

MINUTES
TOWN OF HUDSON - BOARD OF ADJUSTMENT
REGULAR MEETING
JULY 6, 2010

1. CALL TO ORDER

Chairman Rob Masden called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present:

Board Members: Pat Hamilton
Robert Masden
Judy Parker
Secretary : Judy McGill
Town Administrator: Joe Racine

Absent: Shirley Sellers
Vincent Pavlu

Roll call was taken by the Secretary, and a quorum of the Chairman and two (2) members were present.

3. PUBLIC HEARING - VARIANCE TO R-1 ZONING DISTRICT SETBACK REQUIREMENTS, 42 BIRCH ST., CASE NO. 10-03v

- a. A Public Hearing to consider an application from Mandy Talbert for a variance from the front yard setback requirements of Sections 13-33(a) and 16-43(d)(4) of the Hudson Municipal Code for property at 42 Birch Street.

Chairman Masden opened the public hearing at 6:32 p.m. Chairman Masden asked the clerk to state the purpose of the hearing. The purpose of the hearing is to receive comment on a variance to the provisions of Section 16-33(a) and 16-43(d)(4), of the Municipal Code, relating to minimum front yard setback.

Chairman Masden asked if the hearing was published in the local newspaper. Joe Racine reported that it had been published in the June 18, 2010 edition of the Greeley Tribune. The Chairman asked to let the record show that the required public notification has been met.

Chairman Masden asked staff for their report. Joe Racine, Town Administrator, asked that the applicant explain what she is wanting. Chairman Masden asked if the applicant wished to give a presentation. Mandy Talbert, the applicant stated that she wants to put a new front porch onto her home. The porch would extend 2 feet into her front yard

setback. She stated that it would be a real nice porch and add to the appearance her property.

Chairman Masden asked if there was anyone present who wished to comment on the matter. No one came forward.

Chairman Masden asked if any of the Board Members had any questions.

As there were no more questions or comments, Chairman Masden closed the public hearing at 6:35 p.m.

4. APPROVAL OF MINUTES

- a. Board of Adjustment Meeting Minutes - December 9, 2008

Motion was made by Board Member Parker, seconded by Board Member Hamilton, "To approve the minutes from the Regular Meeting on December 9, 2008." Motion carried,

5. GENERAL BUSINESS

- a. Case No. 10-03V - an application from Mandy Talbert for a variance from the front yard setback requirements fo Sections 16-33(a) and 16-43(d)(4) of the Hudson Municipal Code for property at 42 Birch Street.

Motion was made by Board Member Hamilton, seconded by Board Member Parker, "To grant the variance request of Mandy Talbert for the porch to sit 2 feet into her front yard setback." Motion carried.

6. ADJOURNMENT

There was a motion to adjourn; and, the meeting adjourned at 6:40 p.m.

TOWN OF HUDSON, COLORADO

SEAL

Chairman, Robert Masden

ATTEST

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Judith A. McGill, Secretary