



City of Greenwood Village

Minutes – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, June 26, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

2. ROLL CALL

Present: 6 - Susan Calonge, Thomas Footitt, Michael Weiner, Arthur Aaron, Barry McCain, Paul Wilson

Absent: 2 - Richard Myers, Preston Moxcey

Presiding: Susan Calonge

3. PLEDGE OF ALLEGIANCE

Board Member McCain led the Pledge of Allegiance

4. APPROVAL OF MINUTES

A motion was made by Board Member Aaron for APPROVAL OF MINUTES. The motion was carried by unanimous voice vote.

5. A. PZ-25-010 (VAR) -2 ALEXANDER LANE; VARIANCE

Planning manager Stertz 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.

Planning manager gave the staff presentation.

Board member McCoin clarified with the staff that the greenhouse would be removed, with the recommendation that the barn be removed.

Board member Foottit asked what the limitation is for this area. Planning manager Stertz clarified that the restrictions were based on the idea of keeping it rural. Foottit asked for verification that drainage is considered. Planning manager confirmed it would be during the building permit review.

Board member McCoin asked if the greenhouse would be removed. Planning manager referred the question to the applicant but confirmed the diagonal is treated as a side setback and not a rear setback.

Applicants Dana and Ryan Krauser, 2 Alexander Lane; Kevin Stevinson, 620 Ivy Street, Denver, CO; and Chris Davis, 330 E 17th Ave, Denver, were sworn in and gave their presentation.

Boardmember McCoin asked to clarify the greenhouse. Applicant responded that it would attach to the primary structure and not separate. The applicant also pointed out support for this variance from the neighbor. Planning manager acknowledged receipt of the email and read it into the record.

Applicant acknowledged that this is a new request for the same variance previously approved.

Foottit clarified that the greenhouse and garage would have been removed previously. Planning manager confirmed it would be assessed as reviewed by a building permit, and the greenhouse would be part of the principal structure. Confirmed it would be within the building envelope based on the current plans. Foottit wanted to clarify that once the new residence is completed, the current residence would become an accessory structure with residential limitations. Applicant shared that the ADU intention would be a studio and garage with the kitchen removed.

The Planning Manager noted that allowances for an accessory structure are separate from the restrictions of an accessory dwelling structure, which limits guests to a maximum of 14 days out of 30 in a month. The variance would run with the land and while the applicant may choose to use it as an accessory structure, it could be changed to an ADU in the future.

Chair Calonge asked for any public comment. With no public comment, Chair Calonge closed the meeting to the public.

Board member Weiner, having approved twice in the past, commented that he would be inclined to vote yes again.

Board member Wilson appreciates the overall design. Asked the applicant an anticipated construction date. Applicant confirmed they are still in the design phase.

Board member Foottit would likely approve with the conditions applicable to an ADU.

Board member Aaron would vote yes.

Board member McCain commented it is a unique property with unique design opportunities. He was encouraged by the sharing of their intended use.

Chair Calogne would vote yes.

In **Case No. PZ-25-010 (VAR) - 2 Alexander Lane**; Foottit moved that the BOAA **APPROVE** the request as outlined in the staff report: allowed for an accessory structure to be located in the front and the removal of the 305 sf barn. The current primary residence to be designated as an ADU subject to all of the current and future LDC restrictions, such as occupancy limitations.

A motion was made by Board member Foottit, seconded by Boardmember Weiner; to Accept A. PZ-25-010 (VAR) -2 ALEXANDER LANE; VARIANCE. The motion carried by unanimous voice vote.

Yes: 6 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Barry McCain, Paul Wilson

No: 0 - None

Recused: 0 - None

6. PUBLIC COMMENT

No public comments were recieved.

7. DISCUSSION ITEMS

No discussion items from the board or staff.

8. ADJOURNMENT

A motion was made by Aaron to ADJOURNMENT. The motion carried by unanimous voice vote.

Yes: 6 - None

No: 0 - None

Recused: 0 - None


Susan Calonge, Chair