

Meeting of the Board of Zoning Adjustment

June 2, 2009

Custer County Courthouse
Westcliffe, Colorado

Present:

Board of Zoning Adjustment: Skip Northcross, Kenneth Patterson, Cindy Howard,
Gerry Dearborn and Dave Tonsing
Associate Members: Dee Hoag, Lockett Pitman and Dorothy Nepa
Absent: Dave Nequette and Roger Camper
Staff: Jackie Hobby

The meeting was called to order at 1:04 P.M. by Jackie Hobby Custer County Planning and Zoning office Director/Code Enforcement

Pledge;

HOBBY: Introduced the new associate board members. Each board member was given a nomination slip at the beginning of the meeting to mark their choice for Chairperson and Vice Chairperson.

HOBBY: Asked an audience member to pick one of the names for an associate member.

DEE HOAG: Replaced DAVE TONSING.

HOBBY verified the nomination for Board of Zoning Adjustment Chairperson as SKIP NORTHCROSS and Vice-Chairperson GERRY DEARBORN.

HOBBY: Asked if he accepted the position and SKIP NORTHCROSS accepted the position.

NORTHCROSS: Moved to the Chairpersons seat to continue the meeting.

We need to elect a secretary, official newspaper and posting place. Usually the secretary is employed at the Custer County Planning and Zoning office but any Board member is welcome to the position. The motion passed unanimously. Jackie Hobby, Secretary to the Board of Zoning Adjustment, Wet Mountain Tribune the official newspaper and the bulletin board at the Custer County Courthouse the official posting place.

ZONING OFFICE REPORT

- May 2009 we had 10 septic inspections, 8 special conferences, 6 Compliance inspections and 2 violation reviews, December 2007 We had 2 septic inspections
January thru May of 2009 the Zoning office has issued 19 Zoning and 8 Septic permits
January thru May of 2008 the Zoning office has issued 27 Zoning and 8 Septic permits.
- The Zoning office has implemented a receipt program and even though we are down in permits we are up in funds received.

NORTHCROSS: First of all I would like to explain the situation. Four (4) of us went on a site tour to the location, GERRY DEARBORN, ROGER CAMPER, KENNETH PATTERSON and Myself. KIT SHY was appointed to represent the applicants but a gentleman passed away that was the former Fire Chief and the Fireman are attending the funeral. We decided to do the Creation of an undersized lot with the BZA to let the ASSOCIATES have a meeting and a site tour. During the Site Tour it was decided that myself or anyone that attended the site tour could represent the applicant. Are there any questions about this application or concerns?

No Reply:

NORTHCROSS: announced the first agenda item for GIEM and LUCKEZIC Creation of an Undersized lot.

GIEM & LUCKEZIC/CREATION OF UNDERSIZED LOT

Legal Description: 5147 County Road 125 and 5203 County Road 125

Schedule Number: 101-52-800,101-30-401,101-30-402

NORTHCROSS: Read applicants statement. *"This parcel was acquired in 7 separate pieces we now want to consolidate these into 2 parcels for family convenience and simplification of our present uses"*.

NORTHCROSS: There is a map on the desk, please pass it around. This parcel already has two (2) homes with individual wells and septic. The acreage is a little over 5 acres and they would like to separate so that they can deed it to the 2 (two) families. KIT SHY surveyed the property and the meet all the setback requirements. There is 2 (two) homes already there and there will not be anymore dwellings located on the property. Is there anything else that you would like to ad KEN since you were on the site tour?

PATTERSON: No, there is a truck bed on the property line at this time and they have agreed to remove this if it's a problem.

NORTHCROSS: Any Questions?

HOWARD: Were the adjoining property owners notified?

HOBBY: Yes, 7 (seven) were notified with Zero replies.

NORTHCROSS: Questions?

HOBBY: This was pre-zoning and there are 7 little parcels and the dwellings located on the property are also pre-zoning.

PATERSON: Power for the South Cabin comes across the other property and KIT told us that an easement has already been made.

NEPA: These properties can be sold separately if we allow this?

HOBBY: At this time they are going to do 2(two) deeds to the family.

NORTHCROSS: May I hear a motion.

HOWARD: I make a motion that we create 2 (two) lots from the 7 (seven) separate lots as platted.

BUCKLES: SECONDED the motion.

NORTHCROSS: Will you please repeat the motion.

HOBBY: Take the seven separate lots and combine them into two lots as platted.
The motion passed unanimously by roll call.

REASONS:

PATTERSON: Yes, less density.

HOWARD; Yes, less density and no objections from adjoining property owners.

HOAG: Yes, less density and no objections from adjoining property owners.

NORTHCROSS: Yes, less density and no objections from property owners.

Creation of an undersized lot was approved unanimously.

MOTION by Chairman Northcross , Seconded by Kenneth Patterson to adjourn.

The meeting adjourned at 1:24 P.M.