



TOWN OF WELLINGTON
BOARD OF ADJUSTMENTS

Agenda Item #5A

REGULAR MEETING MINUTES
June 24, 2021

1. CALL TO ORDER

The Board of Adjustments for the Town of Wellington, Colorado, met on June 24, 2021, at the Wilson Leeper Center at 7:00 p.m.

2. ROLL CALL

Members Present: Christine Gaiter, Vice-Chair
Kathy Wydallis
Eric Stahl
Stephen Carman
John Jerome (arrived after Item #1)
Wyatt Knutson

Members Absent: None

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA - None

4. PUBLIC FORUM - None

5. CONSIDERATION OF MINUTES

A. Meeting minutes of April 22, 2021 and May 27, 2021 regular Board meetings

Moved by Member Wydallis to approve the regular meeting minutes of April 22, 2021 and May 27, 2021; Stahl seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Wydallis, Stahl, Carman

Nays – None

Abstentions – Knutson

Motion carried.

6. NEW BUSINESS

A. Variance Request – Reduce minimum required setback between buildings from 10 ft. to 3 ft. and 8 ft. for a shed on Lot 8, Block 2, Sage Meadows Subdivision (3395 Meadow Gate Drive)

No conflicts of interest reported. Wydallis disclosed that she had received an email from Cynthia Sullivan, resident, with information relating to building permits for sheds and separation from structures.

Young Winne presented the staff report for the request to reduce the setback distance between a shed and a home.

Public hearing opened. Young Winne read the Sullivan email into the record. No other public comments were received.

Public hearing closed.

Knutson suggested that the International Building Codes provide that “U” Occupancy buildings require 1/2 -inch drywall on the interior of structures that are placed at a lesser distance than required for fire separation.

Wydallis asked if the applicant could meet a 5-foot setback or if they could provide the 1/2-inch drywall on the interior of the structure. The applicant replied yes.

Stahl asked if the HOA had approved the shed. The applicant replied yes.

Moved by Member Wydallis to approve the variance request to reduce the minimum setback between buildings from 10 ft. to 3 ft. and 8 ft. for a shed on Lot 8, Block 2, Sage Meadows Subdivision provided the applicant installs 1/2-inch drywall on the interior wall of the shed closest to the home; Knutson seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Wydallis, Stahl, Carman, Knutson

Nays – None

Motion carried.

Member John Jerome arrived for the meeting.

B. Variance Request – Reduce front yard setback from 50 ft. to 30 ft. on Lot 52, Wellington West Subdivision (3494 Whitetail Circle)

No conflicts of interest reported. No ex parte communications reported.

Young Winne presented the staff report for the request to reduce the front yard setback from 50 ft. to 30 ft. for Lot 52, Wellington West Subdivision.

Public hearing opened. No public comments received. Public hearing closed.

Jerome asked if the HOA has approved the plans for the expansion. The applicant replied yes.

Knutson asked if the front setback for the subdivision has changed over time. Young Winne confirmed that the setback requirement had changed.

Gaiter asked when the zoning code changed. Bird replied that the code and setbacks had changed in 2007 when the Town first adopted it's current zoning regulations.

Knutson asked if the applicant had located the septic tank. The applicant replied yes. The applicant also confirmed that the proposed project would meet the required 5 feet of separation from a septic tank.

Knutson suggested that he supported the requested variance provided that the orientation and building designs obtain approval from the HOA's architectural review process.

Moved by Member Stahl to approve the variance request to reduce the front yard setback from 50 ft. to 30 ft. on Lot 52, Wellington West Subdivision; Wydallis seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Wydallis, Stahl, Carman, Knutson, Jerome

Nays – None

Motion carried.

7. ANNOUNCEMENTS

Bird announced there are no action items scheduled for public hearing for the July 2021 meeting.

8. ADJOURNMENT

Vice-chair Gaiter closed the meeting at 7:38pm.

Approved this 24 day of February, 2022


Recording Secretary

Variance Request - Reduce minimum required setback between buildings from 10 ft.

csavs@bajabb.com <csavs@bajabb.com>

Mon 5/24/2021 10:40 AM

To: Elizabeth Young Winne <winnee@wellingtoncolorado.gov>

Cc: Cody Bird <birdca@wellingtoncolorado.gov>; kathywydallis@gmail.com <kathywydallis@gmail.com>

Ms. Young Winne

I was looking at the review for the variance and I could not tell the size of the shed. If it is over 120 square feet did they get a building permit. I believe there are building requirements for the inside walls of an accessory building that is within a certain distance from the primary building. These requirements are related to fire walls. My only concerns would be if the concrete was poured over a utility line and clutter accumulation in the 3 foot section between the shed and the house.

Cynthia Sullivan

4173 Hayes Cir. (P.O. Box 401)

Wellington, CO 80549

csavs@bajabb.com