

# Joint Meeting of the Board of Zoning Adjustment and Board of County Commissioners

August 7, 2007  
Custer County Courthouse  
Westcliffe, Colorado

## Present:

Board of Zoning Adjustment: Gerry Dearborn; Skip Northcross; Bruce McDonnall;  
Dave Tonsing, Cindy Howard  
Associate Members: Kenneth Paterson,  
Absent: Jim Jones, Joe Arbuckle  
Staff: Jackie Hobby; Brian Cline

The meeting was called to order at 9:00 A.M. by SKIP NORTHCROSS, BOARD OF ADJUSTMENT Chair.

NORTHCROSS called for an approval of the July 3, 2007 minutes. DAVE TONSING MOVED to accept the minutes. Bruce McDonnall seconded. The motion passed unanimously by voice vote.

## ZONING OFFICE REPORT

- Zoning permits have increased compared to last year at this time and Septic permits are down.
- The Board of Zoning Adjustment has four applications for next month.
- The next site tour will be August 30, 2007

OLD BUSINESS: None

## DAVID AND SHIRLEY HARMON/VACATE INTERIOR LOT LINES

Legal Description: Lot 14,15,16,17 Block 2 Lakeview Addition, San Isabel  
Property Address: Lake Street  
Schedule number: 100-86-800

SKIP NORTHCROSS: *read the applicant's statement: I would like to vacate the lot lines between Lot 14 and Lot 15 and adjust the Lot line between Lot 15 and Lot 16, 13' to remove an encroachment of an existing cabin 2' over Lot 16 west side. The 12' would clear up the encroachment and also provide the 10' set back for the cabin. That would make Lot 14 and 15 plus 12' of the west side of Lot 16 become 112' wide and 100' deep. I intend to sell that new lot as one parcel. I wish to vacate the Lot line between Lot 16 & 17 to make them one parcel. That lot size would then be 88' wide and 100' deep.*

DAVE HARMON: Asked the application be corrected to 13' instead of 12' after having his parcel surveyed. This would bring the lots into compliance and would create less density.

GERRY DEARBORN: Will you be selling lot 17? Will it be tied into the septic already this on that parcel?

HARMON: Yes, the septic system was designed for seven cabins and right now only has two cabins on it.

KENNETH PATTERSON: What about the other Lots 12 and 13?

HARMON: At this time I have no plans.

DEARBORN: made a motion to approve the request.

CINDY HOWARD: Seconded the motion.

SKIP NORTHCROSS; Asked for a show of hands in favor of the request. The vote passed unanimously.

REASONS:

HOWARD: YES, it will bring nonconforming lots into compliance.

PATTERSON: YES, less density and the lay of the land.

BRUCE MCDONNAL: YES, I agree also with the previously stated reasons.

DEARBORN: YES, I approve this because of less density and it is already a cluttered area.

DAVE TONSING: YES, I approve for three reasons: less density, bringing the lots into compliance and no adjoining land owners opposed it.

NORTHCROSS: YES, less density.

The motion to vacate the lot line between lots 15, 16, 17 & 18 passed unanimously.

TONSING: Made a motion to adjourn.

MCDONNAL: Seconded the motion.

Meeting adjourned at 9:25 A.M.