



BOARD OF ADJUSTMENT MEETING
September 21, 2015 1:00 P.M.
Municipal Complex (2nd Floor)
116 South Main Street

- 1) **Call to Order**
- 2) **Pledge of Allegiance**
- 3) **Roll Call**
- 4) **Public to Be Heard**
- 5) **Approval of Minutes**
 - A. Approval of July 20, 2015 meeting minutes.
- 6) **Old Business**
- 7) **New Business**
 - A. **Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of a variance to allow 10% open space where 15% open space is required pursuant to Section 17.244 C. 4. Of the Zoning Ordinance, for property located at 10905 Charter Oak Ranch Road.
 - B. **Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of variance to allow 18 trees and 36 shrubs where 20 trees and 40 shrubs are required along Charter Oak Ranch Road pursuant to Section 17.370 (Landscaping Requirements) D. (Landscaped Strip Required) 2.b. of the Zoning Ordinance, for property located at 10905 Charter Oak Ranch Road.
 - C. **Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of A variance to allow 38 shrubs where 46 are required along Champlin Drive pursuant to Section 17.370 (Landscaping Requirements) D. (Landscaped Strip Required) 2. b. of the Zoning Ordinance, for property located at 10905 Charter Oak Ranch Road.
 - D. **Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of A variance to allow 20 trees and 44 shrubs where 23 trees and 46 shrubs are required along Champlin Lane pursuant to Section 17.370 (Landscaping Requirements) D. (Landscaped Strip Required) 2. b. of the Zoning Ordinance, for property located at 10905 Charter Oak Ranch Road.
 - E. **Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of A variance to allow 19 trees and 45 shrubs where 23 trees and 46 shrubs are required along Santa Fe Avenue pursuant to Section 17.370 (Landscaping Requirements) D. (Landscaped Strip Required) 2. b. of the Zoning Ordinance, for property located at 10905 Charter Oak Ranch Road.

- F. Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of A variance to allow 56 parking spaces where 99 are required, pursuant to Section 17.342 (Number of Off-Street Parking Spaces Required) A. (Minimum Requirements) of the Fountain Municipal Code, for property located at 10905 Charter Oak Ranch Road.
- G. Public Hearing** on a Request by T-Bone Construction, Inc. on Behalf of GEP Investments, Inc. for approval of A variance to allow two driveways at forty feet (40') in width where Section 17.332 D. 2. Of the Zoning Ordinance limits the width of any access approach, driveway or curb cut to thirty-five feet (35'), for property located at 10905 Charter Oak Ranch Road.
- H. Public Hearing** on a Request by Classic Consulting Engineers & Surveyors, LLC on Behalf of UTW Academy Development, LLC for Approval of a Front Yard Setback of Three (3) Feet Where Twenty (20) Feet is Required Pursuant to the South Academy Highlands Overall Development Plan to Construct a Retaining Wall, for Property Generally Located North of South Academy Boulevard and East of Venetucci Boulevard, Fountain, Colorado.