

**PARK COUNTY
BOARD OF ADJUSTMENT**

March 11, 2026

County Offices in Fairplay and Virtually on Zoom



Members Present: Garrison Genschorck, Chair; Susan (Suzy) Jones, Vice Chair; Jerry Shands, Member; Joe Weidner, Member; Kimberly Merriman, Member.

Staff Present: Raechelle (Shelli) Yarbrough, Planner I; Kay Wolf, Planner II.

The Chair called the meeting to order at 9:28 AM.

Pledge of Allegiance.

AGENDA APPROVAL: Commissioner Merriman moved to approve the agenda; Commissioner Jones seconded – motion passed unanimously.

MINUTES APPROVAL: Commissioner Merriman moved to approve the minutes from October 29, 2025; Commissioner Shands seconded – motion passed unanimously.

VARIANCE CASE #25-0119

Property is a 0.23- acre residential lot described as Tract in SE ¼ of T06 R73 S26 SE4, also known as LOT 1 ROYALS, addressed as 61 Shelton Dr, Bailey. Applicant is requesting a 10' variance to the rear lot line while maintaining a 23.5' distance to the side lot line to extend the existing cabin to include a bathroom and bedroom.

APPLICANT: Ginnie Larson

- Planner Kay Wolf gave the PowerPoint presentation. Chair Genschorck and Commissioner Shands asked questions. Commissioner Merriman moved to accept the presentation; Vice Chair Jones seconded; motion passed unanimously.
- The applicant, Ginnie Larson, spoke.
- Commissioner Merriman motioned to open public comment; Chair Genschorck seconded; motion passed unanimously. Public Comment: none. Vice Chair Jones motioned to close public comment; Commissioner Merriman seconded; motion passed unanimously.
- Commissioners deliberated.
- Vice Chair Jones moved to recommend approval of the application with no conditions. Commissioner Merriman seconded – motion passed unanimously.

VARIANCE CASE #25-0120

Property is a 0.94- acre residential parcel described as T09 R78 S27 SW4 Valley of the Sun, Filing 1, Lot 182 and addressed as 5004 Timberline Terrace, Fairplay. Applicant is

requesting a 30' variance to the front lot line to allow building a house that meets wetland setback requirements.

APPLICANT: Mark and Jennifer January

- Planner Kay Wolf gave the PowerPoint presentation. Chair Genschorck asked questions. Vice Chair Jones moved to accept the presentation; Commissioner Merriman seconded; motion passed unanimously.
- The applicant, Mark and Jennifer January, spoke
- Vice Chair Jones motioned to open public comment; Commissioner Merriman seconded; motion passed unanimously. Public Comment: John Brinkworth asked questions (neither in favor nor against). Vice Chair Jones motioned to close public comment; Commissioner Merriman seconded; motion passed unanimously.
- Commissioners deliberated.
- Commissioner Merriman moved to approve the staff recommendation of a 25' variance. Vice Chair Jones seconded – motion passed unanimously.

VARIANCE CASE #26-0003

Property is a 1.05-acre residential parcel described NW ¼ of T07 R72 S27, a.k.a. Burland Ranchettes Unit 21 LOT 39 and addressed as 420 Ridge Rd, Bailey. Applicant is requesting a 15' variance to the side lot line to build a 30' by 40' garage.

APPLICANT: Bruce Breger

Garrison Genschork read the following statement into the record:

The Board of Adjustment will now conduct a hearing on the application of Mark and Jennifer January for a variance from the requirements on the property located at 5004 Timberline Terrace, Fairplay. This statement I am reading shall be incorporated into and made a part of the record on these proceedings. The notice of this hearing has been given as required by Park County's Land Use Regulations and a copy of such notice is hereby made part of the record of this proceeding. The Board of Adjustment has jurisdiction to conduct a public hearing on an application for a variance according to Article III, Division 1 of the Park County Land Use Regulations. The purpose of this hearing is to consider whether the application should be approved. In considering that matter, the Board will now address the approval standards set forth in Section 3-100(B) of the Park County Land Use Regulations.

The procedure for this hearing will be as follows:

1. The County staff will make an initial presentation.
2. The applicant may then make their presentation.
3. Following the applicant's presentation, any other person supporting the application may present any evidence supporting the application.
4. Then any person opposing the application may present evidence.

5. I will then ask for a motion to close public comment.
6. The applicant OR STAFF may then present any rebuttal evidence. Board Members may then ask any questions.

The board asks that the parties and witnesses not submit redundant, irrelevant or cumulative evidence. If someone has already made the point that you wish to make, simply say so. The chair will also require that all comments be made to the board and that there be no dialogue between the applicant and members of the audience.

Are there any objections to the jurisdiction of the board or the form or substance of these proceedings?

The county staff may make its initial presentation.

- Planner Kay Wolf gave the PowerPoint presentation. Chair Genschorck asked questions. Vice Chair Jones moved to accept the presentation; Commissioner Merriman seconded; motion passed unanimously.
- The applicant, **Error! Reference source not found.**, spoke
- Vice Chair Jones motioned to open public comment; Chair Genschorck seconded; motion passed unanimously. Public Comment: none. Vice Chair Jones motioned to close public comment; Commissioner Shands seconded; motion passed unanimously.
- Commissioners deliberated.
- Vice Chair Jones moved to recommend approval of the application with no conditions. Commissioner Merriman seconded – motion passed unanimously.

VARIANCE CASE #26-0004

Property is a 0.46-acre residential parcel described as Lot 3 NEW is a 0.46-acre parcel located in Unit 6, Block 87, of the Harris Park Estates Subdivision and addressed as 202 Wilkins Rd, Bailey. Applicant is requesting a 15' variance to the rear lot line to allow building a 30' by 40' shed.

APPLICANT: David Blau

Chair Genschorck read the following statement into the record:

The Board of Adjustment will now conduct a hearing on the application of Mark and Jennifer January for a variance from setback requirements on the property located at 202 Wilkins Rd, Bailey. This statement I am reading shall be incorporated into and made a part of the record on these proceedings. The notice of this hearing has been given as required by Park County's Land Use Regulations and a copy of such notice is hereby made part of the record of this proceeding. The Board of Adjustment has jurisdiction to conduct a public hearing on an application for a variance according to Article III, Division

1 of the Park County Land Use Regulations. The purpose of this hearing is to consider whether the application should be approved. In considering that matter, the Board will now address the approval standards set forth in Section 3-100(B) of the Park County Land Use Regulations.

The procedure for this hearing will be as follows:

1. The County staff will make an initial presentation.
2. The applicant may then make their presentation.
3. Following the applicant's presentation, any other person supporting the application may present any evidence supporting the application.
4. Then any person opposing the application may present evidence.
5. I will then ask for a motion to close public comment.
6. The applicant OR STAFF may then present any rebuttal evidence. Board Members may then ask any questions.

The board asks that the parties and witnesses not submit redundant, irrelevant or cumulative evidence. If someone has already made the point that you wish to make, simply say so. The chair will also require that all comments be made to the board and that there be no dialogue between the applicant and members of the audience.

Are there any objections to the jurisdiction of the board or the form or substance of these proceedings?

Hearing none, the county staff may make its initial presentation.

- Planner Shelli Yarbrough gave the PowerPoint presentation. Commissioner Shands asked questions. Vice Chair Jones moved to accept the presentation; Commissioner Shands seconded; motion passed unanimously.
- The applicant, David Blau, spoke.
- Vice Chair Jones motioned to open public comment; Commissioner Shands seconded; motion passed unanimously. Public Comment: none. Vice Chair Jones motioned to close public comment; Chair Genschorck seconded; motion passed unanimously.
- Commissioners deliberated.
- Vice Chair Jones moved to recommend approval of the application with no conditions. Commissioner Merriman seconded – motion passed unanimously.

ADJOURNMENT: Commissioner Merriman moved to adjourn the public meeting; Vice Chair Jones seconded – motion passed unanimously at 10:39 AM.