



**TOWN OF WELLINGTON
BOARD OF ADJUSTMENTS**

**REGULAR MEETING MINUTES
February 25, 2021**

1. CALL TO ORDER

The Board of Adjustments Meeting for the Town of Wellington, Colorado, met on February 25, 2021, in an online web conference at 7:00 p.m.

2. ROLL CALL

Members Present: Don Irwin, Chairman
Christine Gaiter, Vice-Chair
Kathy Wydallis
Eric Stahl
Stephen Carmen
Wyatt Knutson

Members Absent: John Jerome

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

- Item 6B was removed from the agenda.

4. PUBLIC FORUM

- Kallie Cooper, Executive Director of the Wellington Main Streets program was happy that item 6B on the agenda was going to be tabled. She mentioned that the building at 3749 Harrison Avenue was originally constructed in 1905 and would be considered one of Wellington's oldest homes in the downtown area. She asked that while looking at that property for construction, to please keep that in mind.

Chairman Irwin asked if the property was on the historical register. Kallie Cooper replied that it was not. She did not believe there had been a survey of that building yet to see if there was any historic significance.

5. CONSIDERATION OF MINUTES

A. Meeting minutes of January 28, 2021

Moved by Member Stahl, seconded by Member Gaiter to approve the minutes as presented. Motion passed 6-0.

6. NEW BUSINESS

A. Variance Request – Reduce Front Yard Setback for an Attached Garage from 25ft. to 20 ft. on Lot 15, Block 1, Boxelder Commons Subdivision, Filing 2

Cody Bird, Planning Director, presented the staff report. He explained that this item was tabled from last month because the last meeting did not have a quorum. He explained the 25-foot setback requirement for an attached garage is typically required to allow

adequate space for a vehicle to be parked in the driveway without obstructing the sidewalk in residential neighborhoods. In this case, the house and garage are fully constructed, and all building inspections passed. It was not until the final Certificate of Occupancy was requested by the applicant that the setback was found to be off by exactly 5 feet. No one had noticed the staking error.

Chairman Irwin opened the meeting for public comment. Seeing there were no hands raised for a comment, Chairman Irwin closed the public comment portion of the meeting.

Bird said that staff's closing comments were that the Board should consider the information included in the written staff report that is in the packet. When looking at the details of this case, staff did not identify that there was a unique hardship. However, there were multiple reviewing agencies that did not catch the setback staking error. Because there is adequate space in the driveway to park vehicles, and because this home and the adjacent homes do not appear to have a significant visual difference in the setbacks when driving down the street, staff's recommendation is to approve the request.

Chairman Irwin said that he had gone by the location and looked to see if he could see the house out of place and when he stood back and looked down the road everything lines up with the front face of the garage, so you do not notice the difference in setbacks.

Member Carman asked if the 20-foot space remaining would be adequate for a standard vehicle, or if there was a super duty truck with a long bed parked there, had the extra length been considered. Bird replied that staff had evaluated other applicable regulations within the Town's codes and one of the considerations looked at is the standard parking space design requirement for commercial site parking spaces. Parking spaces for commercial sites are required to be 10 feet wide by 20 feet deep. This size parking space has been found to accommodate most vehicles.

Member Wydallis reported that she had driven by the site and if she had not been looking for this garage, she never would have spotted the difference.

Member Stahl moved to approve the setback to 20-feet, seconded by Member Gaiter. Motion passed 6-0.

7. ANNOUNCEMENTS

- Bird announced that there are currently no applications that would be scheduled for the March meeting. There is one request expected, and we are working with the applicant to determine if the request would be ready to be scheduled on the April meeting.

8. ADJOURNMENT

Moved by Member Gaiter, seconded by Member Wydallis to adjourn the meeting. With all in favor, the meeting was adjourned at 7:33 pm.

Approved this 22 day of April, 2021


Recording Secretary