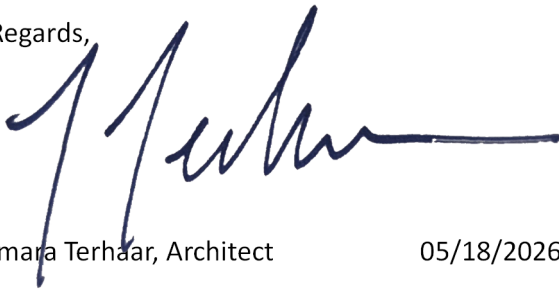
The owner intends to comply with all of the following 3 criteria as outlined in Section B of the "Guide to variances 2023" document:

- (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.
 - a. ***The fence will be installed to adhere with Sec. 16-21-340- Design in the municipal code:***
 - (a) ***Materials. Permanent fencing or walls used to separate properties or as a landscape accent shall be constructed of high quality materials, such as:***
 1. ***Decorative wood fencing with brick or stone columns;***
- (2) The variance will not substantially or permanently injure the appropriate use of adjacent property in the same zone district
 - a. ***The fence will be installed in the same location it was previously installed, with a minor modification to accommodate the new construction. The previous fence did not injure the appropriate use of adjacent property in the same district, nor shall the new fence.***
- (3) The variance will not be detrimental to the public health, safety, or welfare.

- a. ***The fence will be installed in the same location it was previously installed, with a minor modification to accommodate the new construction. The previous fence was not detrimental to the public health, safety, or welfare. Nor shall the new fence be.***

We appreciate your consideration on this matter. Please let us know if we can provide any additional documentation.

Regards,

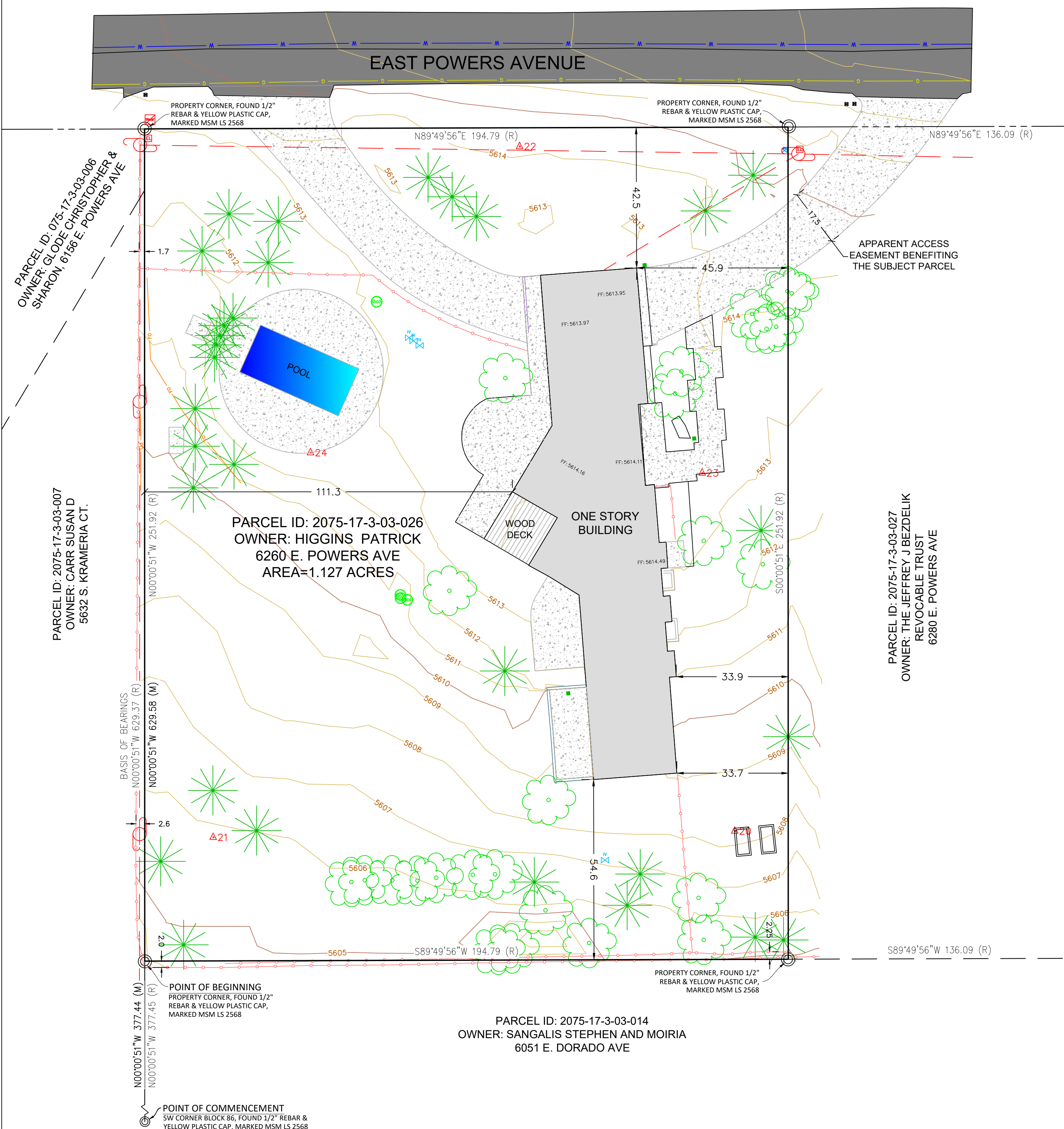
A handwritten signature in dark blue ink, appearing to read 'T. Terhaar', with a long horizontal stroke extending to the right.

Tamara Terhaar, Architect

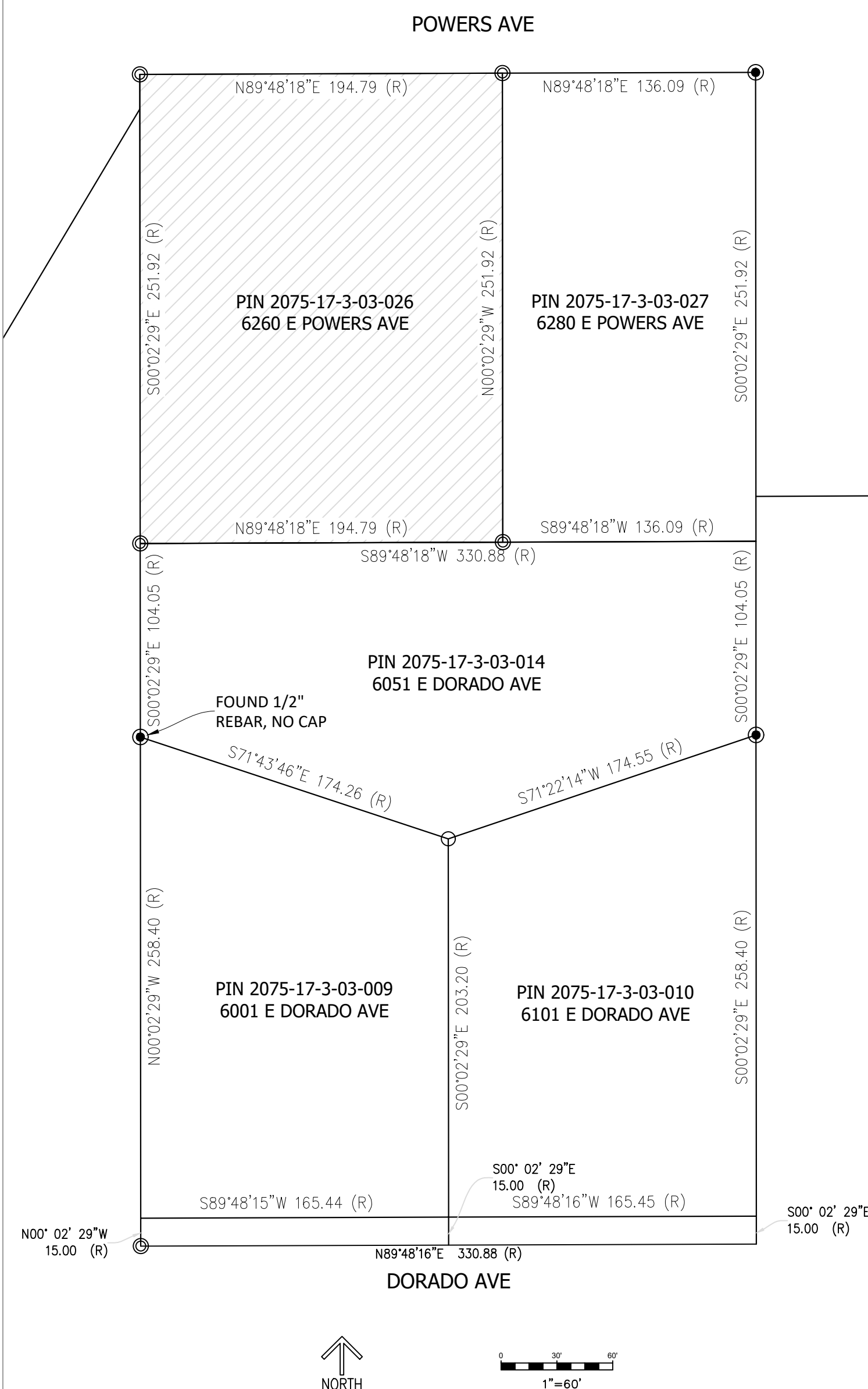
05/18/2026

IMPROVEMENT SURVEY PLAT

A PORTION OF TRACT 86, CLARK COLONY NO. 3,
A SUBDIVISION OF SECTION 17, T5S, R67W OF THE 6TH P.M.,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



TRACT 86, CLARK COLONY NO. 3,
A SUBDIVISION OF SECTION 17, T5S, R67W OF THE 6TH P.M.,
CITY OF GREENWOOD VILLAGE,
COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFITS OF CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THEN POSSIBLE EASEMENTS THAT ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THERE IS AN APPARENT ACCESS EASEMENT AT THE NORTHEAST SIDE OF THE SUBJECT PARCEL, A CONCRETE DRIVE PASSING THROUGH THE NORTHWEST PART OF THE ADJACENT PARCEL AT 6280 EAST POWERS AVE, BENEFITING THE SUBJECT PARCEL.
5. THERE IS AN APPARENT UTILITY EASEMENT FOR OVERHEAD POWER LINE RUNNING AT THE SOUTH SIDE OF THE NORTH PROPERTY LINE.
6. PROPERTY ADDRESS: 6250 EAST POWERS AVENUE, GREENWOOD VILLAGE, CO 80209 .
7. THE TOTAL AREA OF THE SUBJECT PARCEL SHOWN HEREON IS 49,072 SQ FT OR 1.127 ACRES.
8. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED PER OWNERS REQUEST, EXCEPT WHERE UTILITY MARKERS WERE FOUND ON THE GROUND.
9. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN 5' FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
10. FENCES ARE NOT COINCIDENT WITH PROPERTY LINES AS SHOWN HEREON.
11. THE LINEAL UNIT USED AND SHOWN HEREON IS US SURVEY FOOT. ONE US SURVEY FOOT = 12/39.37 METERS.
12. DATES OF FIELD WORK: NOVEMBER 14 - 26, 2024.
13. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
14. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

MONUMENT SYMBOL LEGEND

- (M) AS MEASURED BEARING AND DISTANCE
- (R) PLATTED INFORMATION PER RECORDED WARRANTY DEEDS
& AS SHOWN IN GENERAL WARRANTY DEED REC #E0302732
- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP, MARKED
MSM, PLS 2569
- FOUND NAIL AND 5/8" BRASS TAG STAMPED PLS 16099
- FOUND 3/8" REBAR WITHOUT CAP, UNLESS OTHERWISE
NOTED

INDEXING STATEMENT:

DEPOSITED THIS _____ DAY OF _____, 2025, AT _____ M., IN BOOK _____

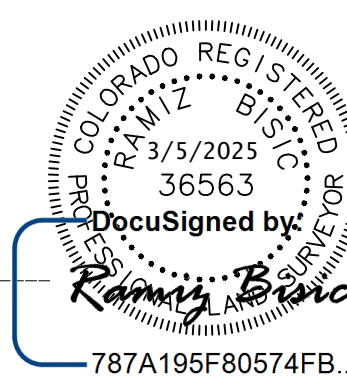
OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT _____

PAGE(S) _____, RECEPTION NUMBER _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATION:

HEREBY I CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION ON NOVEMBER 14-26, 2024, THAT SAID SURVEY AND ATTACHED PRINT HEREON WERE MADE IN ACCORDANCE WITH COLORADO REVISED STATUTES 38-51-102 (9), IMPROVEMENT SURVEY PLAT.



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REVISIONS			
NO.	TITLE	DONE BY	CHECKED BY
			DATE

IMPROVEMENT SURVEY PLAT

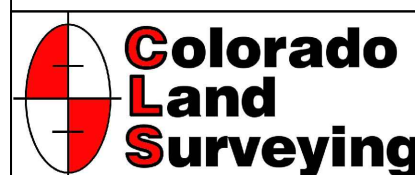
A PART OF THE SW 1/4 OF SECTION 17, T5S, R67W OF THE 6TH P.M.
CITY OF GREENWOOD VILLAGE, ARAPAHOE COUNTY, COLORADO
6260 EAST POWERS AVENUE, GREENWOOD VILLAGE, CO 80111

DONE BY — DATE

KB-2/28/2025

CHECKED BY
— DATE

RB-3/5/2025



COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020

PROJECT NO.

2024-0119

PAGE NO.

1 OF 1

Greenwood Village, CO 80111

VARIANCE APPLICATION 05-18-2026

VARIANCE APPLICATION FOR FENCE

A002

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF SALTED ARCHITECTURE LLC, AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF SALTED ARCHITECTURE LLC.





ELEVATION VIEWS OF EXIST. FENCE TO MATCH.
6'-0" TALL; MATERIAL: WOOD



ELEVATION VIEW OF PROPOSED STYLE OF GATE
6'-0" TALL; MATERIAL: WOOD TO MATCH FENCE

Front yard: "that portion of a property extending across the full width of the lot between the front lot line and street facing elevation (front façade) of the principal building."



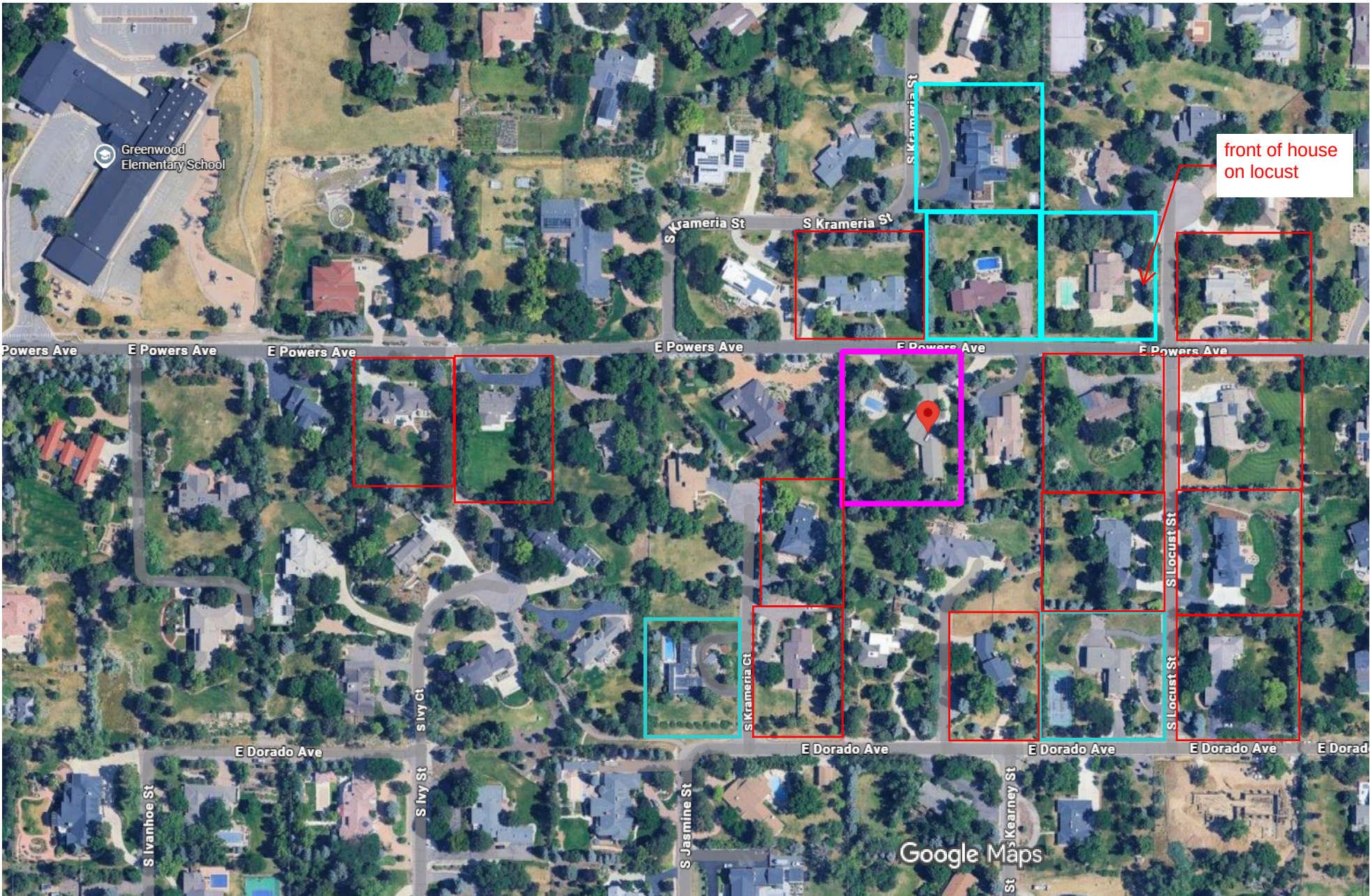
Front Lot Line

Rear Lot Line

Rear yard: "that portion of a property extending across the full width of the lot between the rear lot line and the rear elevation (back façade) of the principal building."

Side yard(s): "that portion of a property extending across the full width of the lot between the front and rear yards and side lot line."

EXHIBIT A



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 100 ft



6260 E Powers Ave

Building



Directions



Save



Nearby



Send to
phone



Share



6260 E Powers Ave, Greenwood Village, CO
80111

Photos



EXHIBIT B

PHOTOS OF EXISTING FENCE CONDITION



PHOTOS OF EXISTING FENCE CONDITION







PHOTOS OF EXISTING FENCE CONDITION

















Greenwood Hills Planning Area

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Planning Area Vision

Goals, Objectives & Policies

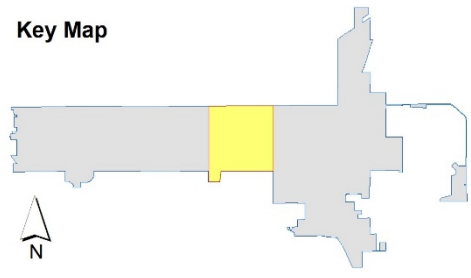
Land Use

Transportation

Community Services & Amenities

Natural Environment

Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Greenwood Hills planning area is generally bounded by Belleview Avenue on the north, Orchard Road on the south, Holly Street on the west, and Quebec Street on the east. It also includes an existing shopping center south of Orchard Road at Holly Street.

Planning Area History

This planning area became part of the Village in 1975. Smaller annexations completing the current makeup of the planning area occurred in 1966, 1978, 1979, and 1989.



Greenwood Hills Planning Area



GREENWOOD HILLS CHARACTER

Natural Environment

The extensive natural environment found in this planning area includes native plantings wetlands, and open meadows.

Built Environment

Greenwood Hills' residents value the low density zoning, natural and maintained open spaces, wildlife, and semi-rural character of the streets. Extensive wetlands and natural drainage corridors, with healthy riparian vegetation exists throughout the community.

- **Land Uses:** The planning area is comprised of single family residential dwellings. At the southwest corner of this planning area is a commercial shopping district located at the southwest corner of Holly and Orchard. In the northeast corner of the planning area is a series of low-rise commercial office buildings. Two churches operate in the planning area on residential zoned land with special use permits.
- **Residential Density:** This low density, single family neighborhood consists of a range of densities, generally consisting of lots just below one acre up to 2.5 acres.
- **Street Characteristics:** Paved streets meander throughout the planning area. Valley pans and grass drainage ditches are most common, with curb and gutter on Monaco Street and the perimeter streets.
- **Landscape:** A combination of natural and manicured vegetation exists throughout the planning area.

GREENWOOD HILLS INVENTORY

Utilities/Services

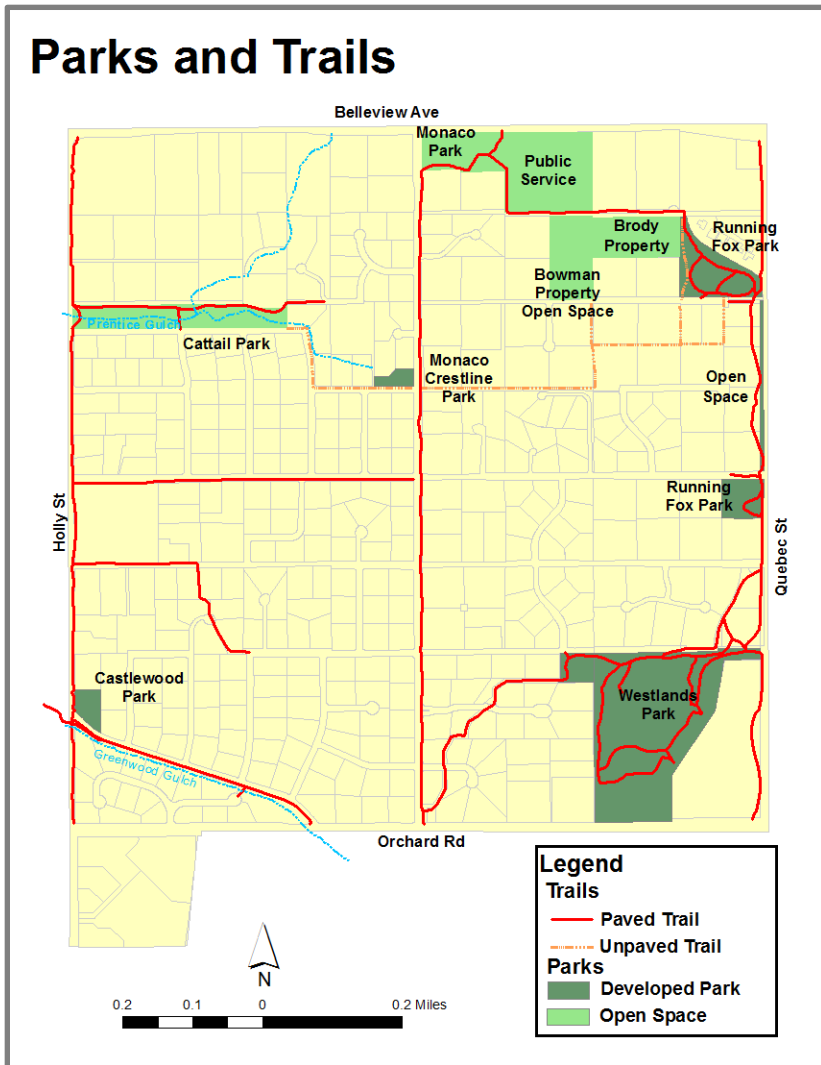
The following utility/service providers serve the Greenwood Hills planning area:

- School Districts: Cherry Creek School District
- Sanitation: Southgate with pockets of no service
- Water: Denver Water, Southgate, Greenwood Village; smaller pockets have no service or are served by Greenwood Plaza
- Metro Districts: Greenwood at the northwest corner of Quebec and Orchard, Greenwood North at the southwest corner of Bellevue and Quebec.



Greenwood Hills Planning Area

Parks and Trails



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: 18.06 acres
- Open Space: 39.01 acres
- Bike Paths: 4.59 miles
- Equestrian Paths: 0.25 miles

Parks

The following parks are located in the Greenwood Hills planning area:

- Cattail Park
- Castlewood Park
- Monaco Park
- Westlands Park
- Monaco Crestline Park
- Running Fox Park

Other Public Facilities – None

Schools

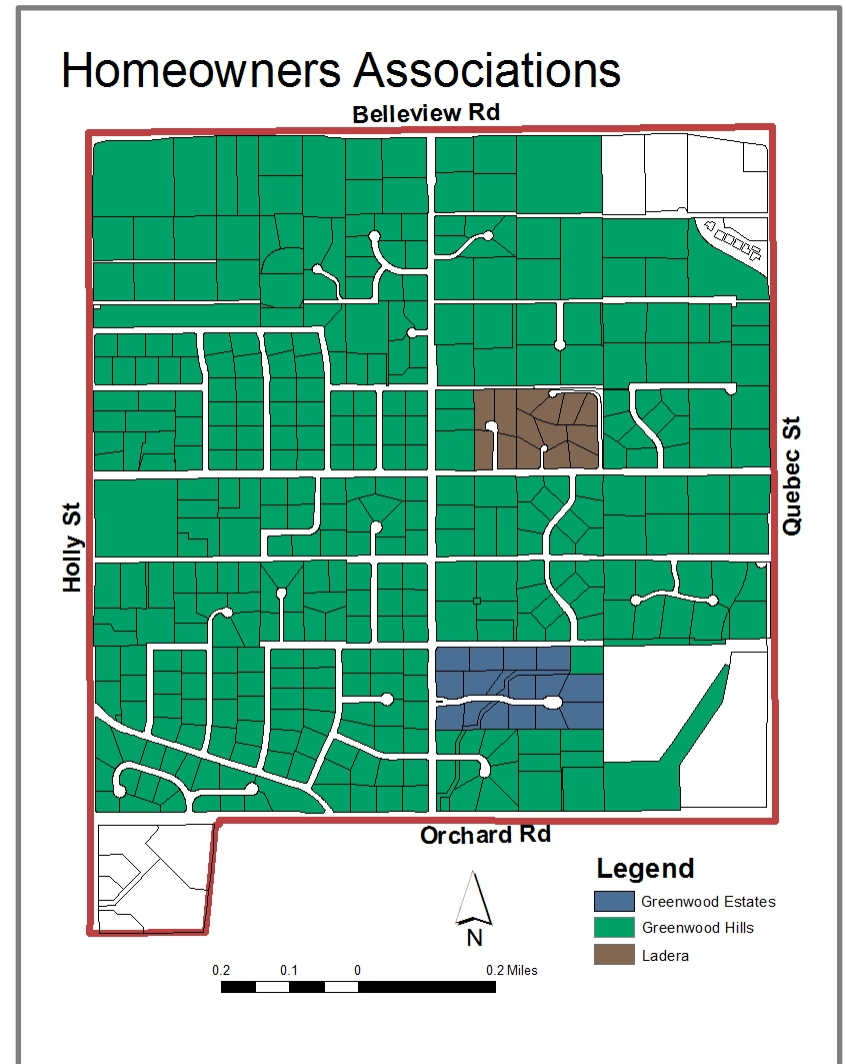
- Greenwood Elementary School

Greenwood Hills Planning Area

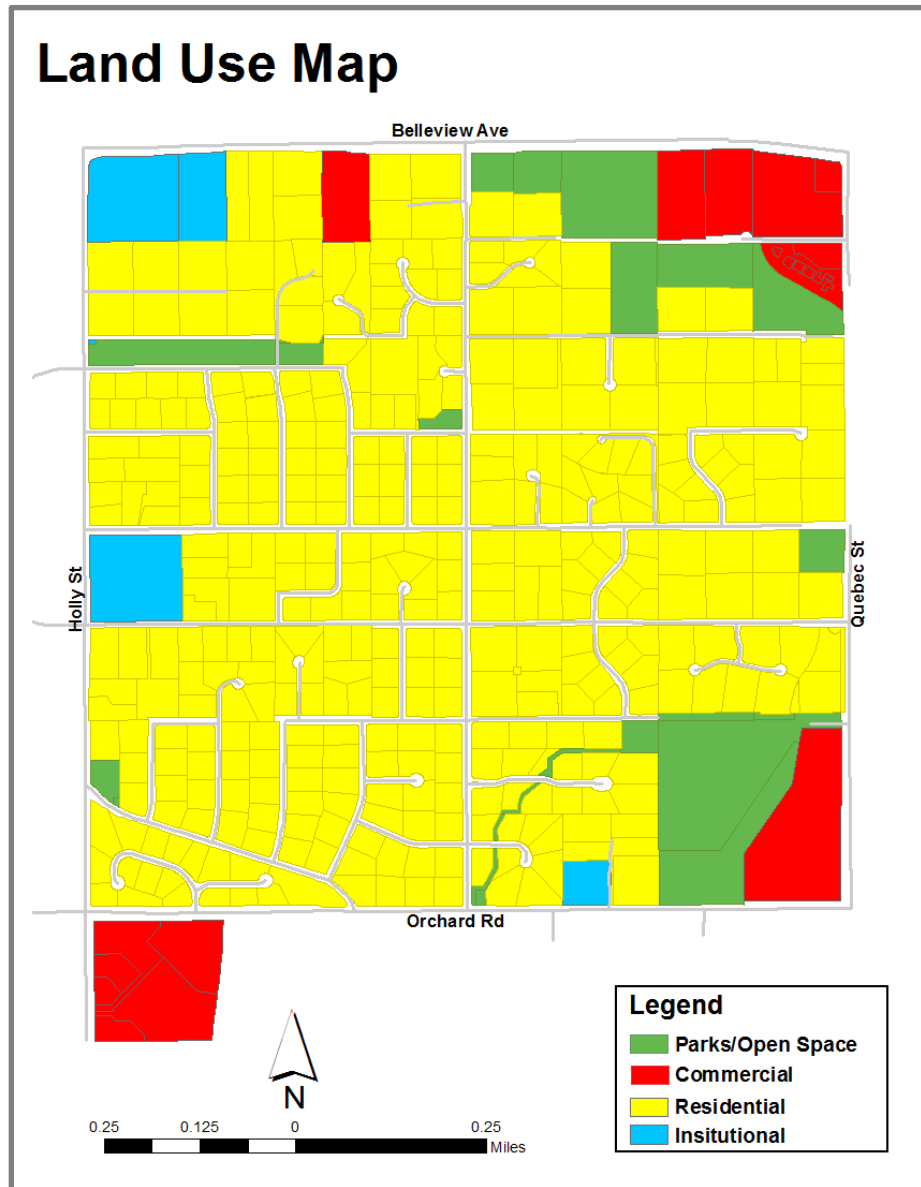
Homeowners Associations

There are three homeowners associations maintained in the Greenwood Hills planning area. The associated neighborhoods are shown in the related map.

- Greenwood Estates
- Greenwood Hills
- Ladera



Greenwood Hills Planning Area



THE GREENWOOD HILLS PLAN

Planning Area Vision

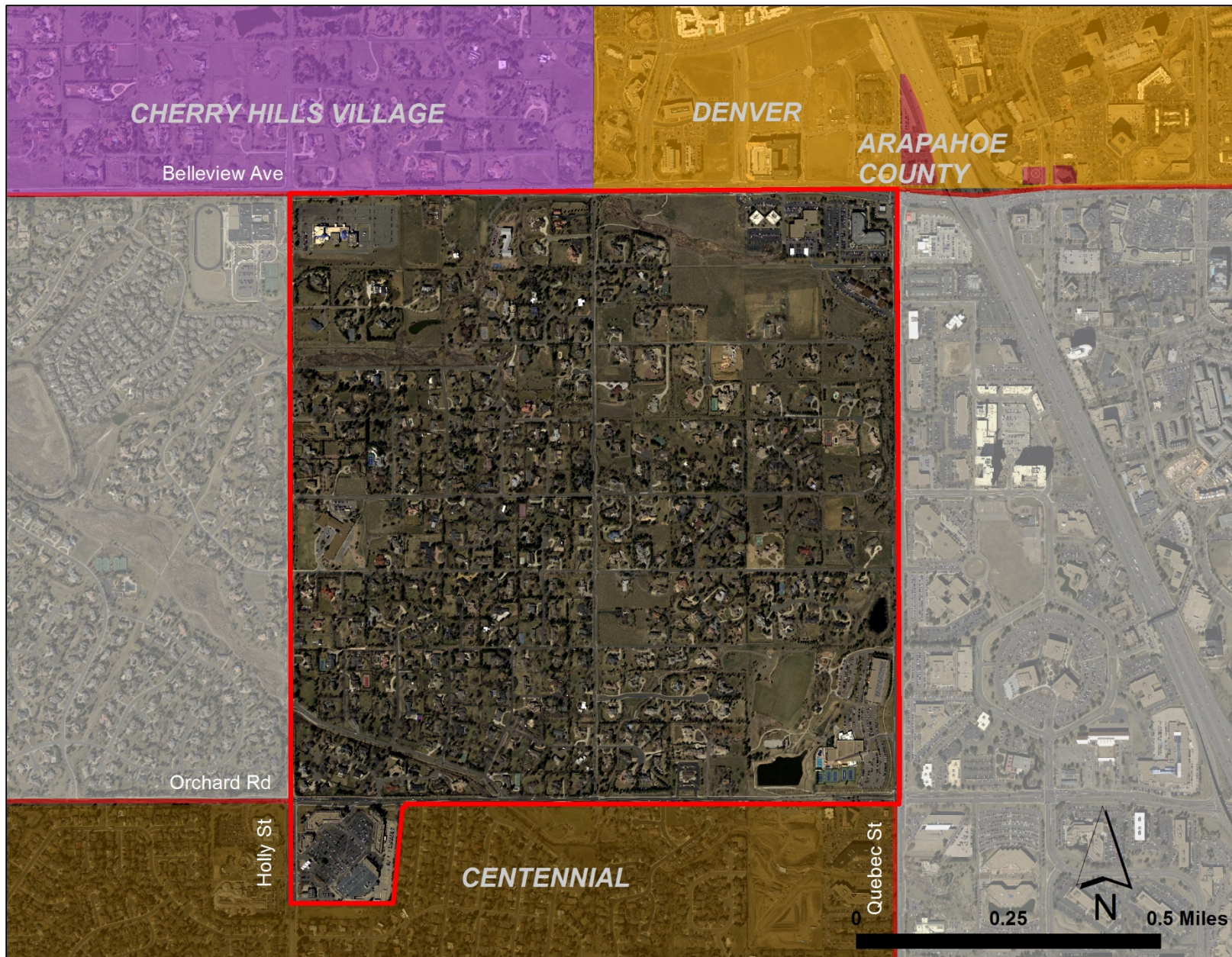
The planning area will retain its low density residential and attractive large-lot and rural character. Mature vegetation located in older neighborhoods will be preserved, while additional trees and other landscape enhancements will be located in developing areas. Significant views of the Rocky Mountains will remain an important feature of this planning area.

Planning for the community should entail all possible elements to protect tranquility, security, and quality of life from the impacts of transient automobiles, pedestrians and bicycle traffic, and from pollution, stormwater run-off, flooding, noise, and lights. The safety of children traveling to and from school shall be a paramount concern in trail planning, maintenance and improvements. No further nonresidential development (except open space) shall occur in the planning 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.

Greenwood Hills Planning Area



Greenwood Hills Planning Area

Land Use



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

- Maintain the current residential density and semi-rural character of the planning area, including the current design and treatment of local roads in the planning area.
- Encourage and maintain the open character of the planning area.
- Prohibit the rezoning of properties to higher residential densities, except for transitional single-family residential for properties adjacent to Belleview Avenue that have no vehicular access to the greater neighborhood, subject to compliance with the broader goals of the planning area and not to exceed the prevailing density in the planning area.
- Prohibit new and expanded nonresidential uses (except for open space) within residential zone districts throughout the planning area.
- Ensure residential developments along Belleview Avenue provide a step down in land use intensity as a transition from roadway to adjacent residential properties.
- Minimize the lighting impacts from nonresidential areas.
- Preserve the natural beauty of the planning area.
- Maintain the appearance of large-lot residential areas with extensive landscaping.
- Protect the image, identity, quality, and character of the community as a whole, and the individual neighborhoods within the planning area.

Greenwood Hills Planning Area

Land Use

Goal 2: Protect against incompatible development.

- Ensure that all in-fill and redevelopment within the planning area is compatible with existing development.
- Protect adjacent residential areas from traffic, noise and lighting from Westlands Park.
- Coordinate with adjacent jurisdictions to achieve compatibility between new development and the planning area.

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.
- Enhance the open space buffer along Quebec Street as landscaped areas, and/or improved parks with pedestrian and bike trails.

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



Greenwood Hills Planning Area

Land Use



Goal 5: Preserve and protect mountain views

- Design buildings, streets, and landscaping to preserve and frame mountain views.
- Preserve and protect views corridors of the mountains with development and redevelopment within the planning area.

Goal 6: Encourage high quality landscaping

- Ensure high quality landscaping, compatible with aesthetic qualities of existing landscaping, is provided with development and redevelopment within the planning area.
- Promote high quality landscaping on developed properties.



Transportation

Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the external east-west roadways including Belleview Avenue and Arapahoe Road.
- Protect the internal planning area roadways by encouraging traffic on the north-south roadways including University Boulevard, Quebec Street, and Interstate 25.

Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Encourage safe access to state and local roads in and out of neighborhoods.
- Discourage non-local through traffic in the planning area using innovative methods of traffic management.
- Discourage street extensions that would allow traffic to traverse the planning area.
- Maintain the disconnection of east-west residential streets from Quebec Street.

Goal 3: Minimize noise impacts.

- Support the use of attractive landscaped berms and/or noise walls for noise abatement along the periphery roadways to the planning area.
- Consider methods to alleviate the noise impacts along flight paths of airplanes utilizing Centennial Airport.

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



Greenwood Hills Planning Area



Community Services and Amenities

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

- Maintain the existing recreational trails but do not promote the construction of any new recreational trails.
- Enhance pedestrian and bicycle connections along the periphery roadways to employment centers and schools.
- Maintain the existing pedestrian connections to the neighborhood marketplaces and community facilities including the library used by the planning area residents.

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

- Maintain the high quality of neighborhood parks.
- Preserve natural parks.

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

- Maintain the open space within the planning area.

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

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 in Greenwood Gulch and Prentice Gulch.
- Maintain Greenwood Gulch, Prentice 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 properly 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 Greenwood Gulch and Prentice Gulch.



Greenwood Hills Planning Area

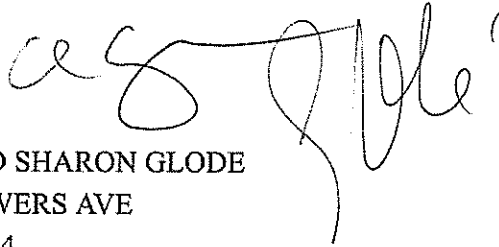
MAY 18, 2026

TO WHOM IT MAY CONCERN,

We are writing on behalf of the Higgins family in support of their request for a fence variance to replace their fence following a recently completed remodel project. We live next door to the Higgins. For as long as we have lived here, this fence was in place and of no concern to us as either an eyesore or problem for the neighborhood. We consider the lack of privacy and open access to the pool a general safety concern, in particular for our two young children, and would prefer the fence to be replaced.

Thank you for your time.

Sincerely,



CHRIS AND SHARON GLODE
6156 E. POWERS AVE
303-408-5454



MAY 18, 2026

TO WHOM IT MAY CONCERN,

I am writing in support of the Higgins family and their request for a fence variance to replace their fence following a recently completed remodel project. We across the street and to the east from the Higgins. This fence is neither an eyesore or problem for us. Additionally, we have several very young grandchildren over frequently and we would prefer to prevent both visual and physical access to the Higgins pool.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Gale RH McLaughlin". The signature is written in black ink and is positioned below the word "Sincerely,".

GALE HUGHSON MCLAUGHLIN

6275 E. POWERS AVE

303-726-2943



MAY 18, 2026

TO WHOM IT MAY CONCERN,

I am writing on behalf of the Higgins family and their request for a fence variance to replace their fence following a recently completed remodel project. We live directly across the street from the Higgins. For as long as we have lived here, this fence was in place and of no concern to us as either an eyesore or problem for the neighborhood. Additionally, we have two young children which we would very much prefer to prevent both visual and physical access to the Higgins pool. We consider this a safety concern to our children, as well as a nuisance for us when the Higgins children are swimming.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script, reading "Lauren McLaughlin-Abrams".

DR. LAUREN MCLAUGHLIN-ABRAMS

6255 E. POWERS AVE

303-726-2099

