

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MINUTES  
TUESDAY, AUGUST 27, 2013 – 6:15 P.M.**

**The meeting was called to order at 6:15 p.m. by Chairman Dave Kosley.**

**Attendance:** Lowndes - present                      LoCascio - present  
                    Krall - absent

**M/S Lowndes/LoCascio to revise the agenda and add as 3A – Deck Construction Drawings for 11175 Falls Avenue. All yea**

**APPROVE MINUTES FROM AUGUST 13, 2013 M/S LoCascio/Lowndes to approve the minutes as submitted. All yea**

**The Public Hearing was called to order at 6:17 p.m. by Chairman Kosley.**

**PUBLIC HEARING: REQUEST A VARIANCE TO FRONT PROPERTY LINE SETBACK TO REPLACE FRONT DECK AND CONSTRUCT A SIDE DECK; 11175 FALLS AVENUE; Property Owner, Karen Clark; Architect & Representative, Jason Brungardt**

The representative for the property owner submitted that the existing front deck does not meet the current setbacks within the GMF Municipal Code; it is less than 3' from the property line. Current code is a 15' front property line setback for structures. The proposed deck will remain within the property line with no encroachment into Falls Avenue. A 0' setback variance is being requested. The new front deck will be in compliance with the Teller County Regional building code requirements. The site was posted with a Public Hearing Notice. Nine informational packets were sent to property owners within 100' of the petitioner's property lines. To date, six letters in favor of granting a variance have been received. Public Works Director, Robert McArthur does not feel the variance will be a detriment or obstruction to road maintenance.

There being no further comments from the applicant representative, the audience or planning commission members, the Public Hearing was closed at 6:20 p.m. and the following findings discussed:

- the granting of the variance shall be in harmony with the general purpose and intent of the Land Use Code.
- the granting of the variance will not increase congestion in the public right of way or impair property values within the adjacent neighborhood.
- the majority of neighbors are in favor of the granting of a variance.
- upgrades to the property will be an asset to the neighborhood.

**M/S Kosley/Lowndes to recommend that the Board of Trustees approve the variance request for a front property line setback variance for 11175 Falls Avenue. All yea**

**DECK CONSTRUCTION DRAWINGS FOR 11175 FALLS AVENUE, PROPERTY OWNER KAREN CLARK – Architect Jason Brungardt submitted drawings for a side deck and a front deck upgrade and expansion. The drawings have had a preliminary review by Teller County Regional Building. M/S Kosley/Lowndes to approve the drawings as submitted with the condition that the Board of Trustees grants a front property line setback variance. All yea**

**CONSTRUCTION DRAWINGS FOR A FIRST STORY ADDITION, 8' X 28' AND DRAWINGS TO EXPAND EXISTING DECK ON SECOND STORY BY 7' X 28' - 10840 MYRTLE STREET; MAC PITRONE, PROPERTY OWNER  
M/S Kosley/LoCascio to approve the drawings as submitted. All yea**

**OTHER BUSINESS:** No other business was presented.

**CORRESPONDENCE:** No correspondence was received that required Commission discussion or action.

**The meeting was adjourned at 6:45 p.m.**

---

Chairman Dave Kosley

**ATTEST:** \_\_\_\_\_  
Chris Frandina, Town Clerk