

MINUTES FOR BOARD OF ADJUSTMENT
MORRISON TOWN HALL
110 STONE STREET
WEDNESDAY, JUNE 29, 2016
6:00 P.M.

Call to Order: Wyatt Blassingame called the meeting to order at 6:00 P.M.

Oath of Office: Bryant swore in Wyatt Blassingame, Margaretta Caesar, Loren Oswalt, Maja Stefansdottir, Shari Raymond and Kathy Wolfe.

Roll Call: Board members Wyatt Blassingame, Margaretta Caesar, Loren Oswalt, Maja Stefansdottir, Shari Raymond and Kathy Wolfe were present. Board member Kyle Burris was absent. A quorum was established.

Staff Present: Gerald Dahl (Town Attorney), Carrie McCool (Town Planner), Kara Zabilansky (Town Administrator and Charla Bryant (Town Clerk).

Appointment of Chair and Co-Chair: Stefansdottir made a motion to appoint Wyatt Blassingame as Chair and to appoint Loren Oswalt as Co-Chair of the meeting. Caesar seconded the motion and all present voted in favor.

Approvals:

Motion/Minutes: Raymond moved to approve the minutes of June 1, 2011. Stefansdottir seconded the motion and all present voted in favor.

Procedures: Dahl simplified the Procedures for a variance. To make a change to one property is a quasi-judicial action. Dahl said discussing information outside a Board Meeting would be inappropriate behavior. **Stefansdottir made a motion to approve the changes to the hearing procedures. Caesar seconded the motion. All present voted in favor.**

Ryan Burris 110 Wood Lane Morrison, CO Variance Request:

Blassingame stated that this is a hearing on a request for a variance from Article 10-1E-6 (Uses, Yard and Bulk Requirements) to provide relief from the 20,000 square foot minimum lot area per dwelling unit requirement to construct an addition to the existing house.

Blassingame asked Bryant if all required notices of this hearing had been given and posted. Bryant said they had. Three notices were posted, one at the Town Offices, one at the Town Hall and one at the Post Office. The Website was also posted.

Blassingame asked if the Applicant was ready to proceed. The applicant, Ryan Burris, stated that he was ready to proceed.

Blassingame asked if the Staff was ready to proceed. The Staff said they were ready to proceed.

Blassingame swore in the applicant.

Applicant Testimony: Ryan Burris addressed the Board. Burris stated that the lot was zoned as Residential Estate which requires 20,000 square feet for a home. Burris' lot has 12,500 square feet. Burris is requesting permission to construct an addition to his home. Burris stated he has discussed the addition with his neighbors with the exception of Kevin Fitzgerald. He has received no complaints.

Town Planner: Carrie McCool said the property is zoned RE. The home is on 12,500 square feet. Wood Lane is not a dedicated right of way. The home was built in 1949 on a lot that did not meet required square footage. There are 5 criteria:

1. It is an unusual circumstance that the circumstance is unique to tis property.
2. A granted variance would keep the use of the property consistent with the RE zone requirement.
3. There would not be adverse effects to adjacent homeowners or the Town.
4. The variance is the minimum variance that will afford relief with the least modification possible of the provisions of this chapter.
5. The hardship was not self-imposed by the applicant.

Dahl stated the variance will run with the land. The applicant in the future would not need a variance for anything that only needs a building permit. An expansion of the home would need a variance. Raymond stated zoning is done in groups.

Blassingame asked for public comment. There was none.
Blassingame closed the public hearing.

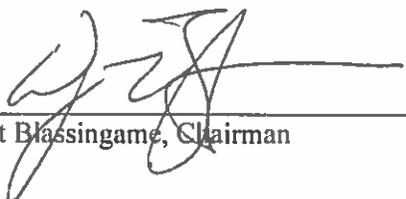
Caesar made a motion to approve the variance request finding that it substantially meets the standards listed above with the following condition of approval:

Prior to issuance of a building permit, the applicant shall dedicate Wood Lane to the Town as it extends along the western lot frontage in a location and width to be approved the by Town Engineer.

Raymond seconded the motion. Stefansdottir stated having a dedicated street makes sense. Dahl will draft a Right-Of-Way Dedication Deed to be signed and recorded. All present voted in favor.

Adjournment: There being no further business, Chairman Blassingame adjourned the meeting at 6:44 p.m.

TOWN OF MORRISON



Wyatt Blassingame, Chairman

ATTEST:



Charla D Bryant, Town Clerk

