



City of Greenwood Village

Minutes – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, October 23, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

Board of Adjustments 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.

2. ROLL CALL

Staff Present - Planning Manager Derek Stertz, Planner I Jonathan Mehki, Planner I Brandon Nehl, Planning Technician Krista Ashford.

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

Absent: 1 - Arthur Aaron

Presiding: Susan Calonge

3. PLEDGE OF ALLEGIANCE

Board Member Fottit led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

A. Tentative Minutes 07.24.2025 (2025-335)

A motion was made by Boardmember Richard Myers, seconded by Boardmember Thomas Foottit; to Approve Tentative Minutes 07.24.2025. 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

5. PUBLIC HEARINGS

A. Case No. PZ- 25-00030-VAR 3745 E Garden Ln (2025-300)

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 a staff presentation.

Applicant Matt Cecere 3507 Wingsby Ct, Ste 117 Denver, CO 80216 and Philip Workman 7523 E 8th Place, Denver CO 80203. Spoke on desires of applicant.

Chair Calogne opened for questions. The board asked questions that clarified undue burden, roadway and access to property, previous uses of the lot. Additional questioning on why the applicant was only presenting the variance for the barn and not the full development plan. Staff clarified a variance stays with the property. With approval, the accessory structure is allowed on the front of the lot without going back to the board for further approval or denial.

Nathan Buelow 3749 E Garden Ave spoke of the historic designation of the neighborhood.

Dianne Writer, 3720 E Wilamette Ln spoke as a witness in favor of keeping the barn.

Closed to the public hearing

Board deliberated among themselves.

Planning Manager Stertz outlined options to the applicant moving forward. A continuance could be scheduled of a date certain, which would keep the applicaiton live with a modification. A withdrawal would be a second option to restart the process. The applicant could continue to a vote, but a vote of no would mean a one-year hold on the case or any further applications.

Applicant opted to continue to December 11 hearing.

A motion was made by Boardmember Thomas Foottit, seconded by Boardmember Preston Moxcey; to Continue Case No. PZ- 25-00030-VAR 3745 E Garden Ln. The motion carried by unanimous voice vote.

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

No: 0 - None

Recused: 0 - None

B. Case No. PZ-25-00033-VAR 5286 S Franklin Cir. (2025-321)

Planner Mehki 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 Mehki offered a staff presentation.

Chair called for questions.

The staff clarified the possibilities of other locations and the patio on the adjacent property.

Sean and Stephanie O'Hara 5286 S Franklin Cir, offered a presentation and explanation.

Chair opened for questions and comments. Applicant and staff clarified that the type of designation includes the PUD, the variance included the pool and surrounding concrete, the proposed plan includes a additional garage.

Chair opened for public comment.

Dole Wallace 5288 S Franklin Cir as a neighbor in approval.

Closed to public

Board deliberated amongst themselves.

A motion was made by Boardmember Richard Myers, seconded by Boardmember Preston Moxcey; to Approve Case No. PZ-25-00033-VAR 5286 S Franklin Cir.. The motion carried by voice vote.

Yes: 6 - Susan Calonge, Thomas Foottit, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson

No: 1 - Michael Weiner

Recused: 0 - None

6. DISCUSSION ITEMS

No discussion items were presented.

7. PUBLIC COMMENT

No public comment was given.

8. ADJOURNMENT

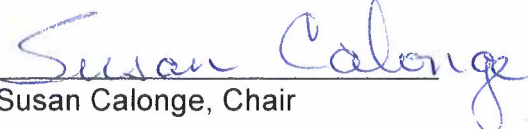
A motion was made by Boardmember Preston Moxcey to ADJOURNMENT. The motion carried by unanimous voice vote.

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

No: 0 - None

Recused: 0 - None

There being no further business, the meeting adjourned at 8:04 pm.


Susan Calonge, Chair