

**FREMONT COUNTY BOARD OF ZONING ADJUSTMENT
MEETING MINUTES
JULY 19, 2022**

Board Members Present

Ed Norden-Chairman
James Javernick
Matthew Landis
Larry Baker

Planning Staff Present

Danielle Adamic, Planning Coordinator
Joanne Kohl, Office Manager

AGENDA

1. **APPROVAL OF THE JULY 19, 2022 BOARD OF ZONING ADJUSTMENT MEETING AGENDA.**
2. **APPROVAL OF THE APRIL 19, 2022 BOARD OF ZONING ADJUSTMENT MEETING MINUTES.**
3. **BOZA 22-002 Florence Fire Protection District**
4. **OTHER ITEMS FOR DISCUSSION**
5. **ADJOURNMENT**

Chairman Ed Norden called the Tuesday, July 19, 2022 meeting of The Fremont County Board of Zoning Adjustment (BOZA) to order at 3:08 P.M.

Roll call was completed with the aforementioned members present.

ITEM 1

Chairman Norden asked if there were any other changes, additions or corrections to the July 19, 2022 BOZA Meeting Agenda.

MOTION

Mr. Larry Baker moved to approve the Agenda of the July 19, 2022 BOZA meeting.

SECOND

Mr. Javernick second the motion.

Upon a roll call vote, the motion passed unanimously. (4 of 4)

ITEM 2

Chairman Norden asked if there were any other changes, additions or corrections to the April 19, 2022 meeting minutes.

Chairman Norden noted that he would like to re-phrase a sentence on page 3 to say “with nothing more to be discussed he then indicated he would entertain a motion.”

MOTION

Mr. Landis moved to accept the April 19, 2022 Board of Zoning Adjustment Meeting minutes with the above mentioned change.

SECOND

Mr. Javernick seconded the motion.

Upon a roll call vote, the motion passed unanimously. (4 of 4)

ITEM 4 – BOZA 22-002 Florence Fire Protection District

Representative: Bill Ritter

Request for variance from the Fremont County Zoning Resolution (FCZR) by Fire Chief Bill Ritter for the property located at 207 Broadway, in Penrose. The property is located in the Business Zone District.

VARIANCE REQUEST:

- A. Minimum set back requirements.
- B. Front Yard: Five and a half (5.5) feet
- C. Side yard: One (1) foot

ZONING REQUIREMENT:

- A. 4.14.5.5 Minimum set back requirements.
- B. 4.14.5.5.1 Front Yard: Forty (40) feet
- C. 4.14.5.5.2 Side yard: Ten (10) feet

The FCZR-can be viewed at <http://www.fremontco.com/planninuandzoninu/index.shtm>

Chairman Norden opens the floor to Mr. Bill Ritter to speak about the variance they are requesting.

Mr. Ritter states that they are in need of the variance due to the setback requirements. The property has a vacant area in the NE corner of the property, the initial plan was to put the building in there, Fremont County leases a portion of this property, they have a 99 year lease that they could park equipment in there, so they have to keep this area open to honor that lease. The only other place they can put the building that they are wanting to staff 2 crew members for an ambulance would be on the SE corner of the property.

Chairman Norden states that the front of the new building will be in align with the existing building.

Mr. Ritter replies that is correct.

Mr. Norden asks what kind of building they are putting in there.

Mr. Ritter replies they are putting a modular unit made by the Colorado shed Company called Dream Wood Cabins.

Mr. Javernick asks if it will be a residence.

Mr. Ritter states yes it will be a residence and being crew quarters they have to have bedrooms, bathrooms and living space.

Chairman Norden asks for the Department Staff Report.

Planning Coordinator Adamic states that letters to the neighboring properties went out in the mail on the 9th of June. This notice was posted in the Daily Record Newspaper on July 2nd. We have not received any negative comments from the neighboring properties in regards to this application. The Fire Chief is requesting this variance to allow a full time EMS crew to stay at the Penrose Fire Station #2, for faster response time to emergencies in the area. Without this variance they cannot hire a full-time crew to stay at the property, which would result in longer response times. They are unable to build this watchman's quarters on the NE side of the property due to having a Lease with Fremont County leasing this property for County purposes primarily Road and Bridge functions.

Chairman Norden asks if the building Department has reviewed this.

Coordinator Adamic replies they have not reviewed the building itself yet.

Chairman Norden inquired if the Board had anymore to discuss or add. With nothing more to be discussed he then indicated he would entertain a motion.

MOTION

Mr. Baker motions for approval of the BOZA 22-002 Florence Fire Protection District variance request.

SECOND

Mr. Javernick second the motion for approval.

Upon a roll call vote, the motion passed unanimously. (4 of 4)

ITEM 5- OTHER BUSINESS

None

ITEM 6 – ADJOURNMENT

With no further items for discussion, Chairman Norden declared the meeting adjourned at 3:24 P.M.



Chairman, Fremont County Board of Zoning Adjustment



Date