

Meeting of the Board of Zoning Adjustment

September 2, 2014
Custer County Courthouse
Westcliffe, Colorado

Present:

Board of Zoning Adjustment: Ken Patterson & Jean Canterbury
Absent: Ken Lankford , Dorothy Nepa, Lockett Pitman
Associate Member: Dale Mullen
Staff: Jackie Hobby, Chuck Ippolito

The meeting was called to order at 1:03 P.M. by KEN PATTERSON, Board of Zoning Adjustment Chairman.

Pledge of allegiance recited;

PATTERSON: JACKIE will give us a zoning report.

HOBBY: In the month of August we had fifteen septic inspections, five special conferences and three compliance inspections. Permits issued during this month are twelve septic permits compared to four last year and twenty eight zoning permits compared to eighteen last year. Permits issued year to date for 2014 are forty one septic and one hundred and twenty eight zoning permits.

PATTERSON: We need to approve or amend the minutes from, August 5, 2014. Is there any additions or corrections?

No comment

Patterson: Minutes approved as presented.

PATTERSON: We have a quorum, but we usually have a five member board. It is up to you if we continue MR. MOELLER? With the quorum or put it off to the next month meeting when we have a full board?

ERIK MOELLER: I am fine with going right now.

PATTERSON: Asked the Associate Members DALE MULLEN to replace a seated board member and move to a seated position.

PATTERSON: The agenda item is a request by Custer County for a setback variance, the schedule number is 101-32-200 at 88 County Road 378 aka Spruce Lane, San Isabel, MR.

MOELLER would you please come up to the podium and add to your statement.

MOELLER: You have read my application for a variance and seen the rock out cropping. Basically what I want to do is build a carport on the eastern side of my lot. It's really the only practical place to put it. There is an existing drive way there, and also on the west side of the lot, it's all boulders. From a topographical perspective that is the only place that I can put it. That is why I am asking for a variance and if you see the existing garage it really looks like a shed. It is about two feet off the lot; I want to build a carport to line up with the garage.

PATTERSON: Any questions from the Planning Commission?

MULLEN: You will need to move your propane tank.

MOELLER: Yes

PATTERSON: Were the adjoining property owners notified?

HOBBY: Yes, seven with no response.

MULLEN: I move we grant the variance of eight feet setback.

CANTERBURY: I seconded the motion.

PATTERSON: All in favor? All opposed?

Motion passed unanimously

REASONS:

MULLEN: I voted yes, common sense and no neighbor complaint.

CANTERBURY: I voted yes, logical and the neighbors aren't concerned.

PATTERSON: I voted yes, small lot, big rocks and no problem with the neighbors.

Motion approved

MULLEN: Motion to adjourn.

CANTERBURY: Seconded the motion.

Meeting adjourned at 1:11 P.M.