



# CITY OF CAÑON CITY

## BOARD OF ADJUSTMENT

City Council Chambers, 128 Main Street  
Tuesday, August 01, 2023  
4:00 P.M.

### REGULAR MEETING AGENDA

1. **Call to Order, Roll Call**
2. **Special Presentations:**  
None
3. **Approval of Minutes:**  
A. July 07, 2023 Special Meeting
4. **PUBLIC HEARING:**  
NONE
5. **Announcements/Discussion Items:**  
None
6. **Adjournment**  
Next Regularly Scheduled BOA meeting is Tuesday, September 05, 2023





**Board of Adjustment**  
**AGENDA ITEM 3.A.**



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## Board of Adjustment

City Council Chambers  
128 Main St., Cañon City, CO 81212  
(719) 269-9011 • [www.canoncity.org](http://www.canoncity.org)

### BOARD OF ADJUSTMENT SPECIAL MEETING July 7, 2023 2:00 p.m.

## ACTION MINUTES

**CALL TO ORDER:** This meeting was called to order at 2:00 p.m.

### ROLL CALL:

	PRESENT	ABSENT
Chairman Clark	X	
Board Member Dick	X	
Board Member Bonogofsky		X
Board Member Smith	X	
Board Member Wellot	X	

**ALSO PRESENT:** Kathy Ulsh, City Building Official, Austin Pierce-Flanagan, City Attorney and Ryan Stevens, City Administrator and Cindy Foster Owens, for Secretary.

**PLEDGE OF ALLEGIANCE:** Chairman Clark led the Pledge of Allegiance.

**Approval of Minutes:** On motion by Board Member Smith and second by Board Member Dick, those members present unanimously approved the action minutes of the April 4, 2023.

Speaker: Phil Lund and Lester Limon.

**PUBLIC HEARING: Variance Request [Case No. VAR 2023-002]:  
Use of 2006 IECC & 2006 IMC/IFGC for Building Permit 615 Pike Avenue, rather than 2018 IECC and 2018 IMC/IFGC**

Property Owner: Phil Lund, Homes of the Canyon II, LLC  
Location: 615 Pike Avenue, NE corner of N. 6<sup>th</sup> Street and Pike Ave.

**FINDINGS OF FACT:** On motion by Member Smith and second by Member Dick the Findings of Fact were approved.

**MOTION:** On motion by Member Smith and second by Dick, to approve the variance request at 615 Pike Avenue.

**ADJOURN:** The meeting adjourned at 2:19 p.m.

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Chairman Clark, Chairman

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Cindy Foster Owens, as Secretary

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Kathy Ulsh, City Building Official