



**TOWN OF WELLINGTON
BOARD OF ADJUSTMENTS**

**REGULAR MEETING MINUTES
May 28, 2020**

The Board of Adjustments of the Town of Wellington, Colorado met on May 28, 2020 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00pm.

Members Present: Don Irwin, Chairman
Christine Gaiter
John Jerome
Wyatt Knutson

Members Absent: Eric Wayker
Mike Steely

Town Staff Present: Cody Bird, Planning Director

Call to Order

The Board of Adjustments Meeting of May 28, 2020 was called to order at 7:00 p.m. by Don Irwin, Chairman.

Consent Agenda:

- None

New Business

1) Election of Officers

John Jerome nominated Don Irwin for Chair, seconded by Wyatt Knutson.
Approved 4-0.

Don Irwin nominated Christine Gaiter for Vice-Chair, seconded by Wyatt Knutson.
Approved 4-0.

2) Variance Request – Reduce Side Yard Setback from 20 ft. to 10 ft. on Lot 15, Wellington West Subdivision

Cody Bird, Planning Director, presented the staff report.

Nick Sulkowski, applicant, shared that his request to reduce the side yard setback on his property was similar to other properties in the neighborhood that have existing structures within setbacks. He thanked the Board for considering the request and asked that the variance be granted to allow construction of the detached garage.

Don Irwin, Chair, asked for dimensions and height of the proposed structure.

Sulkowski replied that the garage would be 34 ft. by 38 ft. in size and the structure would have a 10 ft. ceiling. The overall height of the structure would be less than the height of the existing home on the property.

Jerome asked if there were any public objections.

Bird replied that there were no public comments opposed to the request submitted to Town staff. There was one letter of support provided.

Irwin shared that several years ago, the Town went through a process of updating the Town's zoning code and at that time, the setbacks for residential properties were changed to be reduced in some zoning districts and to be increased in other zoning districts. The changes to the setbacks could have caused some existing structures to be nonconforming and could have led to inconsistencies over time.

Irwin opened the public hearing.

Todd Holman, neighbor shared that he owns an adjacent property. He has a detached building that is less than 20 ft. from the side yard, similar to the circumstances and request being made by Nick Sulkowski. He explained that his yard has limitations from easements and a private septic system and the front yard setback on his property may also warrant a variance in his circumstances.

Irwin, seeing no other public comments, closed the public hearing.

Moved by Irwin, seconded by Knutson to grant a variance to vary the minimum side yard setback on Lot 15, Wellington West Subdivision to reduce the side yard setback to 10 ft. with no conditions.

Roll Call was taken and the variance was approved unanimously.

Adjournment

Moved by Irwin, seconded by Gaiter to adjourn the meeting.

With all in favor, the meeting was adjourned at 7:42 pm.

Approved this 28 day of January, 2021



Recording Secretary