



NEIGHBORHOOD BOARD OF ADJUSTMENT

Minutes

April 20, 2022

Meeting Summary

The Board voted to select Board Member Hardouin as Chair and Board Member Fried as Vice-Chair for 2022.

The minutes of the March 16, 2022 Neighborhood Board of Adjustment meeting were approved.

Public Hearing - NBOA 2022-5 McKay Landing Filing No. 2 Replat A, Lot 20, Block 3 - Consideration of a variance to reduce the rear yard setback to allow for a patio cover was approved by a vote of 6 to 0.

Public Hearing - NBOA 2022-6 Country Meadow Estates Replat A, Lot 2, Block 1 - Consideration of a variance to allow for a reduction from the 50% masonry requirement for a detached garage was approved by a vote of 6 to 0.

Public Hearing - NBOA 2022-2 Broomfield Heights Filing No. 2 & Replat, Lot 8, Block 55 - Consideration of a variance to allow for an 8' - 9' rear and side yard fence was approved with conditions by a vote of 4 to 2.

Roll Call - 6:01 P.M.

Principal Planner Branden Roe called the meeting to order at 6:01 p.m.

Board Members Present: Michael Fried
Larry Hardouin
Curt Ophaug-Johansen
David Nelson
Carole Hertel
Deven Fox (alternate)

Board Members Absent: Thomas Orlando
Alan Orman

Staff Members Present: Branden Roe, Principal Planner
Kayla Tift, Associate Planner
Ted Harberg, Planning Technician
Cassi Morgan, Administrative Technician II
Karl Frundt, Senior Attorney
Kourtney Hartmann, Senior Attorney

Mr. Roe stated there was a quorum present and introduced Deven Fox (alternate) to the Board.

Nominations for Chair and Vice Chair

The nomination was made by Board Member Hardouin to select Board Member Hardouin for Chair, which passed by a unanimous vote of 6 to 0.

The nomination was made by Board Member Nelson to select Board Member Fried for Vice Chair, which passed by a unanimous vote of 6 to 0.

Petitions and Communications

Mr. Roe noted that there was an error on agenda item 6.b, the legal address was noted as Country Meadow Estates

Neighborhood Board of Adjustment Minutes

Page 2

Replat A, Lot 2, Block 1, it was corrected to Broomfield Heights Filing No. 1 & Amended, Lot 25, Block 19.

Mr. Roe introduced new staff members Kourtney Hartmann, Senior Attorney and Ted Harberg, Planning Technician to the Board.

Disposition of Minutes

The minutes of the March 16, 2022 Neighborhood Board of Adjustment meeting were approved by a vote of 6 to 0.

Public Hearing - NBOA Resolution No. [NBOA 2022-5](#) McKay Landing Filing No. 2 Replat A, Lot 20, Block 3 - Consideration of a variance application to reduce the rear yard setback to allow for a patio cover.

Location: 2544 Lake Vista Dr.

Applicant: Josh Franco

Chair Hardouin opened the public hearing at 6:07 p.m.

Kayla Tift, Associate Planner, summarized the staff report and asked that the staff report be made part of the record.

No members of the public requested to speak.

Board Member's questions/comments followed.

Chairman Hardouin closed the public hearing at 6:13 p.m.

Board Member Ophaug-Johansen moved for approval of NBOA Resolution No. NBOA 2022-5 McKay Landing Filing No. 2 Replat A, Lot 20, Block 3- Consideration of a variance application to reduce the rear yard setback to allow for a patio cover.

Board Member Fried seconded the motion.

The resolution passed by a vote of 6 to 0.

Public Hearing - NBOA Resolution No. [NBOA 2022-6](#) Broomfield Heights Filing No. 1 & Amended, Lot 25, Block 19 - Consideration of a variance to allow for a reduction from the 50% masonry requirement for a detached garage.

Location: 245 Flint Way

Applicant: Kylie Weglo

Chair Hardouin opened the public hearing at 6:17 p.m.

Ted Harberg, Planning Technician, summarized the staff report and asked that the staff report be made part of the record.

Owners Kylie Weglo and Cory Lyons spoke regarding the request.

Melanie Fisher, 190 Flint Way spoke in support of the variance request.

Board Members' comments and questions followed.

Chairman Hardouin closed the public hearing at 6:26 p.m.

Neighborhood Board of Adjustment Minutes

Page 3

Board Member Ophaug-Johansen moved for approval of NBOA Resolution No. NBOA 2022-6 Broomfield Heights Filing No. 1 & Amended, Lot 25, Block 19 - Consideration of a variance to allow for a reduction from the 50% masonry requirement for a detached garage.

Board Member Fox seconded the motion.

The resolution passed by a vote of 6 to 0.

The Board took a 5 minute break from 6:32 p.m. - 6:37 p.m.

Chair Hardouin called the meeting back to order at 6:37 p.m.

Public Hearing - NBOA Resolution No. [NBOA 2022-2](#) Broomfield Heights Filing No. 2 & Replat, Lot 8, Block 55 - Consideration of a variance to allow for a 8' -9' Rear and Side Yard Fence.

Location: 1000 Jade St.

Applicant: Connor Snipes

Chair Hardouin opened the public hearing at 6:37 p.m.

Kayla Tift, Associate Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant Connor Snipes spoke regarding the request and asked that the Board approve the variance for an 8' fence height.

Ted Balink, 1005 Iris St. spoke in support of the requested variance.

John Brisnehan, 1146 Opal St. spoke in opposition to the requested variance.

Board Members' comments and questions followed. As well as applicants' responses to the Board's questions.

Chairman Hardouin closed the public hearing at 7:40 p.m.

Board Member Ophaug-Johansen moved for a motion of approval with conditions of NBOA Resolution No. NBOA 2022-2 Broomfield Heights Filing No. 2 & Replat, Lot 8, Block 55 - Consideration of a variance to allow for a 8'-9' Rear and Side Yard Fence.

Board Member Fried seconded the motion.

Board Member Fox made a motion to deny the approval, the Board did not second that motion.

The original resolution passed by a vote of 4 to 2 with Board Member Fox and Board Member Nelson voting against the approval.

Special Reports

NONE

Adjournment - 7:50 p.m.

Approval

Minutes Prepared by:

Cami Morgan
Recording Secretary

Approved by:

Lary Hadi
Chair