



MINUTES OF MEETING

**TOWN OF WIGGINS
BOARD OF ADJUSTMENTS**
January 26, 2022 at 6:30 p.m.

CALL TO ORDER & ROLL CALL

A regular meeting of the Board of Adjustments for the Town of Wiggins, Colorado was held on Wednesday, January 26, 2022 at Town Hall and via Zoom. Chairman Jeffrey Palmer called the meeting to order at 6:48 p.m. The following Adjustors answered roll call: Chairman Jeff Palmer, Members David Herbstman, Bruce Miller, Mark Strickland. Bryan Flax and Chad Forbes arrived late. Member Jerry Schwindt was absent. Staff present were Town Manager, Tom Acre; and Town Clerk, Deb Lee.

APPROVAL OF AGENDA

Motion was made by Member David Herbstman to approve the agenda as written. Second was made by Member Mark Strickland. Roll Call: Unanimously approved.

APPROVAL OF MINUTES FROM APRIL 14, 2021

Motion was made by Member David Herbstman to approve the agenda as written. Second was made by Member Mark Strickland. Roll Call: Unanimously approved.

PUBLIC HEARING – CONSIDERATION A VARIANCE APPLICATION SUBMITTED BY BRIAN AND HOPE BECKER FOR THE PURPOSE OF ADJUSTING A SETBACK REQUIREMENT FOR THE PROPERTY LOCATED AT 475 E 4TH AVENUE

The Public Hearing was opened by Chairman Jeffrey Palmer. The Town Clerk stated proper notifications were made. Member Bruce Miller received notification of the hearing via mail. He is neighbors with the applicant.

Member Bryan Flax arrived to the meeting.

Town Manager, Tom Acre, provided the staff summary and information to the Adjustors regarding the request for a setback variance. Mr. & Mrs. Becker requested a 15-foot lot-line setback from the east side of their property along Karen Street where their new detached garage will face. The detached garage will be a 20x30 feet building. The applicant's property is a corner lot which poses concerns for the line of site at the corner of Karen Street and 4th Avenue. A typical set back requirement is 25 feet back from both Karen Street and from 4th Avenue. The building is planned to be at the rear of the property which will be ample distance from the corner. Following the Land Development Code would force the applicants to place the building in the middle of the backyard which would prevent the applicants from enjoying the yard.

Hope Becker was present to present information as an applicant and answer questions from the Members. Hope provided a few small details to the members regarding the property and details of the building.

Member Chad Forbes arrived to the meeting.

The Public Hearing was opened for public comments. No comments were received from the Board Room or Zoom audience. The Public Comment portion of the hearing was closed.

The Members did not have additional questions regarding the variance application.

CONSIDERATION OF BOARD OF ADJUSTMENTS RESOLUTION 01-2022: BOA RESOLUTION 01-2022: A Resolution Approving an Application for a Variance Adjusting the Required Setback from Karen Street to 15-foot for the Single-Family Property Located at 475 E. 4th Avenue, Wiggins, Colorado. Motion was made by Member David Herbstman to approve Board of Adjustment Resolution 01-2021. Seconded by Member Bruce Miller. Roll Call: Unanimously Approved.

ADJOURNMENT

Chairman Jeffrey Palmer, upon receiving no further comments or concerns from the Adjustors, adjourned the meeting at 7:05 pm.

Respectfully submitted:



Deborah Lee, Town Clerk