



# City of Greenwood Village

## Minutes – Final

### Board of Adjustments and Appeals

6060 South Quebec Street  
Greenwood Village, CO  
80111

*Hearing-impaired apparatus available*  
*Please turn off all cellular phones and/or audible pagers*  
*All Board, Commission and Council meetings are digitally recorded*

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Thursday, December 11, 2025

6:00 PM

Council Chambers

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#### DINNER (5:00 PM)

#### REGULAR MEETING (6:00 PM)

#### 1. CALL TO ORDER

*The Greenwood Board of Adjustments and Appeals 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. Tonight's meeting was called to order at 6:20 p.m..*

#### 2. ROLL CALL

*Staff Present- Planning Manager Derek Stertz, Planner I Brandon Nehl, Planning Technician Krista Ashford*

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

**Absent:** 2 - Richard Myers, Preston Moxcey

**Presiding:** Susan Calonge

#### 3. PLEDGE OF ALLEGIANCE

*Boardmember Wilson led the Pledge of Allegiance.*

#### 4. APPROVAL OF MINUTES

***A motion was made by Boardmember Thomas Foottit, seconded by Boardmember Barry McCain; for the Approval of Minutes. 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

A. Tentative Minutes 10.23.2025 (2025-337)

## **5. PUBLIC HEARINGS**

A. Case No. PZ-25-00030-VAR 3745 E Garden Ln (cont) (2025-355)

*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 Stertz presented the staff report.*

*Boardmember Fottit complimented the staff on the presentation on the proposed project. Planning Manager Stertz gave credit to the applicant team as well for modifying revisions so that it was clearer and direct.*

*Applicant Matt Cecere 3507 Ringsby Ct, Ste 117, Denver CO 80216 and Applicant Phil Workman 7523 E 8th Pl, Denver, CO 80230 presented on behalf of the Applicant Nathan Robertson, 3749 E Garden Ave, Greenwood Village, CO 80121*

*Applicant Workman gave a presentation. Applicant Cecere gave point of clarification on Lot 1 Site Plan Diagram. Applicant Workman reiterated the purpose of the setback. Applicant Robertson gave points of harmony to the rural spirit.*

*Boardmember Fottit complimented the presentation to present the code. Boardmember Wilson clarified whether there are limitations on the barn's expansion. Variance could not be expanded upon. The approval would be the encroachment as is, no changes: 918 square feet. No expansion of footprint. Any expansion would have to come back to the board.*

*Board Session closed to the public:*

*The board discussed clarifying the plans and confirming that the use and size would remain consistent with the approved application. Also, as an approval of an existing structure, no additional work will need to occur within a specified timeline.*

***A motion was made by Boardmember Paul Wilson, seconded by Boardmember Barry McCain; to Approve Public Hearings. The motion carried by unanimous voice vote.***

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

***No:*** 0 - None

***Recused:*** 0 - None

## **6. PUBLIC COMMENT**

*No Public Comment was received.*

## **7. DISCUSSION ITEMS**

*Staff wished the Board a Happy Holiday and the Board wished the staff the same.*

## **8. ADJOURNMENT**

*There being no further business, the meeting adjourned at 7:10 PM.*

***A motion was made by Boardmember Thomas Foottit to Adjourn. 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

  
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