



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Board of Adjustment

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Thursday, February 16, 2017

6:30 PM

Council Chamber

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#### Regular Meeting

#### 1. Roll Call

*Also Present: Jocelyn Mills, Community Development Director; Brandon Dittman, Acting City Attorney; Denise Ciernia, Recording Secretary; and Pam Hall, Planner I*

**Present** 5 - Board Member Spencer, Board Member Genna, Board Member McClintock, Board Member Primeau, and Board Member Riemer

**Absent** 2 - Board Member Brady, and Board Member Rychecky

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 17-36](#) Certification of the January 19, 2017 Minutes

**A motion was made by Board Member Pete McClintock, seconded by Board Member Donald Genna, that the January 19, 2017 minutes be approved. The motion carried by the following vote: 5-0.**

**Aye:** 5 - Board Member Spencer, Board Member Genna, Board Member McClintock, Board Member Primeau and Board Member Riemer

**Absent:** 2 - Board Member Brady and Board Member Rychecky

#### 4. Public Comment

Public Comment for General Business or Non-Agenda Items

*None*

#### 5. General Business

#### 6. Public Hearing

- a. [VAR17-0001](#) Case #VAR17-0001, variance to the maximum monopole height in the I-2 zone district at 4929 S. Windermere Street, Littleton, CO

**Attachments:** [Xcel Application](#)  
[Xcel Supplemental Narrative](#)  
[Xcel Aerial View](#)  
[Appendix A](#)  
[Appendix B](#)  
[Appendix C](#)  
[Appendix D](#)  
[Appendix E](#)  
[Appendix F](#)

*Staff presentation by Pam Hall, Planner I.*

*Applicant presentation by Susan Innis, Xcel Energy.*

*No public comment.*

**A motion was made by Board Member Genna, seconded by Board Member Primeau, that Case#VAR17-0001, request for a variance at 4929 S. Windermere Street be approved in that the request does meet all of the criteria of Section 10-11-1 (B) of the Littleton City Code that are required to exist for the Board to grant approval. Approval of this application is based on the following findings of fact:**

- 1. The requested variance would not allow any use other than the current permitted use.**
- 2. That the variance will not alter the essential character of the neighborhood or zone in which the property is located or substantially or permanently impair the allowed use or development of adjacent property.**
- 3. That the variance is the minimum that will afford relief and is the least possible modification to the provision in question.**
- 4. That the variance will not adversely affect the public health, safety and welfare.**
- 5. That the hardship, if any, under which the variance is sought, was not created by the owner, occupant or agent of the owner of the property in question; nor was it suffered as a result of a violation of any provision of this code.**

**The motion carried by the following vote: 5-0.**

**Aye:** 5 - Board Member Spencer, Board Member Genna, Board Member McClintock, Board Member Primeau and Board Member Riemer

**Absent:** 2 - Board Member Brady and Board Member Rychecky

## **7. Comments/Reports**

- a. Community Development Director/Staff
- b. Chair/Members

**8. Adjourn**

*Adjourned at 7:02pm*

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that I have reviewed the video recording for the regular meeting of the Littleton Board of Adjustment for February 16, 2017. The video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.

  
Denise Ciernia, Recording Secretary