



City of Greenwood Village
Minutes – Final
Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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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 Colonge

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.

Foottit 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 Foottit, Michael Weiner, Arthur Aaron, Preston Moxcey, Paul Wilson

No: 0 - None

Recused: 0 - None

6. PUBLIC COMMENT

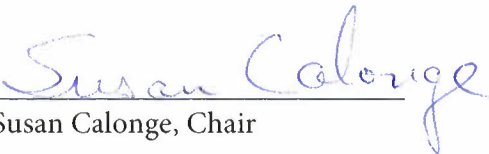
No public comment was requested.

7. DISCUSSION ITEMS

No discussion items

8. ADJOURNMENT

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


Susan Calonge, Chair