



NOTICE OF BOARD OF ADJUSTMENT AND APPEALS MEETING

February 20, 2024

Members of the public are invited to attend remotely or in person through the options listed below. Public comment is welcome for items appearing on the agenda or on any matter of BOA concern. Each speaker is allotted a maximum of five minutes to speak.

Individuals wishing to comment on an agenda item must register in advance by contacting boaplanning@auroragov.org.

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Access Code: 2499 093 0321

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In-person Participation

Aurora Municipal Center
Aspen Room, 2nd Floor
15151 E Alameda Parkway
Aurora, CO 80012

Knock to be granted access to the building by security.

For more information regarding Board of Adjustment & Appeals meetings, please contact Planning & Development Services at boaplanning@auroragov.org.



AGENDA

Board of Adjustment and Appeals

Tuesday, February 20, 2024

6:00 p.m.

Aspen Room/Hybrid

Aurora Municipal Center, 2nd Floor

15151 E Alameda Pkwy

Aurora, CO 80012

Pages

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.a Draft BOA Meeting Minutes for December 19, 2023 3
4. ADOPTION OF AGENDA
5. GENERAL BUSINESS
 - 5.a Case Number 01-24 - 2341 N Elmira Street 14

A request by the property owner, Jeanne Fischetti, for the following Single-Family Dwelling Variances, for property zoned Original Aurora Medium Density Residential (OA-R-2): (1) To allow for an existing front yard fence that exceeds 42 inches in height; and (2) To allow for a completely closed-style fence in the front yard area.
 - 5.b Case Number 02-24 - 1114 N Beeler Street 31

A request by the property owner, Jesus Carrillo, for the following Single-Family Dwelling Variances, for property zoned Original Aurora Low-Density Residential (OA-R-1): (1) To allow for a partially constructed front yard fence that exceeds 42 inches in height; and (2) To allow for a completely closed-style fence in the front yard area.
6. OTHER BUSINESS
 - 6.a Board of Adjustment and Appeals Candidate Interviews 50

6.b Election of Officers

7. ADJOURNMENT

Planning Department
City of Aurora, Colorado

SUMMARY OF BOARD OF ADJUSTMENT AND APPEALS ACTIONS

BOA Hearing Date: December 19, 2023
Hearing Location: Virtual Public Hearing, held via WebEx
Case Manager: Stephen Gubrud

Board Members Present: Andris Berzins – Vice Chairman
Javier Chavez
Kari Gallo
Richard Palestro
Marty Seldin
Ron Swope

City Staff Present: Lena McClelland – Attorney for Planning and Development Services
Steve Timms- Planning Supervisor
Stephen Gubrud – City Planner
Rebecca Brooker- City Code Enforcement Officer
Jeffrey Calkins – City Code Enforcement Officer
Kristin Gates – City Code Enforcement Officer
Diane Webb - Project Coordinator

Vice Chairman Mr. Andris Berzins commenced the meeting at approximately 6:00 p.m.

Case Number: 13-23 – 1910 N Altura Boulevard

Description:

Request by the property owner, Cindy Arellano, for the following Single-Family Dwelling Variances:

- (1) To allow a variance from UDO code section 146-4.2.3.F.1.e which states that accessory buildings in residential districts larger than 120 square feet shall be set back from each side property line a minimum of 5 feet, and (2) To allow a variance from UDO code section 146-4.2.3.F.1.c which states that accessory buildings in residential districts larger than 120 square feet shall not exceed 450 square feet or 50 percent of the gross floor area of the principal building, whichever is greater.

Recommendation from staff to approve the variances as requested.

Case Presentation Given at the Hearing:

Staff gave a presentation describing the applicant's request, the context of the neighborhood and the subject property, and an analysis of the request with respect to the Code Criteria of Approval. The applicant's request would (1) allow for an existing accessory structure within one foot of the side property line resulting in a minimum setback reduction of four feet; (2) allow for a 1600-square-foot accessory structure that exceeds the allotted structure area of 520 square feet.

Board Discussion at the Hearing:

Mr. Palestro asked if the variance request is for an existing barn.

Mr. Berzins replied yes and referenced a site photo in the staff presentation.

Mr. Seldin asked if there is a fire concern given the depth of the lot and the distance from fire hydrants in the area.

Mr. Gubrud replied that he is not aware of any fire concerns and deferred to the Life Safety department which would address any fire concerns during the inspection period.

Mr. Berzins asked if the applicant did not have a permit for the barn and had received a code citation.

Mr. Gubrud replied yes to both questions.

Ms. Gallo asked how the case came to the board.

Mr. Gubrud responded that the applicant received a citation but no application had been made.

Rebecca Brooker, City Code Enforcement Officer, clarified that the code violation was reported to her by a neighbor who was concerned about the large structure being built.

Mr. Palestro asked how long the structure has existed.

Mr. Gubrud deferred to the homeowner.

The board members had no further questions of the staff.

Mr. Berzins called upon the applicant to speak.

The applicant, Cindy Arellano, 1910 N Altura Boulevard, attended the meeting in person. She apologized for being unaware of the code requirements.

Mr. Palestro asked how long the building has existed.

Ms. Arellano said it has been there for about a year or longer.

Mr. Palestro asked if she built it.

Ms. Arellano replied that her husband built it.

Mr. Chavez asked if the applicant plans to fix the fence segment that is leaning onto the building.

Ms. Arellano replied that her husband and the neighbor have discussed splitting the bill for repairs. The fence is composed of boards and pieces.

General discussion ensued regarding fence repairs.

Mr. Berzins stated that he visited the property.

Mr. Palestro, Mr. Chavez, and Ms. Gallo each stated that they visited the property.

Mr. Seldin and Mr. Swope both stated that they did not visit the property.

Mr. Palestro noted that no neighbors had attended the meeting to comment even though someone had reported the applicant to Code Enforcement.

Ms. Gallo added that at the northernmost section of the building is a neighbor who apparently does not have an issue with it.

Mr. Berzins expressed concern that access behind the building is limited and makes it difficult to do repairs and maintenance.

There was no further discussion of the case and no questions from members of the Board.

Public Comment Given at the Hearing:

No members of the public commented on this case at the hearing.

Board of Adjustment and Appeals Results

A motion was made by Mr. Seldin and seconded by Palestro.

Move to approve the variance request to allow for an existing accessory structure within one foot of the side property line resulting in a minimum setback reduction of four feet because the proposal complies with the required findings of Code Section 146, and:

- Will not adversely affect adjacent properties or the surrounding neighborhood;
- Would result in an improved design that achieves internal efficiency to the site and;
- The proposal would control for external effects and would not impact existing city infrastructure or any future public improvements.

Action Taken: Approved

Votes for the Waiver: 6

Votes against the Waiver: 0

Absent: None

Abstaining: None

A motion was made by Mr. Seldin and seconded by Palestro.

Move to approve the variance request to allow for a 1600-square-foot accessory structure that exceeds the allotted structure area of 520 square feet because the proposal complies with the required findings of Code Section 146, and:

- It will not adversely affect adjacent properties or the surrounding neighborhood;
- Would result in an improved design that achieves internal efficiency to the site and;
- The proposal would control for external effects and would not impact existing city infrastructure or any future public improvements.

Action Taken: Approved

Votes for the Waiver: 6

Votes against the Waiver: 0

Absent: None

Abstaining: None

Case Number: 14-23 – 1731 N Altura Boulevard

Description:

Request by the property owner, Alan Quintana Maldonado, for the following Single-Family Dwelling Variances:

- (1) To allow a variance from UDO code section 146-4.2.3.F.1.e which states that accessory buildings in residential districts larger than 120 square feet shall be set back from each side property line a minimum of 5 feet, and (2) To allow a variance from UDO code section 146-4.2.3.F.1.c which states that accessory buildings in residential districts larger than 120 square feet shall not exceed 450 square feet or 50 percent of the gross floor area of the principal building, whichever is greater.

Recommendation from staff to approve the variances as requested.

Case Presentation Given at the Hearing:

Staff gave a presentation describing the applicant's request, the context of the neighborhood and the subject property, and an analysis of the request with respect to the Code Criteria of Approval. The applicant's request would (1) allow for an existing detached carport structure within three-and-a-half feet of the side property line resulting in a minimum setback reduction of one-and-a-half feet; (2) allow for an 800-square-foot accessory structure that exceeds the allotted structure area of 528 square feet.

Board Discussion at the Hearing:

Mr. Berzins requested the legal definitions of a carport and a non-conforming garage.

Mr. Gubrud referenced the UDO definitions and explained that the applicant's structure more closely fits the definition of a carport.

Lena McClelland, Attorney for Planning and Development Services, added that the section of the code that is being requested for a variance is for accessory structures. The code does not distinguish between carports or garages as both are considered accessory structures.

The board members had no further questions of the staff.

Mr. Berzins called upon the applicant to speak.

The applicant, Alan Quintana, 1731 N Altura Boulevard, attended the meeting in person. He stated he did not have any additional comments.

Mr. Berzins asked if the case was the result of a code violation.

Mr. Gubrud responded yes and added that it was reported by a neighbor.

Mr. Swope asked if the applicant planned to add concrete from the driveway into the carport.

Mr. Quintana replied that he may do so in the future but it is expensive to add concrete. He noted that the City of Aurora built a new sidewalk in that area and put gravel there. He has an easement to work around.

Mr. Berzins stated that he visited the property.

Mr. Palestro, Mr. Chavez, and Ms. Gallo each stated that they visited the property.

Mr. Seldin and Mr. Swope both stated that they did not visit the property.

General discussion ensued regarding fire safety and proximity to the neighbor's house.

There was no further discussion of the case and no questions from members of the Board.

Public Comment Given at the Hearing:

No members of the public commented on this case at the hearing.

Board of Adjustment and Appeals Results

A motion was made by Mr. Palestro and seconded by Mr. Seldin.

Move to approve the variance request to allow for an existing detached carport structure within three-and-a-half feet of the side property line resulting in a minimum setback reduction of one-and-a-half feet because the proposal complies with the required findings of Code Section 146, and:

- It will not adversely affect adjacent properties or the surrounding neighborhood;
- Would result in an improved design that achieves internal efficiency to the site and;
- The proposal would control for external effects and would not impact existing city infrastructure or any future public improvements.

Action Taken: Approved

Votes for the Waiver: 6

Votes against the Waiver: 0

Absent: None

Abstaining: None

A motion was made by Mr. Seldin and seconded by Mr. Swope.

Move to approve the variance request to allow for an 800-square-foot accessory structure that exceeds the allotted structure area of 528 square feet because the proposal complies with the required findings of Code Section 146, and:

- It will not adversely affect adjacent properties or the surrounding neighborhood;
- Would result in an improved design that achieves internal efficiency to the site and;
- The proposal would control for external effects and would not impact existing city infrastructure or any future public improvements.

Action Taken: Approved

Votes for the Waiver: 6

Votes against the Waiver: 0

Absent: None

Abstaining: None

Case Number: 15-23 – 411 N Iola Street

Description:

Request by the property owner, Bruce Edwards, for the following Single-Family Dwelling Variance:

- To allow a variance from UDO code section 146-4.7.9.L.1, Table 4.7-4 which states that new side and rear yard fences along arterial and collector streets may be a maximum of 6 feet in height.

Recommendation from staff to approve the variance as requested.

Case Presentation Given at the Hearing:

Staff gave a presentation describing the applicant's request, the context of the neighborhood and the subject property, and an analysis of the request with respect to the Code Criteria of Approval. The applicant's request would allow for an 8-foot-tall residential fence along the length of the rear lot line facing Havana Street.

Mr. Seldin noted that according to the staff report, the applicant received a citation from Code Enforcement on September 6, 2022. He asked if the city staff and the applicant discussed this during this time.

Mr. Gubrud replied that the applicant contacted the city in September 2023. The applicant had been constructing the fence for some time but had difficulties. Mr. Gubrud deferred to Code Enforcement for comment.

Kristin Gates, Code Enforcement Officer clarified that the applicant was issued a notice in 2022 to bring the fence into compliance or apply for a BOA variance, but it was never done. She worked with the applicant and gave extensions, but finally issued a summons in July.

Mr. Seldin noted the summons in the staff report is dated March 1, 2023, which is inconsistent with the dates mentioned.

Ms. Gates clarified that the date on the summons in the staff report is correct.

Ms. Gallo asked if the back fence and side fence are the same height.

Mr. Gubrud replied yes.

Ms. Gallo asked why the side fence is not part of the case consideration.

Mr. Gubrud responded that the side fence has been continually existing in that non-conforming status and was never removed.

Mr. Berzins asked if the applicant would need to apply to BOA again to get approval for an 8-foot panel if it were repaired or replaced.

Mr. Gubrud replied no.

Mr. Berzins asked if there are concerns about the utility easements on the property.

Mr. Gubrud replied no because the fence has already existed there.

The board members had no further questions of the staff.

Mr. Berzins called upon the applicant to speak.

The applicant, Bruce Edwards, 411 N Iola Street, attended the meeting in person. He explained the delay in fixing the fence was due to sickness and personal reasons.

Mr. Berzins stated that he visited the property.

Mr. Palestro, Mr. Seldin, Mr. Chavez, and Ms. Gallo each stated that they visited the property.

Mr. Swope stated that he did not visit the property.

Mr. Chavez noted that other fences in the area are the same height as the applicant's, so his fence is consistent with the neighborhood character.

General discussion ensued regarding the benefits of having a higher fence.

There was no further discussion of the case and no questions from members of the Board.

Public Comment Given at the Hearing:

No members of the public commented on this case at the hearing.

Board of Adjustment and Appeals Results

A motion was made by Mr. Palestro and seconded by Ms. Gallo.

Move to approve the variance request to allow for an 8-foot-tall residential fence along the length of the rear lot line facing Havana Street because the proposal complies with the required findings of Code Section 146, and:

- It will not adversely affect adjacent properties or the surrounding neighborhood;
- Would result in an improved design that achieves internal efficiency to the site and;
- The proposal would control for external effects and would not impact existing city infrastructure or any future public improvements.

Action Taken: Approved

Votes for the Waiver: 6

Votes against the Waiver: 0

Absent: None

Abstaining: None

Case Number: 16-23 – 5003 S Elkhart Court

Description:

Request by the property owner, Peggy Sexton, for the following Single-Family Dwelling Variance:

- To allow a variance from UDO code section 146-4.7.9.L.1, Table 4.7-4 which states that new side and rear yard fences for residential properties may be a maximum of 6 feet in height.

Recommendation from staff to approve the variance as requested.

Case Presentation Given at the Hearing:

Staff gave a presentation describing the applicant's request, the context of the neighborhood and the subject property, and an analysis of the request with respect to the Code Criteria of Approval. The applicant's request would allow for an additional three feet of side yard fence height for a total fence height of 9 feet along approximately 7 feet and three inches of the length of the southern interior side lot line. Mr. Gubrud noted that 12 proxy letters were received from surrounding neighbors who opposed approving the variance request.

Ms. Gallo noted the fence panel looks more like a screen or a trellis, similar to the arbor the neighbor has.

Mr. Gubrud noted the fence segment is detached so setback is an issue if it is treated as an accessory structure rather than a fence panel.

General discussion ensued regarding accessory structures and whether the applicant's structure is a fence or an accessory structure.

Mr. Swope noted the structure is free-standing but it is not consistent with a fence because the panels are horizontal instead of vertical.

Steve Timms, Planning Supervisor, noted the city has a broad definition of a fence.

Mr. Gubrud quoted the city's definition of a fence.

Mr. Chavez asked for the definition of an accessory structure.

Mr. Gubrud quoted the city's definition of an accessory structure.

The board members had no further questions of the staff.

Mr. Berzins called upon the applicant to speak.

The applicant, Peggy Sexton, 5003 S Elkhart Court, attended the meeting in person. She had questions about the proxy letters. She cited an ongoing conflict with her neighbor. She described the structure as a privacy panel that was installed after removing dying bushes from the area. She said the panel creates privacy for herself and her neighbor. The panel was professionally designed and installed. Ms. Sexton also spoke to a surrounding neighbor who did not express concern about the panel.

Mr. Palestro stated he visited the property and saw two structures.

Ms. Sexton replied the other structure is an artwork.

The board members had no further questions of the applicant.

Public Comment Given at the Hearing:

Cheryl Conway, 5023 S. Elkhart Court, attended the meeting in person and identified herself as the applicant's neighbor. Ms. Conway stated there is contention between herself and her neighbor, Ms. Sexton. Ms. Conway opposes approving the variance request and attended the meeting as proxy for 12 other surrounding neighbors who oppose approving the variance. Ms. Conway also provided photos from her property to be entered into the evidence. She stated the structure is not aesthetically pleasing and is not in accordance with the code, among other concerns. The structure is visible from certain areas. Ms. Conway filed a complaint with the HOA and she contacted Code Enforcement.

Mr. Seldin referenced the applicant's statement that the structure was installed for privacy. He asked Ms. Conway if she also had any desire for privacy.

Ms. Conway stated she is not tall enough to see over her 6-foot fence. The fence provides enough privacy for her hot tub which is on the other side.

Mr. Berzins asked who owns the fence.

Ms. Conway said she didn't know. The fence was there when she bought the house 23 years ago.

Ms. Sexton said they installed the fence 32 years ago.

Mr. Berzins asked if the case originated from a citation from Code Enforcement.

Mr. Gubrud replied yes.

Mr. Berzins stated that he did not visit the property.

Mr. Palestro and Ms. Gallo stated that they visited the property.

Mr. Seldin, Mr. Chavez, and Mr. Swope stated that they did not visit the property.

General discussion ensued. Ms. Gallo noted the structure looks nice and there is good cause for a privacy fence in that area. She stated the Board of Adjustment and Appeals respects each homeowner's ability to make changes that enhance their property. Mr. Berzins noted the structure is well-constructed and is compatible with the neighborhood.

Mr. Palestro noted he has an issue with the structure's 9-foot height and questioned if the city would allow structures like this in any houses.

Mr. Timms replied that homeowners would need to apply to the Board of Adjustment and Appeals.

Mr. Palestro also noted the neighbors who oppose granting the variance request and that their opinions must be considered.

General discussion ensued about the structure's height and visibility from the street.

Mr. Swope cited the proxy letters submitted by neighbors who oppose this structure. If the board approves this variance, then other neighbors could say they want to build a structure to block it, and so on. Mr. Swope stated he leans in favor of the surrounding neighbors who took the time to submit

their statements of opposition.

General discussion ensued regarding the structure's height and privacy.

There was no further discussion of the case and no questions from members of the Board.

Board of Adjustment and Appeals Results

A motion was made by Mr. Seldin and seconded by Ms. Gallo.

Move to approve the variance request to allow for an additional three feet of side yard fence height for a total fence height of 9 feet along approximately 7 feet and three inches of the southern interior side lot line, with a condition that the variance approval is limited to the width of the panel because the proposal complies with the required findings of Code Section 146, and:

- It will not adversely affect adjacent properties or the surrounding neighborhood;
- Would result in an improved design that achieves internal efficiency to the site and;
- The proposal would control for external effects and would not impact existing city infrastructure or any future public improvements.

Action Taken: Approved

Votes for the Waiver: 4

Votes against the Waiver: 2 (Swope and Palestro)

Absent: None

Abstaining: None

Other Topics Discussed at the Hearing:

A motion was made by Mr. Palestro and seconded by Mr. Seldin.

Move to accept the draft meeting minutes for the October 17, 2023, meeting.

Action Taken: Accept the draft minutes for October 17, 2023

Votes for : 6

Votes against: 0

Absent: None

Abstaining: None

Ms. McClelland reminded the board that their decisions are individual and not precedential.

General discussion ensued regarding HOA jurisdiction and the city's jurisdiction.

Board members discussed staff reaching out to the BOA candidates again to have them attend an interview on February 20, 2024.

Mr. Berzins entertained a motion to adjourn the meeting.

A motion was made by Ms. Gallo and seconded by Mr. Seldin.

Action Taken: Adjourn the meeting

Votes for: 6

Votes against: 0

Absent: None

Abstaining: None

Vice Chairman Mr. Andris Berzins adjourned the meeting at approximately 7:21 p.m.

SUMMARY OF PROCEEDINGS PREPARED AND SUBMITTED BY: Diane Webb

Andris Berzins, Vice Chairman

Diane Webb, City of Aurora Recording Secretary



Planning Division
 15151 E. Alameda Parkway, Ste. 2300
 Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

MEMORANDUM

To: Board of Adjustments acting chair and board members

From: Stephen Gubrud, Planner, Board of Adjustments staff liaison

Date: February 15, 2024

Hearing Date: February 20, 2024

Subject: BOAA Case No. 1-24 – 2341 N. Elmira St.

Notification: The Notice of Variance Request was mailed to abutting property owners on February 9, 2024, and a notice of virtual public hearing sign was posted on the property on or prior to the same day in accordance with Code.

Summary: Request by the owner, Jeanne Fischetti, for the following Single-Family Dwelling Variances:

- Requesting 2 variances from UDO code section 146-4.7.9.L.1 which states that front yard fences for residential properties be a maximum of 42 inches in height and at least 50% visually permeable. The applicant’s property is located in the OA-R-2 zone district and she requests (1) a variance to allow an additional 30 inches of front yard fence height for a total maximum fence height of 6 feet. The applicant also requests (2) a closed style fence which is not visually permeable.

Background Information: The subject property is located at 2134 N. Elmira St. in the North Aurora Neighborhood, within the New England Heights #1 subdivision. The property is approximately 0.15 acres with an approximately 912 square foot primary residence, constructed in 1954 according to the Arapahoe County Assessor’s records. The subject property and much of the neighborhood to the south are primarily zoned OA-R-2 (Original Aurora Medium Density Residential District) and is made up of primarily single-family homes. There also large portions of OA-R-1 (Original Aurora Low Density Residential District) to the east and OA-RMU (Original Aurora Residential Mixed-Use District) to the west. The purpose of the OA-R-2 district is to promote active and pedestrian-oriented areas that have a mix of residential and small, neighborhood-scale commercial uses. The subdistrict shall permit a broad range of housing types that are compatible in scale with existing single-family homes while providing diverse housing choices for households of different ages, sizes and incomes.

The applicant requests a variance to allow for an existing, tiered, front yard fence which ranges from approximately 4 feet to 6 feet in height along the northern property line which exceeds the UDO front yard fence height limit of 42 inches and is completely closed in style. The existing non-compliant fence was identified in the Notice of Violation which was issued to the property owner on August 10th of 2023. The applicant has stated one of the reasons for building this fence feature at this height is to screen their view of and protect their property from some of the activity which occurs on the neighboring property. Prior to construction of the new wooden fence only a short chain link fence existed on the property line between this property and the neighbors to the north which is still present. There is an existing city sidewalk in front of the property and on street parking is permitted on Elmira St. The fence is setback approximately 32 inches from the back of sidewalk which does meet City Code requirements. The applicant has stated they are willing to work with the City on a design that would more closely meet City Code requirements however they would prefer to keep the fence as it is currently constructed. (See Exhibit B– Application and Justification).



Analysis: The requirements of the UDO as it pertains to this case are in place to promote a safe and aesthetically enjoyable environment for all Aurora residents. The newly constructed fence does not meet this intent as it is not consistent with the character of the surrounding neighborhood. The fence does, however, achieve an internal efficiency of design and would not impact existing city infrastructure or any planned improvements for the area. Staff would be open to working with the applicant on a more visually permeable design that would more closely adhere to City Code fence opacity requirements.

Required Findings: According to Section 146-5.4.4.B.3 (Exhibit D), the Board of Adjustments and Appeals can grant variances based on the following criteria:

1. Effect on adjacent properties. The proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods.

Staff Analysis:

The proposed fences height and closed style would impact the neighboring property to the north by screening a portion of its southerly view.

2. The proposed variance is consistent with the majority of the criteria as follows:

a. Improved Design

Staff Analysis:

Staff finds that the proposed fence feature does achieve an improved design because it is constructed of high-quality materials, is entirely internal to the site, and would not create a visibility issue for pedestrians or automobile traffic.

b. Consistency with Neighborhood Character

Staff Analysis:

Staff finds that the proposed fence is not consistent with the character of the area as no other front yard fences in the neighborhood appear to feature similar heights or the closed style that the proposal does.

c. Compatibility with Adjacent Development

Staff Analysis:

The proposed fence is not compatible with adjacent development as, although front yard fences are allowed within residential districts, fences of similar height and design are not.

d. Impact on existing city infrastructure and public improvements

Staff Analysis:

The proposed fence feature would not result in any negative impacts on existing city infrastructure or proposed future improvements.

e. Internal efficiency of design

Staff Analysis:

The proposed fence would result in an internal efficiency of design as it is setback approximately 32 inches from the back of the City sidewalk and located interior to the applicant's property adjacent to the previous chain link fence.

f. Control of external effects

Staff Analysis:

The proposed fence does not control for external effects as it is highly visible from the street and will have a minor impact on the view of the adjacent property.



Conclusion:

Based on the required findings of Code Section 146-5.4.4.B.3, staff finds the requested variance does not meet the criteria as proposed because:

- It is not consistent with the character and aesthetic of the surrounding neighborhood;
- The height and style of the fence may impact views from the neighboring property and;
- The proposed fence is highly visible to the public and would not provide mitigation for any external effects.

Staff Recommendation:

Staff recommends **Denial** of the proposed variances as requested.

Recommended Motion:

I move that the Board of Adjustment deny the requested variances for the property located at 2341 N Elmira St. contained in case 01-24 because they fail to meet the following criteria of the UDO:

- It is not consistent with the character and aesthetic of the surrounding neighborhood;
- The height and style of the fence may impact views from the neighboring property and;
- The proposed fence is highly visible to the public and would not provide mitigation for any external effects.

ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – Application and Justification
- Exhibit C – Site Photos
- Exhibit D – City Code Section 146-5.4.4.B.3



APPLICATION TO THE BOARD OF ADJUSTMENT & APPEALS

Property Information:	
Case # (entered by staff)	01-24
Address of Subject Property:	2341 N Elmira St.
Zone District:	OA-R-2
Variance Requested:	Front yard fence exceeds 42" and is closed style.
The above request does not conform to Section(s): 146-4.7.9.L.1, 146-4.7.9.L.2 of the Aurora Unified Development Code, which requires: (1) Front yard fences be a maximum of 42" in height and (2) Front yard fences must be at most 50% opaque (closed).	

Property Owner Information:	
Name:	Jeanne Fischetti
Address:	2341 N. Elmira St., Denver Aurora, CO 80010
Phone:	720-470-3598
Email:	jeFisch78@gmail.com


Does the applicant need translation services? Yes _____ No X

If yes, what language? _____

Applicant/Representative Information:	
If an applicant/representative on behalf of the owner of the property, please complete the following information:	
Name:	Jeanne Fischetti
Address:	2341 Elmira St., Aurora, CO 80010
Phone:	720-470-3598
Email:	jeFisch7@gmail.com

I hereby certify that the above information provided to the City of Aurora is true and accurate.

Applicant/Representative/Owner Signature:



Date: 1.5.24

I hereby authorize the person named above to act as my applicant/representative in processing this application before the Board of Adjustment for the City of Aurora (only needed if name is different):

Owner's Signature: 

Date: 1.5.24

To Be Completed by City:

Staff Review Information:
Case Number: 01-24
Case Manager: Stephen Gubrud
Date Received: 1/5/2024
Date Application Complete: 1/5/2024
BOA Meeting Date: 2/20/2024
Application Fee Paid Date:

Type, or print clearly, the name and complete address (including zip code) of each abutting (sharing a portion of the property line) property owner: These owners will be notified of the request and hearing.

ABUTTING PROPERTY
PHYSICAL ADDRESS:

ABUTTING PROPERTY
NAME & ADDRESS OF PROPERTY OWNER:

2342 N Emporia St.

Daniel Chavez
38495 E 114th Ave.
Hudson, CO 80642

2346 N Emporia St.

Same as above

2349 N Elmira St

Joe Jaramillo
Same as physical address

2333 N ^{Elmira} ~~Emporia~~ St.

Cummings Family Living Trust.
8686 E 25th Pl.
Denver, CO 80238

2340 N Elmira St.

Lindsay Cocos
2716 JAKRON ST.
Denver, CO 80238

EXHIBIT B

JOE JARAMILLO
2349 ELMIRA ST
AURORA CO 80010-1114

THE CUMMINGS FAMILY LIVING TRUST
8686 E 25TH PL
DENVER CO 80238-2999

DANIEL CHAVEZ
38495 E 144TH AVE
HUDSON CO 80642-7809

BRIAN & LINDSAY COCOS
2716 AKRON ST
DENVER CO 80238-2691

VARIANCE NARRATIVE

General Property Information:	
1.	Property Address: 2341 Elmira St.
2.	Applicant's Name: Jeanne Fischetti
3.	Property Owner's Name: ←
4.	Current Zoning of the Subject Property: OA-R-2

Background Information		Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	<input type="checkbox"/>	If yes, what was the previous case number? Case# _____
2.	Is this application an attempt to correct a code violation of some kind?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, please attach a copy of the violation notice.

Section 5.4.4.B.3 of the UDO stipulates specific criteria for the approval of variances. No application for a variance shall be approved unless the BOA finds that the following criteria are met.

- a. The proposed variance results in improved design;
- b. The proposed variance does not adversely affect the character of the lower density residential area;
- c. The proposed variance will result in development that is compatible with adjacent land development;
- d. The proposed variance will not result in undue or unnecessary burdens on existing infrastructure and public improvements, or arrangements have been made to mitigate those impacts;
- e. The proposed variance results in development that achieves internal efficiency for its residents and does not endanger public health or convenience; and
- f. The proposed variance results in development that controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, and features to prevent detrimental impacts on public health, welfare, safety, or convenience.

The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and advance the application. Please do not simply answer with yes or no.

1. Describe in detail the nature of this request and why you are asking for this variance.

I am requesting to keep my front yard fence in place in its current state.

I am asking for the variance because my neighbor to the south presents health and safety risks to my property. The home does not have an owner (the listed owner died in 2005) and is a known crash pad for drug addicts. There is constant foot traffic coming and going from the property including individuals who are drunk, high, and in various states of undress.

2. Describe in detail all efforts made to comply with the requirements of the regulation or ordinance and why, in this particular case, that was not possible?

I have met with my police community relations officer, city council member and the City Attorney's Office - none of these entities are able to address and resolve the issues with my neighbors due to the lack of owner. Therefore, the fence is the only barrier/protection from my neighbors.

3. Describe how the proposed variance results in an improved design in comparison to what would be allowed under the code.

The fence is high quality and a visually appealing design. It is an improvement over the old chain link that was in place. It also provides a visual screen from my neighbor's property.

4. Does the proposed variance result in development that is not compatible with adjacent land development?

No, it is an entirely residential neighborhood and fences are not uncommon in the neighborhood.

5. Will the proposed variance have any burdens on existing infrastructure or future public improvements in the area?

no, the new fence setback is as far and possibly further back than the previous fence. It does not impede the city side walk.

6. Does the proposed variance create greater efficiency, convenience, and public health?

As previously stated, there is a great deal of illegal activities happening next door. The fence provides a barrier from these activities happening on my property. It also provides a visual barrier. The fence does not impede pedestrians from walking on the side walk.

7. Will the proposed variance affect traffic, noise, signage, lighting, or landscaping in the area?

no











B. Single-Family Dwelling Variance

All applicable provisions of Section 146-5.3 (Common Procedures) apply unless specifically modified by the provisions of this Section 146-5.4.4.B.

1. Applicability

This Section 146-5.4.4.B applies to all applications for a variance from the standards and of provisions of this UDO or to the provisions of Chapter 90 as they relate to the modification of an existing single-family dwelling or the lot on which it is located that do not qualify for approval as a Minor Amendment under Section 146-5.3.15.A. This section may not be used to vary the standards or provisions of this UDO for single-family homes that have not yet obtained a certificate of occupancy or Manufactured Homes that have not yet been installed in accordance with Chapter 90.

1. Procedure

- a. Planning Director shall review the application and forward a recommendation to the Board of Adjustment and Appeals pursuant to all applicable provisions of Section 146-5.3 (Common Procedures).
- b. The Board of Adjustment and Appeals shall conduct a public hearing on the application and shall make a decision on the application pursuant to all applicable provisions of Section 146-5.3.

2. Criteria for Approval

An application for a Single-family Dwelling Variance shall be approved if the Board finds that the proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods and a majority of the following criteria have been met.

- a. The proposed variance results in improved design.
- b. The proposed variance does not adversely affect the character of lower density residential areas.
- c. The proposed variance will result in development that is compatibility with adjacent land development.
- d. The proposed variance will not result in undue or unnecessary burdens on existing infrastructure and public improvements, or arrangements have been made to mitigate those impacts.
- e. The proposed variance results in development that achieves internal efficiency for its residents and does not endanger public health or convenience.
- f. The proposed variance results in development that controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, and features to prevent detrimental impacts on public health, welfare, safety or convenience.



Planning Division
 15151 E. Alameda Parkway, Ste. 2300
 Aurora, Colorado 80012
 303.739.7217

Worth Discovering • auroragov.org

MEMORANDUM

To: Board of Adjustments acting chair and board members

From: Stephen Gubrud, Planner, Board of Adjustments staff liaison

Date: February 15, 2024

Hearing Date: February 20, 2024

Subject: BOAA Case No. 2-24 – 1114 N Beeler St.

Notification: The Notice of Variance Request was mailed to abutting property owners on February 9, 2024, and a notice of virtual public hearing sign was posted on the property on or prior to the same day in accordance with Code.

Summary: Request by the owner, Jesus Carrillo, for the following Single-Family Dwelling Variances:

- Requesting 2 variances from UDO code section 146-4.7.9.L.1 which states that front yard fences for residential properties be a maximum of 42 inches in height and at least 50% visually permeable. The applicant’s property is located in the OA-R-1 zone district and he requests (1) a variance to allow an additional 30 inches of front yard fence height for a total maximum fence height of 6 feet. The applicant also requests (2) a closed style fence which is not visually permeable.

Background Information: The subject property is located at 1114 N Beeler St. in the Del Mar Parkway Neighborhood, within the Brooklyn #1 subdivision. The property is approximately 0.138 acres with an approximately 974 square foot primary residence, constructed in 1950 according to the Arapahoe County Assessor’s records. The subject property and surrounding neighborhood are primarily zoned OA-R-1 (Original Aurora Low Density Residential District) and is made up of primarily single-family homes. The purpose of the OA-R-1 district is to promote and protect residential neighborhoods and improve the overall image and character of Original Aurora. The building form standards and permitted uses work together to promote desirable residential areas. These regulations shall reinforce the existing development patterns while also encouraging reinvestment and new types of housing.

The applicant requests two variances to allow for a partially constructed 6-foot-tall front yard fence which would ultimately be closed in style. The existing non-compliant fence was identified in the Notice of Violation which was issued to the property owner on October 3rd of 2023. The applicant has stated one of the reasons for building this fence feature at this height is to screen the view of the front of their house from their neighbors to the south. The homeowner was prompted to build the fence due to an ongoing issue over the conduct of their neighbors. Prior to construction the applicant did reach out to the City to confirm code requirements, however due to confusion over which portion of the property is defined as the side yard he began constructing the fence to a height of 6 feet. There is an attached sidewalk located in

front of the property and on street parking is permitted on Beeler St. The fence is setback approximately 7 feet from the back of sidewalk which does meet City Code requirements. The applicant has stated they are willing to work with the City on a design that would more closely meet City Code requirements and have proposed a potential alternative of dropping the fence height down to 42 inches after the first 30 linear feet of fencing as it extends away from the house. (See Exhibit B– Application and Justification).

Analysis: The requirements of the UDO as it pertains to this case are in place to promote a safe and aesthetically enjoyable environment for all Aurora residents. The proposed fence does not meet this intent as it is not consistent with the character of the surrounding neighborhood. The fence does, however, achieve an internal efficiency of design and would not impact existing city infrastructure or any planned improvements for the area. Staff would be open to working with the applicant on a more visually permeable design that would more closely adhere to City Code requirements.

Required Findings: According to Section 146-5.4.4.B.3 (Exhibit D), the Board of Adjustments and Appeals can grant variances based on the following criteria:

1. Effect on adjacent properties. The proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods.

Staff Analysis:

The proposed fences height and closed style would impact the neighboring property to the south by screening a portion of its northerly view.

2. The proposed variance is consistent with the majority of the criteria as follows:

a. Improved Design

Staff Analysis:

Staff finds that the proposed fence feature does achieve an improved design because it is constructed of high-quality materials, is entirely internal to the site, and would not create a visibility issue for pedestrians or automobile traffic.

b. Consistency with Neighborhood Character

Staff Analysis:

Staff finds that the proposed fence is not consistent with the character of the area as no other front yard fences in the neighborhood appear to feature similar heights or the closed style that the proposal does.

c. Compatibility with Adjacent Development

Staff Analysis:

The proposed fence is not compatible with adjacent development as, although front yard fences are allowed within residential districts, fences of similar height and design are not.

d. Impact on existing city infrastructure and public improvements

Staff Analysis:

The proposed fence feature would not result in any negative impacts on existing city infrastructure or proposed future improvements.

e. Internal efficiency of design

Staff Analysis:

The proposed fence would result in an internal efficiency of design as it is setback approximately 7 feet from the back of the City sidewalk and is located internal to the site along the shared southern property line.

f. Control of external effects

Staff Analysis:

The proposed fence does not control for external effects as it is highly visible from the street and will have a minor impact on the view of the adjacent property.

Conclusion:

Based on the required findings of Code Section 146-5.4.4.B.3, staff finds the requested variance does not meet the criteria as proposed because:

- It is not consistent with the character and aesthetic of the surrounding neighborhood;
- The height and style of the fence may impact views from the neighboring property and;
- The proposed fence is highly visible to the public and would not provide mitigation for any external effects.

Staff Recommendation:

Staff recommends **Denial** of the proposed variances as requested.

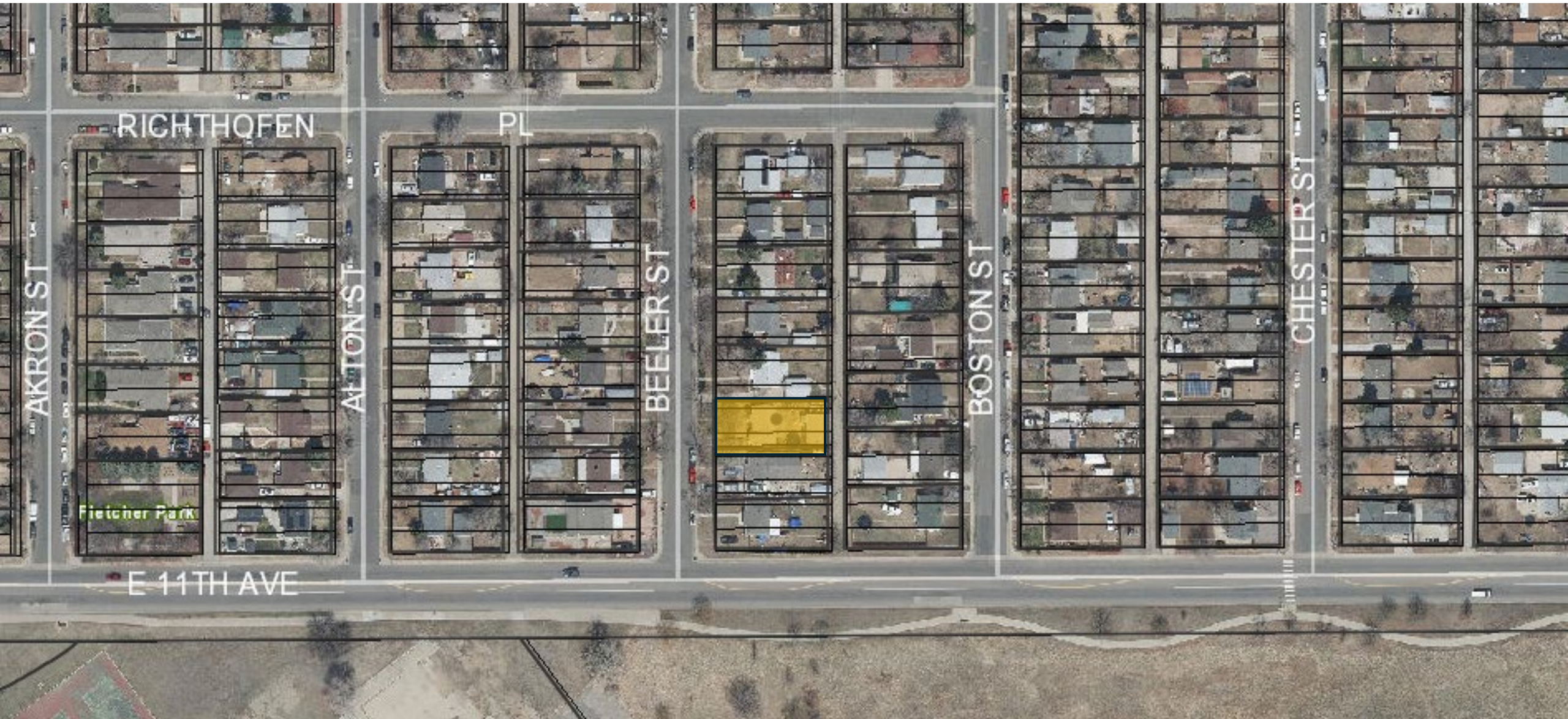
Recommended Motion:

I move that the Board of Adjustment deny the requested variances for the property located at 1114 N Beeler St. contained in case 02-24 because they fail to meet the following criteria of the UDO:

- It is not consistent with the character and aesthetic of the surrounding neighborhood;
- The height and style of the fence may impact views from the neighboring property and;
- The proposed fence is highly visible to the public and would not provide mitigation for any external effects.

ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – Application and Justification
- Exhibit C – Site Photos
- Exhibit D – City Code Section 146-5.4.4.B.3



APPLICATION TO THE BOARD OF ADJUSTMENT & APPEALS

Property Information:	
Case # (entered by staff)	02-24
Address of Subject Property:	1114 N Beeler St.
Zone District:	OA-R-1
Variance Requested:	6ft tall fence, 100% opacity (closed style)
The above request does not conform to Section(s): 146-4.7.9.L.1, 146-4.7.9.L.2 of the Aurora Unified Development Code, which requires: (1) front yard fences be no greater than 42" in height. (2) front yard fences be at most 50% opaque.	

Property Owner Information:	
Name:	Jesus Carrillo
Address:	1114 Beeler St.
Phone:	720 435 5815
Email:	chewy.carrillo@hotmail.com

Does the applicant need translation services? Yes _____ No X

If yes, what language? _____

- ix. Staff can provide an example if requested.
- d. Building plans, diagrams, or details showing the exterior elevations of the proposed structure, including materials, height, and size.
- e. Photographs and/or drawings to support the request and;
- f. Additional support information as requested by City staff

Applicant/Representative Information:	
If an applicant/representative on behalf of the owner of the property, please complete the following information:	
Name:	
Address:	
Phone:	
Email:	

I hereby certify that the above information provided to the City of Aurora is true and accurate.

Applicant/Representative/Owner Signature:

Date: _____

I hereby authorize the person named above to act as my applicant/representative in processing this application before the Board of Adjustment for the City of Aurora (only needed if name is different):

Owner's Signature: Jesus Carrillo

Date: Jan-11-2024

To Be Completed by City:

Staff Review Information:	
Case Number:	<u>02-24</u>
Case Manager:	<u>Stephen Gubrud</u>
Date Received:	<u>1/9/2024</u>
Date Application Complete:	<u>1/9/2024</u>
BOA Meeting Date:	<u>2/20/2024</u>
Application Fee Paid Date:	

EXHIBIT B

Type, or print clearly, the name and complete address (including zip code) of each abutting (sharing a portion of the property line) property owner: These owners will be notified of the request and hearing.

ABUTTING PROPERTY
PHYSICAL ADDRESS:

ABUTTING PROPERTY
NAME & ADDRESS OF PROPERTY OWNER:

1110 Beeler St

Sara Perz

1120 Beeler St

Shawna Campos.

1121 Beeler St

~~Maria Julia Sandoval~~
Adam Flater

1125 Boston St

1125 Boston LLC

1121 Boston St

Martin Garcia

EXHIBIT B

SHAWNA HOPE CAMPOS
1120 BEELER ST
AURORA CO 80010-3023

ADAM & ELIZABETH FLATER
4496 YATES ST
DENVER CO 80212-2427

MARTIN MONTOYA-RODRIGUEZ , ET AL
1385 ALTON ST
AURORA CO 80010-3020

1125 BOSTON LLC
232 NEWARK ST
AURORA CO 80010-4720

LEONARDO LARA-FERNANDEZ
1110 BEELER ST
AURORA CO 80010-3023

VARIANCE NARRATIVE

General Property Information:	
1.	Property Address: <u>1114 Beeler St</u>
2.	Applicant's Name: <u>Jesus Carrillo</u>
3.	Property Owner's Name: <u>Jesus Carrillo</u>
4.	Current Zoning of the Subject Property: <u>OA-R-1</u>

Background Information		Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number? Case# _____
2.	Is this application an attempt to correct a code violation of some kind?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, please attach a copy of the violation notice.

Section 5.4.4.B.3 of the UDO stipulates specific criteria for the approval of variances. No application for a variance shall be approved unless the BOA finds that the following criteria are met.

- a. The proposed variance results in improved design;
- b. The proposed variance does not adversely affect the character of the lower density residential area;
- c. The proposed variance will result in development that is compatible with adjacent land development;
- d. The proposed variance will not result in undue or unnecessary burdens on existing infrastructure and public improvements, or arrangements have been made to mitigate those impacts;
- e. The proposed variance results in development that achieves internal efficiency for its residents and does not endanger public health or convenience; and
- f. The proposed variance results in development that controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, and features to prevent detrimental impacts on public health, welfare, safety, or convenience.

The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and advance the application. Please do not simply answer with yes or no.

1. Describe in detail the nature of this request and why you are asking for this variance.

I or we need privacy with our neighbor on the south side, she insults my wife Ameli, when Ameli is at the front yard.
 they cross the property line when they want.
 they always look at our property.
 we would like to provide a visual barrier between us and they. to prevent interaction. or confrontation

2. Describe in detail all efforts made to comply with the requirements of the regulation or ordinance and why, in this particular case, that was not possible?

before I started to build the fence I came to ask the city the regulations for a side fence, and they told me that the set back behind the curb was at least 4 ft and the height was 6 ft tall, that's why I was going to raise the fence 6 ft until the city came to my house and gave me a notice that I can't build the fence at 6 ft. now I'm working with the city to try to determine a design that would be close to the standards while still meet our needs.

3. Describe how the proposed variance results in an improved design in comparison to what would be allowed under the code.

the fence would be of high quality material, cedar specifically and it would prevent the noise from the neighbor property

4. Does the proposed variance result in development that is not compatible with adjacent land development?

this is a residential area and houses are allowed to have fence on the front yard.

5. Will the proposed variance have any burdens on existing infrastructure or future public improvements in the area?

No, because the set back of the fence falls in to the front yard area and will not affect the side walk or walkway, also it is not located on any city easements

6. Does the proposed variance create greater efficiency, convenience, and public health?

yes it does
it will improve convenience and in general health by reducing stress and allowing us to use the front yard more efficiently.

7. Will the proposed variance affect traffic, noise, signage, lighting, or landscaping in the area?

Not all Not at all
if anything it would reduce the effects of noise or lighting













B. Single-Family Dwelling Variance

All applicable provisions of Section 146-5.3 (Common Procedures) apply unless specifically modified by the provisions of this Section 146-5.4.4.B.

1. Applicability

This Section 146-5.4.4.B applies to all applications for a variance from the standards and of provisions of this UDO or to the provisions of Chapter 90 as they relate to the modification of an existing single-family dwelling or the lot on which it is located that do not qualify for approval as a Minor Amendment under Section 146-5.3.15.A. This section may not be used to vary the standards or provisions of this UDO for single-family homes that have not yet obtained a certificate of occupancy or Manufactured Homes that have not yet been installed in accordance with Chapter 90.

1. Procedure

- a. Planning Director shall review the application and forward a recommendation to the Board of Adjustment and Appeals pursuant to all applicable provisions of Section 146-5.3 (Common Procedures).
- b. The Board of Adjustment and Appeals shall conduct a public hearing on the application and shall make a decision on the application pursuant to all applicable provisions of Section 146-5.3.

2. Criteria for Approval

An application for a Single-family Dwelling Variance shall be approved if the Board finds that the proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods and a majority of the following criteria have been met.

- a. The proposed variance results in improved design.
- b. The proposed variance does not adversely affect the character of lower density residential areas.
- c. The proposed variance will result in development that is compatibility with adjacent land development.
- d. The proposed variance will not result in undue or unnecessary burdens on existing infrastructure and public improvements, or arrangements have been made to mitigate those impacts.
- e. The proposed variance results in development that achieves internal efficiency for its residents and does not endanger public health or convenience.
- f. The proposed variance results in development that controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, and features to prevent detrimental impacts on public health, welfare, safety or convenience.

Board Of Adjustment And Appeals

Applicant Package - Ward 1

Board Of Adjustment And Appeals - Ward 1

Term: 01 Sep 2023 - 31 Aug 2026

Positions Available: 1

Number of applicants in this package: 1

- Robinson, Matthew

Date Received: 09/18/2023

Registered Voter & Resident of Aurora

02/06/2019 Ward: 1 County: Arapahoe

Tristen Sheptock

Name: Robinson, Matthew

Address: [REDACTED]

Email: [REDACTED]

Board Name: Board of Adjustment and Appeals

Date of Birth:

[REDACTED]

Home Phone Number:

[REDACTED]

Work Phone Number:

[REDACTED]

How long have you lived in Aurora?:

5 years

Are you registered to vote?:

Yes

Years of Education Completed:

some college and military

Degree(s) Received:

military

College(s) Attended:

CT University

Employer Name:

Invicta Group

Employer Address:

P.O. Box 11516 Denver, CO 80211

Current Position:

Account manager

Years with Current Employer:

3 years

Work Experience:

ask

Certification(s):

many

How are you involved in your community?:

Work at the health clinic, kickball team

List your interests and activities.:

dogs, kickball, construction/architecture

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:

n/a

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:

To make Aurora a better place.

How much time do you anticipate being able to spend on this appointment each month?:

4-6 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:

no

Reference 1: Full Name, Phone Number and Address:

Brianna Perri [REDACTED]

Reference 2: Full Name, Phone Number and Address:

Marsha Berzins [REDACTED]

Reference 3: Full Name, Phone Number and Address:

Kyle Adams [REDACTED]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:

Matthew Aaron Robinson

Time of Submission: 09/18/23 5:26:35 PM

Board Of Adjustment And Appeals

Applicant Package - Ward 3

Board Of Adjustment And Appeals - Ward 3

Term: 01 Sep 2023 - 31 Aug 2026

Positions Available: 1

Number of applicants in this package: 1

- Kwon, Andrew

Date Received: 09/18/2023

Registered Voter & Resident of Aurora

02/21/2017 Ward: 3 County: Arapahoe

Tristen Sheptock

Name: Kwon, Andrew

Address: [REDACTED]

Email: [REDACTED]

Board Name: Board of Adjustment and Appeals

Date of Birth:

[REDACTED]

Home Phone Number:

[REDACTED]

Work Phone Number:

[REDACTED]

How long have you lived in Aurora?:

4 years

Are you registered to vote?:

Yes

Years of Education Completed:

some college - military

Degree(s) Received:

military

College(s) Attended:

CU Denver/CU Boulder

Employer Name:

Invicta Security

Employer Address:

P.O. Box 11516 Denver, CO 80211

Current Position:

Protection specialist

Years with Current Employer:

2 years

Work Experience:

ask

Certification(s):

ask

How are you involved in your community?:

I love Aurora and most of my friends and their family's live in Aurora. I want to give back and keep the Aurora that we have today as a strong and growing city for all people.

List your interests and activities.:

fly fishing, video games, cars/auto-sports

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:

n/a

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:

I want to keep Aurora open to all people without losing the city that I have fell in love with.

How much time do you anticipate being able to spend on this appointment each month?:

5-7 hours a month

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:

n/a

Reference 1: Full Name, Phone Number and Address:

Kyle Adams [REDACTED]

Reference 2: Full Name, Phone Number and Address:

Jono Scott [REDACTED]

Reference 3: Full Name, Phone Number and Address:

Mike Eisenhower [REDACTED]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:

Andrew Soon Kwon

Time of Submission: 09/18/23 5:09:58 PM