

City of Greenwood Village

Agenda – Final Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, January 22, 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. ELECTION OF CHAIR

5. ELECTION OF VICE CHAIR

6. APPROVAL OF MINUTES

- A. Tentative Minutes 12.11.25 (2026-13)

7. PUBLIC HEARINGS

- A. Case No 25-64-VAR 2 E University Ln (2025-382)

8. PUBLIC COMMENT

9. DISCUSSION ITEMS

10. ADJOURNMENT

Staff Report

Case No. PZ-25-0064-VAR

Board of Adjustments & Appeals

January 22, 2026

Subject Property Address:

2 E University Ln.

Project Size / Zoning:
0.81 Acres / R-1.0

Comprehensive Plan Planning Area:
West End Planning Area

Applicant:

Michael (Ben) Barron
2 E University Ln
Greenwood Village, CO 80121

Property Owner:

Michael Benjamin Barron
Kathy Bernice Barron

Request:

A variance request to construct a detached garage on the lot encroaching in the side and rear principal setbacks.

Staff Recommendation:

Denial

Attachments:

1. Zoning Map and Aerial Image
2. Variance Application
3. Proposed Plans
4. Comp Plan – West End
5. Neighborhood Letters

Staff

Brandon Nehl, Planner I
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Public Notice & Comments – As of 1/13/2026

No. Sent	Comments Received	Support	Oppose
7	0	0	0

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 January 22, 2026 hearing.



Executive Summary

The applicant is requesting a two-part variance to Sec. 16-8-40 to allow for the construction of a detached garage located in the side and rear principal setbacks of the property located at 2 E University Lane, Greenwood Village, CO. The applicant plans to construct a detached garage, which would create a non-conformity with the garage's encroachment into the side and rear setback and the City's prohibition in allowing a detached garage in the side and rear principal setbacks (per Sec. 16-22-50).

Background

- The Subject Property is located in the “West End” planning area of the Greenwood Village Comprehensive Plan (Attachment 4).
- The Subject Property is zoned R-1.0 and subject to the LDC zoning regulations regarding detached garage structures found in Article 22 and Article 8 of the LDC. This includes the prohibition on detached garages encroaching within the principal setbacks (Article 22).
- The LDC requires “Detached Garages” to “comply with the applicable principal building setbacks for the zone district in which the property is located”.
- The existing house was built in 1972.
- The current owners purchased the property in May of 2025.

Applicant Request

Summary of Variance Request	
Detached Garage in the Side and Rear Principal Setbacks	
Sec. 16-22-50 states that detached garages must meet principal building setbacks for the zone district in which the property is located. 1st Exception: 380 square feet of the garage will encroach into the 40-foot side yard setback (100 square feet complies with the side yard setback). 2nd Exception: 480 square feet (entire structure) will encroach into the 50-foot rear yard setback.	
Proposed Setback Encroachment	Proposed Area of Encroachment
25 feet side setback when the minimum required side setback in this zone district is 40 feet. 22 feet rear setback when the minimum required rear setback in this zone district is 50 feet.	480 square feet

Analysis

Staff have reviewed the variance request for a detached garage on the subject property and find that no special condition or circumstance exists. While the subject property, along with most surrounding properties, does not meet the minimum lot size requirement of one (1) acre, this condition is common within the vicinity and therefore does not constitute a special condition.

Staff find that the requested variance is consistent with the spirit and intent of the R-1.0 zoning district. The existing bridal pathway along the property contributes to the established character and harmony of the neighborhood. Please note, the applicant sent out their own letters to adjacent neighbors and five (5) neighbors responded in favor of the proposed project. In addition, the proposed detached garage will not substantially or permanently injure the appropriate use of adjacent properties within the same zoning district.

Finally, staff find that granting the variance will not negatively impact public health, safety, or welfare. Granting the variance provides a reasonable balance between enabling the applicant’s continued use of the property and preserving a longstanding, contextual neighborhood feature.

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	No	Staff find that no special condition or circumstance exists. While the subject property, along with most surrounding properties, does not meet the minimum lot size requirement of one (1) acre, this condition is common within the vicinity and therefore does not constitute a special condition or circumstance.
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, which is a home that contains an attached garage.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff find that the variance will not ameliorate a difficulty which did not result from the acts or omissions of the applicant.

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 harmony and spirit of the R-1.0 zone district will not be impacted by allowing the Applicant to have a detached garage on the property. The bridal pathway along the north and west side of the property provides a natural buffer from adjacent neighbors.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff find that the variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district. There is nothing unusual or out of character for the proposed detached garage.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff find that the variance will not have an adverse impact on public health, safety, or welfare.