



**JEFFERSON**  
COUNTY COLORADO

**Jefferson County Board of Adjustment  
Hybrid Hearing Meeting  
AGENDA**

**November 6, 2024, 9:00 a.m.**

**Hearing Room 1 / Virtual Hearing via WebEx Webinars  
100 Jefferson County Pkwy  
Golden, CO 80419**

**Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Webinars:**

If a citizen wishes to make public comment or provide public testimony virtually during the hearing, she/he will be required to log into the meeting using a computer. (Note: Public Comment is not taken during the Pre-Meeting.)

When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.

During the designated time for public comment or public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.

If you plan on testifying at the hearing, please contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Board of Adjustment, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.

Event links can be found below or here: <https://www.jeffco.us/meetings>

**Pre-Meeting: Faye Griffin Room / Webex Webinars (8:15 a.m. – 9:00 a.m.)**

Pre-Meeting Connection Details (No Public Comment is taken):

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m445883e1c8cd1b1d256bddd8312ed7f>

Webinar Number: 2489 168 4500

Webinar Password: c67xQrb2sQa (26797722 when dialing from a phone)

Audio Connection (720) 650-7664 Access Code: 2489 168 4500

Comments:

1. Director of Planning and Zoning, Chris O'Keefe
2. Planning Manager, Russell Clark
3. Planning Supervisor, Nick Nelson
4. Legal Counsel, Kathy Parker
5. Administrative Assistant, Kimi Schillinger
6. Board Members
7. Case Review

**Hearing: Hearing Room 1 / Webex Webinars (Approximately 9:00 a.m.)**

Hearing Connection Details:

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m5191db01056fc4ffdb2d7e2270f4764d>

Webinar Number: 2485 855 6835

Webinar Password: jgW4HfAvB79 (54944328 when dialing from a phone)

Audio Connection (720) 650-7664 Access Code: 2485 855 6835

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**Pages**

1. Call to Order
2. Discussion of Hybrid Meeting Procedures
3. Approval of Minutes
4. Consent Agenda
  - 4.1 **24-121497VC**  
**Variance**  
**Owner/Applicant:** Timothy Ray Carney and Katherine Willcox Carney  
**Location:** 7869 South Turkey Creek Road, Morrison  
Section 34, Township 5 South, Range 70 West  
**Approximate Area:** 1.657 Acres  
**Zoning:** Agricultural-Two (A-2)  
**Purpose:**  
**To legalize:**
    - 1) A lot size of 1.657 acres where 10 acres is required; and
    - 2) A front setback to the east of 2-feet, where a setback of 50-feet is required for an existing garage to be converted to detached living space.**Case Manager:** Sara Kohles

**4.2 24-114600VC**

**Special Exception**

**Owner/Applicant:** Darren Andrew Meeks and Amy Lynn Meeks

**Location:** 31781 Sarah Lane, Conifer

Section 20, Township 6 South, Range 71 West

**Approximate Area:** 5.00 acres

**Zoning:** Suburban Residential-Two (SR-2)

**Purpose:** Renewal of a Short-Term Rental

**Case Manager:** Reid Powers

**4.3 23-124023VC**

**Variance**

**Owner/Applicant:** Paul R. Thomas & Raelyn Thomas

**Location:** 5049 Carr St, Arvada

Section 15, Township 3 South, Range 69 West

**Approximate Area:** 0.334 Acres

**Zoning:** Residential-Two (R-2)

**Purpose:**

**To Allow:**

1) To allow a building separation to the south from a building on adjacent lot of 5 ft where 15 ft is required for a proposed detached garage

**Case Manager:** Alex Fowlkes

**4.4 24-120799VC**

**Variance**

**Owner/Applicant:** Jennifer Foley de la Cruz

**Location:** 4671 Independence Trail, Evergreen

Section 11, Township 5 South, Range 71 West

**Approximate Area:** 0.503 Acres

**Zoning:** Mountain Residential - One (MR-1)

**Purpose:**

**To Legalize:**

1) A front setback of 20.4 feet to the northeast, where 30 feet is required for a primary structure; and

2) A front setback of 16.1 feet to the northeast, where 30 feet is required for a deck on a primary structure.

**Case Manager:** Jamie Hartig

**5. Regular Agenda**

- 5.1 **24-121574VC**  
**Special Exception**  
**Owner/Applicant:** Red Moon Road LLC  
**Representative:** Kimberly Turner and Travis McAfoos  
**Location:** 1053 Red Moon Road, Evergreen  
Section 15, Township 4 South, Range 71 West  
**Approximate Area:** 5.12 Acres  
**Zoning:** Agricultural - One (A-1)  
**Purpose:** To allow a Short-Term Rental.  
**Case Manager:** Jamie Hartig
  
- 5.2 **24-121566VC**  
**Special Exception**  
**Owner/Applicant:** Aves and Flora LLC  
**Representative:** Hunter Woodlee and Madison Woodlee  
**Location:** 13326 Kuehster Road, Littleton  
Section 1, Township 7 South, Range 70 West  
**Approximate Area:** 17.79 acres  
**Zoning:** Agricultural-Two (A-2)  
**Purpose:** To allow a Short-Term Rental  
**Case Manager:** Reid Powers
  
- 5.3 **24-116616VC**  
**Special Exception**  
**Owner/Applicant:** Heather Perry  
**Location:** 22454 Hillcrest Circle, Golden  
Section 8, Township 4 South, Range 70 West  
**Approximate Area:** 1.51 acres  
**Zoning:** Mountain Residential-One (MR-1)  
**Purpose:** Renewal of a Short-Term Rental  
**Case Manager:** Alex Fowlkes

- 6. Reports
- 7. Adjournment