

**BOARD OF ADJUSTMENTS
AND
PLANNING COMMISSION
MEETING AGENDA
August 10th, 2022
Virtual Meeting
9:00 AM CALL TO ORDER**

Video

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

Audio

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

**Dial by your location
(669) 900-6833 US (Western US)
(929) 205-6099 US (Eastern US)**

**Meeting ID: 632 627 219
Password: 04408**

For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

BOARD OF ADJUSTMENT

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM MAY 11, 2022

LAND USE PUBLIC HEARINGS:

.1. VARIANCE, #22SET-03

Property is Friendship Ranch Filing 5 Lot 33, addressed as 180 Ridge Road, Bailey. The applicant is requesting a 24-foot variance from the 30-foot setback from a structure to the front lot line and a 19-foot variance from the 30-foot setback from a structure to the side lot line.

APPLICANT: Chuck Zwiacher

Documents:

[22SET-03 BOA Staff Report and Att..pdf](#)
[22SET-03 Application.pdf](#)

.2. VARIANCE, #22SET-04

Property is part of Mineral Survey #20549 (Gold Flat), addressed as 9619 County Road 18, Fairplay. The applicant is requesting a 34-foot variance from the 50-foot setback requirement between wetlands and a structure.

APPLICANT: Christopher Bles

Documents:

[22SET-04 BOA Staff Report and Att..pdf](#)
[22SET-04 Application.pdf](#)

.3. VARIANCE, #22SET-02 - POSTPONED FROM JUNE 8, 2022

Property is Mineral Survey #4325 (Belle of the Buckskin), addressed as 3187 County Road 8, Alma. The applicant is requesting a 28 foot variance from the 35 foot residential structure height limit, resulting in a residence that is 63 feet tall.

APPLICANT: Bruce Pieper

Documents:

[22SET-02 BOA Staff Report and Atts..pdf](#)
[Referral Responses.pdf](#)
[22SET-02 Application.pdf](#)

PLANNING COMMISSION

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM JULY 13, 2022

LAND USE PUBLIC HEARINGS:

.1. CONDITIONAL USE PERMIT CASE #22CUP-03

Property is a 2.05-acre parcel addressed as 727 County Road 19. The applicant is requesting that the parcel be rezoned from the Mining to the Residential Zone District.

APPLICANT: Robert and Milena Kassel

Documents:

[22CUP-03 PC Staff Report.pdf](#)
[22CUP-03 Referral Responses.pdf](#)
[22CUP-03 Application.pdf](#)

PUBLIC COMMENT

Any further information can be obtained at:
Park County Planning Department

856 Castello Ave
Fairplay, CO. 80440
(719) 836-4292
planner@parkco.us