

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY BOARD OF ADJUSTMENT
THURSDAY, JANUARY 7, 2025**

ATTENDANCE	<p>A regular meeting of the Arapahoe County Board of Adjustment (BOA) was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code.</p> <p>The following BOA members were present: Dave Fallon, Alternate; Howard Buchalter, Chair; Michael Frishman; and Dave Evans. Jesse Armstrong appeared and was excused. Beth Kinsky was expected but did not arrive. It was later discovered that Kim reported her expected arrival in error and Mr. Armstrong could have stayed but all was in order as there was a quorum.</p> <p>Also present were Robert Hill, Senior Assistant County Attorney; Caitlyn Mars, Zoning Administrator (remote); Brant Love, Zoning Inspector; Brittany Worley, Zoning Inspector; Kim Lynch, Recording Secretary.</p>
CALL TO ORDER	Mr. Buchalter called the meeting to order at 1:07 p.m. He noted that a quorum of the Board was present. The BOA members confirmed their continuing qualifications to serve. The meeting was held in person and streamed through the Granicus Live Manager platform.
DISCLOSURE MATTERS	There were no BOA member conflicts with the matters before them.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	<p>The motion was made by Mr. Evans and duly seconded Mr. Frishman to accept the minutes from the December 14, 2023, BOA meeting, as presented.</p> <p>The motion passed on a 4-0 yes vote.</p>
REGULAR ITEMS:	
BOA-2023-00005	<p>CASE NO. BOA-2024-00007, SPENCER DIERENFIELD VARIANCE – BRANT LOVE, ZONING INSPECTOR, PUBLIC WORKS AND DEVELOPMENT (PWD) 3023 S Jamine Street in Holly Hills</p> <p>Mr. Buchalter asked the Assistant County Attorney if the BOA had jurisdiction to proceed. Mr. Hill stated the BOA had jurisdiction had jurisdiction to proceed.</p>

	<p>Mr. Love provided a summary of the applicant's request to extend the footprint of the house from the existing place to 5 ft. into the 10' setback to accommodate this extended bathroom for the owners.</p> <p>Mr. Spencer Dieringfield and his wife were present. Mr. Dieringfield, the homeowner, reported he wished to have a special bathroom be added to the front of the house, that would add accommodations to the bathtub for this 2007 Iraq Veteran.</p> <p>There was no discussion amongst the BOA members</p> <p>Mr. Buchalter opened the hearing for public testimony. There were no public comments. The public hearing was closed. There were no final questions of the applicant.</p> <p>It was moved by Mr. Evans and duly seconded by Mr. Frischman. to approve the proposed variance adjustment to the front of the house. He specified the reasons for the approval, to include that the strict application of the regulations would result in practical difficulties for the applicant, and the granting of the variance would not be substantially detrimental to the public good and was in harmony and compatible with current uses and of benefit to the owner.</p> <p>The vote was:</p> <p>Mr. Armstrong, Excused; Mr. Buchalter, Yes; Mr. Evans, Yes; Mr. Frishman, Yes; Mr. Fallon, Yes.</p>
ADJOURNMENT	<p>There being no further business to come before the Board of Adjustment, the meeting was adjourned.</p>