



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Board of Adjustment

Thursday, May 16, 2019

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Present 4 - Chairman Madrid, Board Member Browning, Board Member Johnson, and Vice Chair Genna

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 19-125](#) Certification of the April 18, 2019 regular meeting minutes

Vice Chair Genna moved and Board Member Browning seconded to approve the minutes for the April 18, 2019, regular meeting of the Littleton Board of Adjustment. The vote is 4-0. The motion carries unanimously.

Aye: 4 - Chairman Madrid, Board Member Browning, Board Member Johnson and Vice Chair Genna

5. Public Comment

Public Comment is an opportunity to address the board on any item that is not part of a public hearing on the agenda this evening. If you wish to address the board under Public Comment, please sign-in on the public speaker sign-in sheet before the call to order of this meeting. Each speaker will be limited to three minutes. The board is not authorized, by the Colorado Open Meetings Law, to discuss, comment, or take action at this meeting on any issue raised by public comment that is not part of tonight's agenda. The Chair may refer the matter to staff to obtain additional information and report back as appropriate.

6. General Business

7. Public Hearing

- a) [BOA Reso 04-2019](#) BOA Resolution 04-2019: Case # VAR19-0004 - A variance to increase allowed sign area from 226.67 square feet to 254.56 square feet for a gas station and convenience store located at 1599 W. Littleton Boulevard

Chair Madrid opened the public hearing at 7:02 p.m.

Pam Chadbourne - Opposed; asks the board to uphold staff recommendation to deny.

Chair Madrid closed the public hearing at 7:06 p.m.

Vice Chair Genna moved to approve BOA Resolution 04-2019, concerning a request for a variance to increase the allowed sign area from 226.67 square feet to 254.56 square feet. With no second, the motion dies.

Board Member Johnson moved to approve BOA Resolution 04-2019 with conditions that the emblems on the sign and the canopies be reduced to total size to less than the maximum allowable. With no second, the motion dies.

Board Member Browning moved and Chair Madrid seconded to deny BOA Resolution 04-2019, concerning a request for a variance to increase the allowed sign area from 226.67 square feet to 254.56 square feet. The foregoing denial is based on the findings that the proposed work does not meet all of the criteria in Section 10-17-7-11 of the Littleton City Code. The vote is 4-0. The motion carries unanimously.

Aye: 4 - Chairman Madrid, Board Member Browning, Board Member Johnson and Vice Chair Genna

- b) [BOA Reso 05-2019](#) BOA Resolution 05-2019: Case # VAR19-0005 - A variance to increase allowed sign area from 224.7 square feet to 238.7 square feet for a gas station and convenience store located at 6857 S. Broadway

Chair Madrid opened the public hearing at 7:24 p.m.

Pam Chadbourne - Opposed; asks the board to uphold staff recommendation to deny; signage here matters. It sets a tone.

Chair Madrid closed the public hearing at 7:30

Vice Chair Genna moved to approve BOA Resolution 05-2019, concerning a request for a variance to increase the allowed sign area from 224.7 square feet to 238.7 square feet. With no second, the motion dies.

Board Member Johnson moved and Board Member Browning seconded to deny BOA Resolution 05-2019, concerning a request for a variance to increase the allowed sign area from 224.7 square feet to 238.7 square feet. The foregoing denial is based on the findings that the proposed work does not meet all of the criteria in Section 10-17-7-11 of the Littleton City Code. The vote is 4-0. The motion carries unanimously.

Aye: 4 - Chairman Madrid, Board Member Browning, Board Member Johnson and Vice Chair Genna

8. Comments / Reports

I. Community Development Director

Jennifer Henninger updated board on Envision Littleton and various upcoming projects.

II. Community Development Staff

Karl Onsager, Planner I - recently passed his AICP test.

III. Board Members

No report(s)

IV. Chair

No report

9. Adjournment

Chair Madrid adjourned the meeting at 7:38 p.m.

The public is invited to attend all regular meetings or study sessions of the City Council or any city Authority, 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.