



**EDGEWATER BOARD OF ADJUSTMENT AND APPEALS
BUSINESS MEETING AND WORK SESSION
HELD AT 1800 HARLAN ST.,
EDGEWATER CO 80214
VIRTUALLY THROUGH
THE GOTO MEETING APP <https://meet.goto.com/405842165>
Dial in by phone: +1 (872) 240-3311
Access Code/Meeting ID: 405-842-165
November 19, 2025
6:00 PM**

****Requests for ADA accommodations (including American Sign Language interpretation or CART) can be made by emailing cityclerk@edgewaterco.com****

3 or more other City Board or Commission members may attend this meeting.

Item 1. BUSINESS MEETING CALL TO ORDER

Item 2. Roll Call

Item 3. Pledge of Allegiance

Item 4. Approval of Agenda

Item 5. Public Comment

Item 6. Consent Agenda

1. Minutes of April 16, 2025

Item 7. General Business

1. Election of Officers

2. Board Vacancy Interviews

a) Tim Hoisington

3. **Resolution 2025 - 03**

Discussion and Possible Action on Resolution 2025 - 03 A
RESOLUTION FOR A VARIANCE FROM EDGEWATER MUNICIPAL
CODE SECTION 16-5-20 TO ALLOW AN ACCESSORY BUILDING
TO EXCEED THE CODE'S 15 FOOT HEIGHT LIMIT FOR
ACCESSORY BUILDINGS

Item 8. Public Comment

Item 9. Board Comments

- Item 10. Discussion of Upcoming Agendas; City Council Liaison Comments**
- Item 11. BUSINESS MEETING ADJOURNMENT**
- Item 12. WORK SESSION CALL TO ORDER**
- Item 13. Public Comment**
- Item 14. General Business**
 - 1. Discussion of Hearing Procedures
- Item 15. Board Comments**
- Item 16. Discussion of upcoming Agendas; Staff Comments**
- Item 17. WORK SESSION ADJOURNMENT**



**EDGEWATER BOARD OF ADJUSTMENT AND APPEALS
BUSINESS MEETING MINUTES**

April 16, 2025

6:00 pm

ITEM 1. BUSINESS MEETING CALL TO ORDER

Chair Fleck Called the meeting to order at 6:01 p.m.

ITEM 2. Roll Call

Deputy City Clerk Sofia Mitchell called the roll.

Present: Chair David Fleck, Board Member Madeline Burnham, Board Member Colin Desmond

Also Present: Planning Manager Logan Hubble, City Attorney Carmen Beery, Deputy City Clerk Sofia Mitchell

ITEM 3. Pledge of Allegiance

ITEM 4. Approval of Agenda

Board Member Burnham made a motion to approve the Agenda as presented, seconded and passed unanimously.

ITEM 5. Public Comment

None

ITEM 6. Consent Agenda

1) Minutes of December 4, 2025

Board Member Burnham made a motion to approve the Minutes, seconded and passed unanimously.

ITEM 7. General Business

1. Resolution 2025-01

Board Member Burnham made a motion to approve Resolution 2025-01, A RESOLUTION DESIGNATING PUBLIC PLACES FOR THE POSTING OF NOTICE OF MEETINGS OF THE BOARD ,seconded and passed unanimously

2. Resolution 2025-02 (Public Hearing)

Chair Fleck opened the Public Hearing at 6:06 p.m.

Planning Manager Logan Hubble gave the Staff Report.

Variance Applicant Kieth Cross was sworn in and gave testimony.

Public Hearing was closed at 6:21 p.m.

The Board Members discussed the application and concluded that the application met the requirements to approve the variance.

Board Member Burnham made a motion to approve Resolution 2025-02, A RESOLUTION FOR A VARIANCE FROM CODE SECTION 16-22-80 TO ALLOW PARKING ACCESS FROM THE REAR LOT LINE TO BE LOCATED LESS THAN FIVE (5) FEET FROM THE NEAREST SIDE LOT LINE, seconded and passed unanimously.

ITEM 8. Public Comment

None

ITEM 9. Commissioner Comments

Board Member Burnham commented that she noticed this for planning and zoning

Chair Fleck suggested to the Board that they encourage other Edgewater residents to apply to the Board of Adjustment and Appeals as there are three vacancies.

ITEM 10. Discussion of Upcoming Agendas; Staff Comments

The City Attorney mentioned that City Council is revisiting building and planning code with the Planning and Zoning Commission and suggested that Board Members provide comments to Planning Manager Hubble.

ITEM 11. BUSINESS MEETING ADJOURNMENT

Chair Fleck adjourned the meeting at 6:27 p.m.



APPLICATION FOR APPOINTMENT TO THE CITY BOARDS AND COMMISSIONS/OTHER ENTITIES

Name: Timothy Hoisington

Home Address:

[Redacted] Edgewater CO 80214

Street City Zip Code
Home Phone Number: _____ Mobile: [Redacted]

Email: _____ Employer: Denver Public Schools

Work Address: _____
1617 S Acoma St. Denver CO 80223

Address City State Zip Code
Work Phone Number: [Redacted] Work Email: [Redacted]

Please describe your type of work: Grant Administration

Please indicate which board/commission/entity you are applying to:

- Board of Adjustments and Appeals
- City Council (for appointments only)
- Election Commission
- Parks, Recreation, Historic Preservation & Arts Advisory Board
- Volunteer Firefighter Pension Board
- Edgewater Redevelopment Authority
- Planning & Zoning Commission

When did you move to the City of Edgewater? 2018

- Are you a registered elector? Yes No
- Are you an elected official, officer or employee of the City of Edgewater? Yes No
- Have you ever been convicted of embezzlement, bribery, solicitation of bribery, perjury, subornation of perjury or any offense involving fraud? Yes No
- Would you be able to devote the time necessary to fulfill your obligation as a member? Yes No

Please state the reasons for your interest (attach additional sheets if necessary): I'm interested in serving on the Board of Adjustments and Appeals because I want to better understand how local decisions are made and contribute to fair and thoughtful outcomes for the community.

What contributions do you feel you can make to this entity; please be as specific as possible (attach additional sheets if necessary): I can bring a fair, open-minded perspective, a willingness to listen carefully to all sides, and a commitment to making balanced decisions that reflect both community needs and city guidelines.

What previous work experience, civic activity or other volunteer service would you bring to this position? (attach additional sheets if necessary): I bring years of experience managing grants, resolving community issues, with my work in Denver Public Schools and the Peace Corps. My background in collaboration, data-driven decision-making, and community service positions me to thoughtfully contribute to the boards work.

Oath of Application

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge and belief.

Authorized Signature	Printed Name	Date
<u>[Redacted]</u>	<u>Timothy Hoisington</u>	<u>5/12/15</u>



Board of Adjustment and Appeals (BOA)

STAFF REPORT

Public Hearing Date: November 19, 2025, at 6:00 p.m.

To: Members of the Board

From: Logan Hubble, Edgewater Community Development

Cc: Travis Reynolds, Community Development Director
Carmen Beery, City Attorney
Sofia Mitchell, Deputy City Clerk

Owner/applicant: Stepan Jalovec (the “Applicant”)
2458 Gray St.
Edgewater, CO 80214

Subject: Variance Request

Zoning: Residential 1 (R-1)

Location: 2458 Gray St. (the “Property”)
Edgewater, CO 80214

PUBLIC NOTICING:

The public hearing request for approval of the Variance was publicly noticed in accordance with the public notification requirement outlined in the Edgewater Municipal Code (the “Code”). Notification was provided in the Golden Transcript on November 6, 2025.

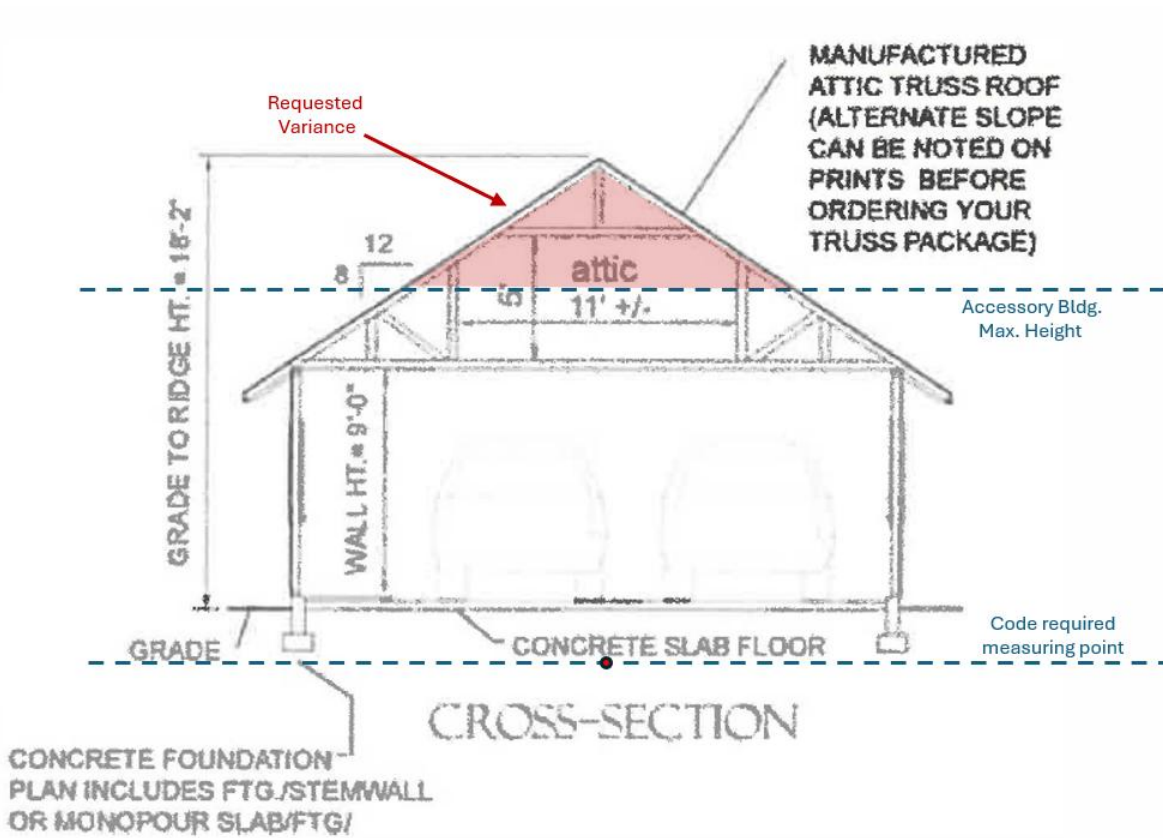
REQUEST SUMMARY:

The Applicant intends to construct a new single-story 576 square foot detached garage in the rear yard. The proposed structure is 18’ 2” tall when measured from ground level and 20’ 2” tall when measured from the rear property line (due to the slope of the property), as required by the Code (see Figure 1).

A variance is being sought to allow the detached garage to exceed the height limitation by five feet, two inches.

The proposed detached garage appears to meet* all other applicable code requirements.

Note*: If variance is granted, the next step would be to apply for a building permit. The detached garage would be reviewed against all applicable Code regulations.



BACKGROUND:

The Property has been zoned R-1 since at least 2003, according to City historical documents. The Applicant initially applied for a building permit in May 2025 and was informed that the proposed height exceeded what is allowed in the Code. The Applicant applied for a variance on October 20, 2025.

The Property slopes from front to back, similarly to many west-facing properties in Edgewater. Without this slope, the structure would exceed the height limit by three feet, two inches.

APPLICABLE CODE SECTIONS REVIEW:

Sec. 16-1-50. - Definitions

For accessory structures located entirely within the rear yard, building height means the vertical distance measured from the center point of the rear property line to the highest point of the roof surface.

Sec. 16-5-20. - Height

No principal building shall exceed twenty-five (25) feet in height, excepting, however, that portion of a principal building with a minimum roof pitch of two over twelve (2/12), which portion of the building shall not exceed twenty-eight (28) feet in height. No accessory building shall exceed fifteen (15) feet in height.

The Applicant is requesting relief from the above regulation to allow an accessory structure that is 20' 2" in height. This would require a variance of five feet, two inches to the rear yard accessory structure height regulation.

BOA REVIEW:

Eligibility: Per Code Section 16-24-60(a), a Variance request from the requirements of Chapter 16 of the Code shall only be granted through the Variance process by the Board of Adjustment when the circumstances and conditions of a property are exceptional or extraordinary such that they do not apply to property generally within the City and the denial of an application for relief from the requirements of Chapter 16 would result in an inability to reasonably utilize the property.

Burden: The burden of establishing that all criteria are met is upon the Applicant. Code Sec. 16-24-60(a).

VARIANCE REVIEW CRITERIA:

Pursuant to Code Section 16-24-60(b), the Board of Adjustment shall **not** approve a variance unless **all** the following criteria (1-8), as outlined below, are met:

- 1. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district.**
- 2. The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief.**

[The Applicant provided a combined response to criteria 1 and 2.]

Applicant Response: Our property has a decent slope, coming off of the alley and into my property. This works to our disadvantage when calculating roof height. In addition, we have spent a lot of money and time on plans that we truly want to see come to fruition. Investing in new plans would cost money and create stress that we may not be able to handle. I am in my 80s and I want to finish this project so that if my wife remains on this earth longer than I do, she will be able to park her vehicle in a covered garage and not have to shovel snow and scrape ice in the Colorado winters.

- 3. The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood or the community as a whole.**

Applicant Response: There will be no adverse impact to the community if my garage is five feet taller. No one's views will be harmed, and we have obtained the support of my surrounding neighbors to build a taller garage. Please see attached information documenting their support.

- 4. The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character.**

Applicant Response: There will be no harm to public health, safety, welfare, property values, or neighborhood character due to my garage being five feet taller. In fact, we believe property values will benefit from a nicer looking garage.

- 5. The granting of the variance shall not be substantially inconsistent with any plans adopted by the City.**

Applicant Response: To my knowledge, allowing five additional feet of height is not inconsistent with any plans adopted by the City.

- 6. The granting of the variance shall not materially weaken the general purpose of this Chapter or any other zoning regulations of the City.**

Applicant Response: To my knowledge, allowing five additional feet of height does not materially weaken Chapter 16 or other zoning regulations of the City.

- 7. The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property.**

Applicant Response: We confirm that if the variance is granted, the only purpose is to create an aesthetically pleasing, functional garage for us to use.

8. The unique conditions of the property under which the variance is sought were not created by the owner of the property or his or her agent.

Applicant Response: The conditions under which the variance is sought were not created by us or my agent.

As mentioned previously in this staff report, per Section 16-24-60(b), the BOA shall not approve a variance unless all of the criteria (1-8), are met.

BOARD OF ADJUSTMENT ACTION:

After the conclusion of the public hearing, the Board of Adjustment may: (1) Approve the Variance application if you find that it meets all the criteria listed above; (2) Approve the Variance application with conditions if necessary to alleviate or mitigate the potential adverse impacts of the variance – conditions must relate to the Property and may relate to specific person(s) who are directly associated with the use contemplated by the application; (3) Deny the application if you find that it does not meet the standards listed above; or (4) continue the matter. If you continue the matter because you wish to receive additional information (evidence), the hearing should not be closed – instead, it must be continued.

The Board of Adjustment’s decision must be rendered by adoption of a Resolution. Staff has provided resolutions for approval and denial. It is up to the Board of Adjustment for final decision-making.

ATTACHMENTS:

- A. Resolutions
- B. Letter of Intent, Associated Plans, and a Petition from Neighbors

EDGEWATER BOARD OF ADJUSTMENT

RESOLUTION NO. 2025 - 03

A RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE FROM EDGEWATER MUNICIPAL CODE SECTION 16-5-20 TO ALLOW AN ACCESSORY BUILDING TO EXCEED THE CODE'S 15 FOOT HEIGHT LIMIT FOR ACCESSORY BUILDINGS

WHEREAS, the Edgewater Board of Adjustment (the "Board") has received an application for a variance and related documents (collectively, the "Application") from Stepan and Lida Jalovec, owners (collectively, the "Applicant") of that property located at 2458 Gray Street, Edgewater, Colorado (the "Property");

WHEREAS, the Property is located in the Residential 1 (R-1) zone district;

WHEREAS, pursuant to Edgewater Municipal Code ("Code") Section 16-5-20, an accessory structure cannot exceed 15 feet in height;

WHEREAS, the Application seeks a variance from the aforementioned Code section to allow the construction of an accessory structure more than 15 feet in height;

WHEREAS, after due and proper notice, the Board conducted a public hearing on the Application on November 19, 2025, at which time the Applicant and all other interested parties were given the opportunity to be heard and to present evidence, as reflected in the record of those proceedings;

WHEREAS, Code Section 16-24-60(b) sets forth variance approval criteria; and

WHEREAS, based upon all the testimony and evidence received at the November 19, 2025, public hearing, the Board finds that the Application meets each of the variance approval criteria set forth in Code Section 16-24-60(b), as further set forth below, and thus the Application is hereby approved by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. Findings: The Application filed by Applicants as owners of the Property for a variance from Code section 16-5-20 to allow the construction of an accessory structure that exceeds 15 feet in height meets the variance approval criteria of Code Section 16-24-60(b), as follows:

- (1) The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

Finding: The Property slopes from front to back. It is therefore physically different

than nearby properties in the same district, particularly those which do not face West.

- (2) The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief;

Finding: Reasonable use of property within the R-1 zone district is a reasonably sized single-family home and garage. Given the slope of the property, a reasonably tall detached garage cannot be built without a variance.

- (3) The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood or the community as a whole;

Finding: Granting this variance request will not have an adverse impact on the surrounding properties, the neighborhood, or the community as a whole. There are no structures that would be impacted by a taller detached garage.

- (4) The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character;

Finding: Granting this variance request will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character because it would allow the construction of a new detached garage, subject to all other codes.

- (5) The granting of the variance shall not be substantially inconsistent with any plans adopted by the City;

Finding: Granting the variance will not be substantially inconsistent with any plans adopted by the City.

- (6) The granting of the variance shall not materially weaken the general purpose of this Chapter or any other zoning regulations of the City.

Finding: Granting of this variance will not materially weaken the general purpose of this Chapter or any other zoning regulations of the City because the slope of the property constitutes an extraordinary or exceptional physical condition.

- (7) The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property;

Finding: The variance request is only to the extent necessary to afford reasonable use of the Property. Granting the variance would allow a detached garage that could be used for a camper van.

- (8) The unique conditions of the property under which the variance is sought were

not created by the owner of the property or his or her agent.

Finding: The Applicant is not responsible for the unique conditions of the Property and the lot was not created by the owner of the Property or their agent.

Section 2. Decision: Based on the findings set forth in Section 1 above, the Board hereby APPROVES the Application.

Section 3. Expiration. Pursuant to Code Section 16-24-60(e), the variance approved hereby shall expire within two (2) years from the date hereof if action has not been taken within said time. In this context, "action" means obtaining a building permit or other applicable City permit/license pursuant to the granting of the variance, or if a permit or license is not required, the right that is granted pursuant to the variance is put to use. This time may be extended with the approval of the Board upon a showing of good cause.

DONE and ORDERED by a vote of # to # on November 19, 2025.

Chair

ATTEST:

Sofia Mitchell, Clerk to the Board

EDGEWATER BOARD OF ADJUSTMENT

RESOLUTION NO. 2025 - 03

A RESOLUTION DENYING AN APPLICATION FOR A VARIANCE FROM EDGEWATER MUNICIPAL CODE SECTION 16-5-20 TO ALLOW AN ACCESSORY BUILDING TO EXCEED THE CODE'S 15 FOOT HEIGHT LIMIT FOR ACCESSORY BUILDING

WHEREAS, the Edgewater Board of Adjustment (the "Board") has received an application for a variance and related documents (collectively, the "Application") from Stepan and Lida Jalovec owners (collectively, the "Applicants") of that property located at 2458 Gray Street, Edgewater, Colorado (the "Property");

WHEREAS, the Property is located in the Residential 1 (R-1) zone district;

WHEREAS, pursuant to Edgewater Municipal Code ("Code") Section 16-5-20, an accessory structure cannot exceed 15 feet in height;

WHEREAS, the Application seeks approval to violate the aforementioned Code section to allow the construction of an accessory structure more than 15 feet in height;

WHEREAS, after due and proper notice, the Board conducted a public hearing on the Application on November 19, 2025, at which time the Applicant and all other interested parties were given the opportunity to be heard and to present evidence, as reflected in the record of those proceedings;

WHEREAS, Code Section 16-24-60(b) sets forth variance approval criteria; and

WHEREAS, based upon all of the testimony and evidence received at the March 19, 2025, public hearing, the Board finds that the Application does not meet each of the variance approval criteria set forth in Code Section 16-24-60(b), as further set forth below, and thus the Application is hereby denied by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. Findings: The Application filed by Applicants as owners of the Property for a variance from Code Section 16-5-20 to allow the construction of an accessory structure that exceeds 15 feet in height does not meet one or more of the variance approval criteria of Code Section 16-24-60(b), as follows:

- (1) The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

Finding: Other properties within the R-1 district are similarly sloped. This criterion is not met.

- (2) The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief;

Finding: Because the Property is not uniquely sloped, this criterion cannot be met. But even if the Property were uniquely sloped, reasonable use could still be fit upon the Property – for example, a house with an attached garage, or no garage. This criterion is not met.

- (3) The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood or the community as a whole;

Finding: This criterion may be met.

- (4) The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character;

Finding: This criterion may be met.

- (5) The granting of the variance shall not be substantially inconsistent with any plans adopted by the City;

Finding: This criterion may be met.

- (6) The granting of the variance shall not materially weaken the general purpose of this Chapter or any other zoning regulations of the City.

Finding: The granting of a variance for the height of an accessory structure when a shorter accessory structure could be built defeats the purpose of that section of code. This criterion is not met.

- (7) The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property;

Finding: Reasonable use of the Property could be made without these variances. An attached garage could be built, or uncovered parking could be used. This criterion is not met.

- (8) The unique conditions of the property under which the variance is sought were not created by the owner of the property or his or her agent.

Finding: This criterion is met.

Section 2. Decision: Based on the findings set forth in Section 1 above, the Board hereby DENIES the Application.

Section 3. Denial. Pursuant to Code Section 16-24-60(f), (f) when an application for a variance from the terms of this Chapter has been denied by the Board of Adjustment, no application for the same or substantially the same variance may be filed with the Board of Adjustment for a period of one (1) year after the date the Board of Adjustment's decision denying the previous variance application becomes final.

DONE and ORDERED by a vote of # to # on November 19, 2025.

Chair

ATTEST:

Sofia Mitchell, Clerk to the Board

October 8, 2025

Dear Edgewater Board of Adjustment,

We are writing to respectfully request a variance of five feet two inches to the allowed height of an accessory structure on a property zoned PUD, in the R-1 zone district. We would like to build a detached garage behind our house, to be entered from the alley. We have plans that conform to all code requirements, except for height.

We would like the pitch of the garage roof to match the pitch of the house roof, so that the garage does not look like an afterthought and is aesthetically pleasing. Our camper (to be parked in the garage) is 7 feet tall, so the garage door should be 8 feet tall, and the wall of the garage (surrounding the door) should be 9 feet tall. In order for the garage roof to have the same pitch as the house roof, the total height of the garage would be 18 feet and two inches. Measuring from the center of my property along the alley, and taking the slope and foundation into account, the calculated height from the proper measuring point would be 20 feet and 2 inches.

Here is information to help you assess my request, in accordance with Edgewater variance guidance:

- ✓ *The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district; and*
- ✓ *The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief*
 - Our property has a decent slope, coming off of the alley and into my property. This works to our disadvantage when calculating roof height. In addition, we have spent a lot of money and time on plans that we truly want to see come to fruition. Investing in new plans would cost money and create stress that we may not be able to handle. I am in my 80s and I want to finish this project so that if my wife remains on this earth longer than I do, she will be able to park her vehicle in a covered garage and not have to shovel snow and scrape ice in the Colorado winters.
- ✓ *The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood, or the community as a whole*
 - There will be no adverse impact to the community if my garage is five feet taller. No one's views will be harmed, and we have obtained the support of my surrounding neighbors to build a taller garage. Please see attached information documenting their support.

- ✓ *The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character*
 - There will be no harm to public health, safety, welfare, property values, or neighborhood character due to my garage being five feet taller. In fact, we believe property values will benefit from a nicer looking garage.

- ✓ *The granting of the variance shall not be substantially inconsistent with any plans adopted by the City*
 - To my knowledge, allowing five additional feet of height is not inconstant with any plans adopted by the City.

- ✓ *The granting of the variance shall not materially weaken the general purpose of this Chapter 16 or any other zoning regulations of the City*
 - To my knowledge, allowing five additional feet of height does not materially weaken Chapter 16 or other zoning regulations of the City.

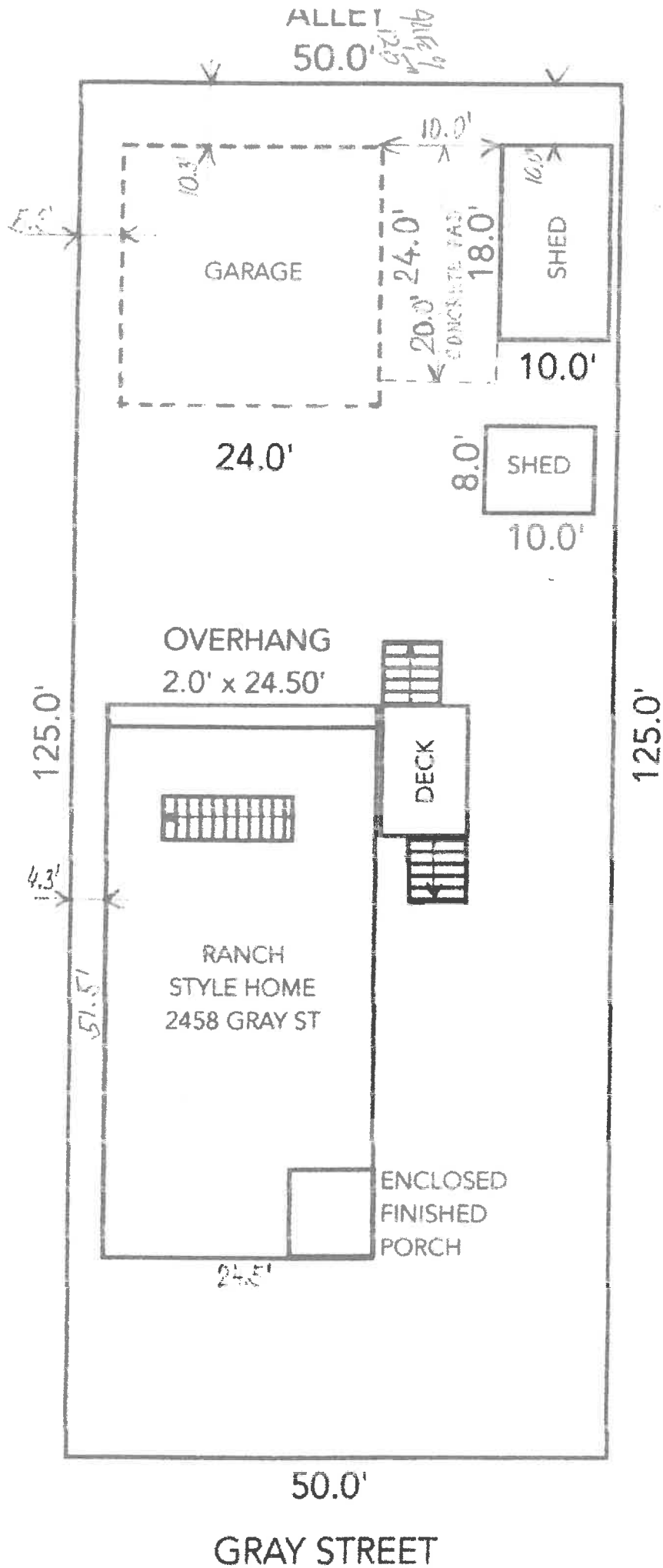
- ✓ *The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property*
 - We confirm that if the variance is granted, the only purpose is to create an aesthetically pleasing, functional garage for us to use.

- ✓ *The unique conditions of the property under which the variance is sought were not created by the owner of the property or his or her agent*
 - The conditions under which this variance is sought were not created by us or my agent.

We want to thank City staff for answering our questions and providing guidance throughout this process. We truly hope you will allow a variance to the height of the garage so that we can improve the value of my property and my neighbors' properties and provide a covered garage for us to enjoy in the autumn of our lives.

Kind regards,

Stepan and Lida Jalovec



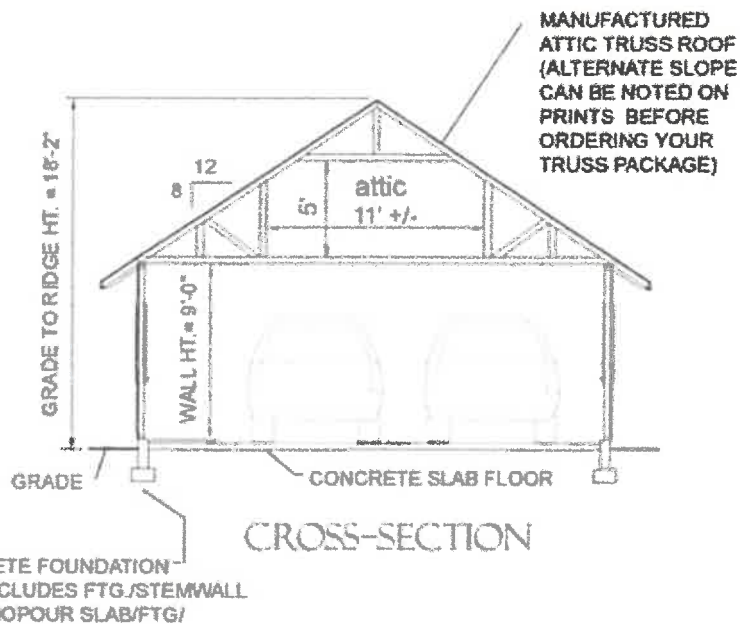


PLAN #576-14

CRAFTSMAN-STYLE GARAGE

OUR NEW CRAFTSMAN PLAN WILL COMPLEMENT OR MATCH MANY OLDER HOMES AS WELL AS NEW

BRACKETED ROOF FEATURES 2 FT. OVERTHANG





Dear Edgewater Board of Adjustment,

We are neighbors of Stefan and Lida Jalovec in Edgewater, and we are supportive of them building the garage for which they have plans. We are not concerned about the height of the building. We believe this project will add value to their property and our neighborhood.

Thank you for your consideration!

Sarah L. Martinez



Sarah + Eric Martinez
2468 Gray St

Joanne Cooper
2459 Gray St

Lindy Cooper
Dennis Cooper
Andrew Hall

Public Notice

City of Edgewater Notice of Application Requesting a Variance

Notice is hereby given that a Public Hearing will be held before the Edgewater Board of Adjustment and Appeals, to consider an application for **Variance Request** to Exceed the Height Limit for an Accessory Structure in the R-1 Zoning District located at 2458 Gray Street Edgewater, CO 80214, **November 19, 2025, at 6:00 pm**, or as soon thereafter as the matter may be heard. All those wishing to be heard should be present at the time and place stated below.

Board of Adjustment and Appeals Meeting
1800 Harlan St.,
Edgewater CO 80214

or Virtually Through
The GoTo Meeting App.

<https://global.gotomeeting.com/join/598481245>

United States: +1 (571) 317-3122

Access Code: 598-481-245

Legal Notice No. Gold 2628

First Publication: November 6, 2025

Last Publication: November 6, 2025

Publisher: Golden Transcript



2458



NOTICE OF PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE

 NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE EDGEWATER BOARD OF ADJUSTMENT IN THE CITY COUNCIL CHAMBERS AT 180 WILSON STREET IN VIRTUALITY AT 8:00 P.M. ON November 18, 2023. TO CONSIDER AN APPLICATION FOR A VARIANCE CONCERNING THIS PROPERTY, ALL THOSE DESIRING TO BE HEARD SHOULD BE PRESENT AT THE TIME AND PLACE STATED ABOVE. FOR MORE INFORMATION CONTACT THE CITY CLERK AT CITYCLERK@EDGEWATERCO.COM. LOGIN INFO - SHOULD THE MEETING BE HELD VIRTUALLY

WASHINGTON COUNTY, COLORADO
 United States, +1 970 367-2100
 Arapahoe County, 303-655-4100