



BROOMFIELD PLANNING AND ZONING COMMISSION

Download the agenda for this meeting to access a link to the recording.

Minutes

January 28, 2019

Meeting Summary

PZ Resolution No. 2019-1, a resolution recommending approval of a variance application to allow a 9 foot 11 inch encroachment into the required twenty five foot rear yard setback for an existing pergola located at 16317 Avalanche Run was approved by a unanimous vote of 7 to 0.

PZ Resolution No. 2019-4, a resolution recommending approval of a variance application to increase the maximum height of a fence in the side yard of a residential lot from 6 feet to 14 feet and 6 inches located at 126 Willow Place North was denied by a vote of 7 to 0.

Roll Call - 6:00 P.M.

Chairman Silvers called the meeting to order at 6:00 p.m.

Commission Members Present: Tom Silvers
Charles Hastings
Susan Barkman
Earl Franz
Gerald Hart
David Lemmon
Grayson Sanborn

Commission Members Absent: Archie Lind

Staff Members Present: Anna Bertanzetti, Planning Director
Thomas "Shaun" Sullivan, City Attorney
Whitney Hixon, Planning Coordinator
Shelby Jablon, Associate Planner

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the January 14, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications

One email pertaining to item 4.b was received after publication of the memorandum and distributed to Commissioners during the Study Session.

Public Hearing - PZ Resolution No. 2019-1 Variance Application to allow a 9 foot 11 inch Encroachment into the Required Twenty Five Foot Rear Yard Setback for an Existing Pergola.

Location: 16317 Avalanche Run
Applicant: Vicki Scherer

Chairman Silvers opened the public hearing at 6:00 p.m.

Planning and Zoning Commission Minutes
January 28, 2019

Shelby Jablon, Associate Planner, summarized the staff report and asked that it be made part of the record.

The applicant and homeowner, Vicky Scherer, spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:05 p.m.

PZ Resolution No. 2019-1 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-1 a variance application to allow a 9 foot 11 inch encroachment into the required twenty five foot rear yard setback for an existing pergola located at 16317 Avalanche Run based on the following findings:

1. The HOA has already approved the project;
2. There is no opposition to the project;
3. There will be no detrimental impact on the neighborhood; and
4. Removal of the pergola would result in serious financial impact to the homeowner.

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 7 to 0.

Public Hearing - PZ Resolution No. 2019-4 a variance application to increase the maximum height of a fence in the side yard of a residential lot from 6 feet to 14 feet and 6 inches.

Location: 126 Willow Place North
Applicant: Peggy and Steve Gorsage

Chairman Silvers opened the public hearing at 6:07 p.m.

Shelby Jablon, Associate Planner, summarized the staff report and asked that it be made part of the record.

The applicant, Peggy Gorsage, declined to present regarding the request, but answered questions from the Commissioners.

Public comment was requested. The following members of the public spoke:

- Russell Nardo of 124 Willow Place North;
- Meghan Aaker of 106 Willow Place North;
- Josephine Pacheco of 110 Willow Place North;
- Sarah Howell of 171 Willow Court North; and
- Adam Howell of 171 Willow Court North

Planning and Zoning Commission Minutes
January 28, 2019

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:36 p.m.

PZ Resolution No. 2019-4 was read by title.

Commissioner Hastings moved for denial of Resolution No. PZ-2019-4 a variance application to increase the maximum height of a fence in the side yard of a residential lot from 6 feet to 14 feet and 6 inches based on the following findings:

1. Neighborhood opposition to the height;
2. Detrimental impact on the neighbors, their quality of life, their views, and value of their property;
3. The size of the structure is grossly disproportionate to usual dimensions seen for fences; and
4. Safety concerns due to the high winds that could cause the structure to blow over.

Commissioner Barkman seconded the motion.

There was no further discussion following the motion.

The resolution was denied by a vote of 7 to 0.

Special Reports

Commissioner Hastings will be absent for the next three meetings.

Adjournment - 6:39 p.m.

Approval

Minutes Prepared by:

Recording Secretary

Approved by:

Chairman