



**BOARD OF ADJUSTMENT
MINUTES
April 30, 2021**

Board of Adjustment Members

Pam Brown
Bruce Leben
Steve Dozier
Sue Hansen

Staff

Steve White—Planning and Development Director
Martha Whitmore - County Attorney
Kim Ficco - Planning
Tallmadge Richmond - Planner

Alternate Members

Keith Caddy

Montrose County Attorney opened the meeting discussing the purpose and process of the Board of Adjustments; appeal and variance requests involving Montrose County Planning and Development and the criteria for consideration.

ELECTION OF OFFICERS FOR 2021

Chairman: M/S- Bruce Leben/Sue Hanson to nominate Steve Dozier as Chairman.

All votes aye. **Motion Carried.**

Vice-Chairman: M/S- Pam Brown/Steve Dozier to nominate Bruce Leben as Vice-Chairman.

All votes aye. **Motion Carried.**

- Chairman: Steve Dozier
- Vice-Chairman: Bruce Leben

PUBLIC HEARING

1. Mark Keep Zoning Variance (ZV21-001)

Location:	14650 6360 RD, Heritage Estates Subdivision
Zoning:	Residential
Proposal:	Variance for a side yard setback of 5 feet where 10 feet is required
Owners:	Mark Keep
Applicants:	Mark Keep

The Planning and Development Director presented the staff report discussing a 5ft side yard set-back where 10ft is required. Applicant, Mark Keep, was present and available to answer questions from the Board.

M/S- Pam Brown/Sue Hanson to **Approve** this variance based on the following:

Findings of fact:

- a) Other properties in the subdivision have constructed similar structures within the side setback.
- b) The narrowness of the property limits the ability of the property owner to place the structure within the required setback.
- c) The structure will not create any health or safety issues for the neighboring properties or the subdivision.

All votes aye. **Motion Carried.**