

# **TOWN OF ERIE**

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Thursday, June 22, 2017**

**6:30 PM**

**Council Chambers**

**Board of Adjustment**

**I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Farr called the June 22, 2017 Board of Adjustment Meeting to order at 6:30pm.

**II. ROLL CALL**

Roll Call:  
Board Member Vanlandingham - present  
Board Member Horovitz - present  
Board Member Bowker - present  
Board Member Walker - absent  
Chairman Farr - present

**III. APPROVAL OF THE AGENDA**

Board Member Vanlandingham moved to approve the agenda of the June 22, 2017 Board of Adjustment Meeting. The motion, seconded by Board Member Bowker, carried with all voting in favor thereof.

**IV. APPROVAL OF THE MINUTES**

[17-254](#) Approval of the April 27, 2017 Board of Adjustment Meeting Minutes

**Attachments:** [Meeting Minutes](#)

Board Member Bowker moved to approve the minutes of the April 27, 2017 Board of Adjustment Meeting. The motion, seconded by Board Member Horovitz, carried with all voting in favor thereof.

**V. PUBLIC COMMENT**

No Public Comment was taken.

**VI. RESOLUTIONS**

[17-252](#) Consideration of a resolution regarding a request for a variance to the fence requirements of the UDC for the Arapahoe Ridge subdivision fence.

**Attachments:** [17-252 Arapahoe Ridge Fence Variance Application Materials](#)  
[17-252 Arapahoe Ridge Fence Variance Resolution](#)

Senior Planner, Hannah Hippely, presented the Arapahoe Ridge Fence Variance request.

Arapahoe Ridge is located on the corner of Highway 287 and Arapahoe Road. Arapahoe Ridge was platted between 1996 and 1999; the privacy fence that exists today was installed at that time. The applicants are proposing to replace this fence as it is in need of replacing. The fencing is proposed to be replaced in three phases and will be completed by 2021. The proposed fence is a five foot high, cedar privacy fence.

The current UDC limits fencing adjacent to Open Space to a four foot in height solid fence and requires brick columns every fifty feet. The UDC requires an

eight foot buffer between a fence and a walkway.

The requested variance would be to allow a five foot solid fence adjacent to Open Space; existing brick columns to remain in place without adding additional columns; the eight foot buffer between a walk and a sidewalk not be required where it does not currently exist; the fence to occupy more than 75% of the frontage and the existing openings into the neighborhood to retained; and a continuous fence plane in excess of 150 feet is hereby approved.

Staff finds the Variance request meets the applicable Approval Criteria and recommends approval of the requested variance with the a condition based on the phasing/completion timeline.

Scott Hopson, Arapahoe Ridge Homeowner's Association President, provided further information on the details of the fencing, phasing and costs.

Chairman Farr allowed for Public Comment regarding this Variance Request at 6:47pm.

Patty Hasslacher, 3260 Billington Drive, supports the five foot fence for the bulk of the neighborhood; however, she is concerned about safety as her house sits significantly below street level and people often walk up against the fenceline and not on the sidewalk. She is also concerned about the fencing aesthetically, as their property line fences are six feet in height.

Chairman Farr closed out the Public Comment section of this meeting at 6:49pm and allowed for the Board Members to ask any questions of staff and/or the applicant.

After a brief discussion, a motion was made regarding Resolution A17-03; A Resolution Regarding a Request for a Variance to the Fence Requirements of the UDC for the Arapahoe Ridge Subdivision Fence.

Board Member Vanlandingham moved to approve Resolution A17-03. The motion, seconded by Board Member Horovitz, carried with the following Roll Call vote:

Board Member Vanlandingham - Yes  
Board Member Horovitz - Yes  
Board Member Bowker - Yes  
Chairman Farr - Yes

## **VII. STAFF REPORTS**

Community Development Director, Marty Ostholthoff spoke to the Board about the next Board of Adjustment Meeting date regarding the Orchard Glen Fencing. It was decided that July 20, 2017 would work for the Board and the packet will be sent once it's ready.

## **VIII. BOARD REPORTS AND DISCUSSION ITEMS**

Nothing to report.

## **IX. ADJOURNMENT**

Chairman Farr adjourned the June 22, 2017 Board of Adjustment Meeting at 6:57pm.