



City of Greenwood Village

Minutes – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, March 27, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

The Greenwood Village Board of Adjustments and Appeals met in a regular session at the City Hall, 6060 S Quebec St., Greenwood Village, County of Arapahoe, State of Colorado. Tonight's meeting was called to order at 6:00 p.m. by Member Susan Calonge.

2. ROLL CALL

Present: 8 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson

Absent: 0 -

Presiding: Chair Calonge

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Boardmember Foottit.

4. APPROVAL OF MINUTES

A. Tentative Minutes 02.27.25 ~~2025-04~~

A motion was made by Boardmember Paul Wilson, seconded by None; to Approve Tentative Minutes 02.27.25. The motion carried by unanimous voice vote.

Yes: 8 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson

No: 0 - None

Recused: 0 - None

5. PUBLIC COMMENT

No public comment was requested.

6. PUBLIC HEARING

A. **Case No. PZ-25-00001-VAR;** 1425 Cherryville Rd; Variance (continued)

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 staff report.

Boardmember Weiner asked if there was no greater footprint from before. Planner Timmerman confirmed the width is 6 inches smaller than the existing structure.

Boardmember Fottit asked to clarify is the setback approved in 2024 the same. Timmerman confirmed it is equal to the setback previously approved.

Chair asked the applicant to present.

Applicant Ty Dokken 2639 St Paul Street, Denver, CO. Applicant gave presentation.

Chair Calonge called for questions from applicant. No questions. Chair closed public hearing.

Boardmember Weiner agreed with staff and appreciated applicant conforming with previously approved variance.

Boardmember Fottit agreed with staff. Manager Stertz clarified that previous hearing was a larger footprint.

Boardmember Wilson questioned the applicant if this was a reduced home from current plan. Applicant confirmed it was reduced home by 6 inches of the current home and four feet (two on each side) narrower on each side. Boardmember Wilson asked will the trees be irrigated? The applicant responded that the front area would be irrigated, referencing the neighbor's letter and site plan about trees. The applicant is also trying to keep the brick fence. Boardmember

Boardmember Moxcey agreed. Also, in the spirit of harmony, he would ask to honor the request of the written request of neighbor to the west.

Chair opened hearing back up for questions of applicant and staff:

Boardmember McCoin asked to refer to the site plan on the website and asked which tree was referred to in the letter. The Southeast tree was referenced.

Boardmember Wilson asked to clarify which trees would be removed. Applicant clarified which trees would be kept and removed.

Boardmember Myers agreed.

Boardmember McCoin would vote to approve.

Chair Calonge appreciated looking into the turning radius of the garage and saving the trees.

A motion was made by Boardmember Michael Weiner, seconded by Boardmember Thomas Foottit; to Approve Case No. PZ-25-00001-VAR; 1425 Cherryville Rd; Variance (continued). The motion carried by unanimous voice vote.

Yes: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson

No: 0 - None

Recused: 0 - None

B. Case No. 24-57-VAR: 6700 E Berry Ave, Variance.

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 staff report

Are there any questions for staff?

Boardmember Myers asked did this fence replace another fence? Planner Timmerman responded no. Boardmember Myers asked when was it installed? Planner Timmerman responded May of last year.

Boardmember Moxcey asked can they please clarify orientation? Planner Timmerman clarified the encroachment. Manager Stertz responded that for this home because of orientation and addressing, the portion in question north should serve as a backyard.

Chair Calonge asked if other houses in the neighborhood that have similar fences. Planner Timmerman confirmed housing directly north and east are similar but with different access via an alternate road.

Chair called for applicant presentation. Applicant Jon Cordonianis 7600 E Berry Ave, Greenwood Village. Applicant presented case.

Boardmember Moxcey asked did they build the fence? Applicant replied they hired a handyman with no permit.

Boardmember Myers inquired are all of those fences within the guidelines for the other fences displayed in presentation? Planner Timmerman confirmed all fences are within code. Manager Stertz clarified there are provisions within code to allow but just not within their zone. The main question being orientation of the house confirmed by staff.

Closed for public hearing and deliberating

Boardmember Foottit agreed with all staff findings. The definition does not work for this case. Functional front yard is not the same as the reality of the front yard.

Boardmember Weiner agrees with staff and also in favor of A3. When he went by the house, one can barely see the fence. Not very visible.

Boardmember Wilson appreciated need to protect pets. Orientation reflects backyard first. Would vote to approve.

Boardmember Moxcey agreed and said "Welcome".

Boardmember Myers would vote to approve.

Boardmember McCain is familiar with the property and would vote to approve.

Chair Calonge was familiar with property and appreciated the needs of the dogs.

A motion was made by Boardmember Michael Weiner, seconded by Boardmember Richard Myers; to Approve Case No. 24-57-VAR: 6700 E Berry Ave, Variance. The motion carried by unanimous voice vote.

Yes: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson

No: 0 - None

Recused: 0 - None

7. DISCUSSION ITEMS

Manager Stertz commented that we are looking into emails and distribution. Some people did not receive packets or went through the proper channels. Chair Calonge shared that she logged back in and emails did appear. Planning will reach out to members to test in the future.

8. ADJOURNMENT

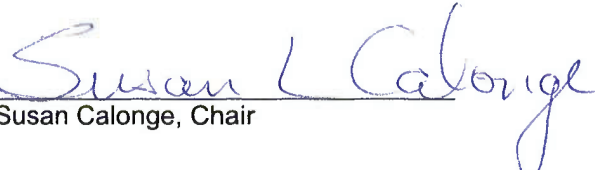
There being no further business, the meeting adjourned.

A motion was made by Boardmember Thomas Foottit, seconded by None; to Approve ADJOURNMENT. The motion carried by unanimous voice vote.

Yes: 8 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson

No: 0 - None

Recused: 0 - None


Susan Calonge, Chair