



**City of Brighton
Board of Adjustment
Agenda**

February 12, 2026

**This meeting will commence immediately following the
Planning Commission meeting which starts at 6:00 p.m.
Located in the 1st floor Council Chambers at City Hall
500 S. 4th Avenue, Brighton, CO 80601**

Commissioners:	Mark Rawlings	Ward I
	Kathryn LeDonne	Ward IV
	Stephanie Ohm	Ward II
	Kyle Parks	Ward III
	Blaine Nickeson	At Large
	Jolene Cohen-McCoy	Alternate
	Kevin Wieland	Alternate
	Alan Marraudino	Youth

ATTENTION TO ALL ATTENDING PUBLIC HEARING

Please leave all cell phones out of the Commission Chambers or make sure that they are turned off before entering. Thank you!

Por favor apague todos teléfonos de celular y aparatos de busca personas antes de entrar al concejo municipal. Muchas gracias!

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Minutes from the February 13, 2025 Board of Adjustment Meeting Presented for Approval**
- V. Public Invited to be Heard on Items not on the agenda**
- VI. Officer Elections**
- VII. Agenda Items**
- VIII. Old Business**
- IX. New Business**
- X. Reports**
- XI. Adjournment**

**CITY OF BRIGHTON
BOARD OF ADJUSTMENT
MINUTES**

February 13, 2025

I. CALL TO ORDER

Chair Rawlings called the meeting to order at 6:46 PM

II. PLEDGE OF ALLEGIANCE

Recited at the preceding Planning Commission meeting.

III. ROLL CALL

Roll call was taken with the following Board Members in attendance: Mark Rawlings, Kylie Parks, Blaine Nickeson, Kevin Wieland, and Alan Marraudino. Kathryn LeDonne, Jolene Cohen-McCoy were excused, and Paula Acosta was absent.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Shannon McDowell, Assistant Director of Community Development; Grey Shipman, Assistant Planner; Amanda Besch, Administrative Assistant III; and Jon Waines, Commission Secretary.

IV. SEATING OF ALTERNATES

None seated.

V. MINUTES FROM FEBRUARY 22, 2024 MEETING PRESENTED FOR APPROVAL

Motion by Board Member Parks to approve minutes from February 22, 2024 Board of Adjustment meeting.

Second by Board Member Nickeson.

Voting Aye: All Present

Motion passes: 3-0

VI. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None presented.

VII. OFFICER ELECTIONS

1. Chair of the Board of Adjustment

Board Member Rawlings opened the floor for nominations for Chair.

Board Member Nickeson nominated Board Member Rawlings for Chair.
No other nominations were submitted.

Board Member Rawlings elected as Chair of Board of Adjustment

2. Vice Chair of the Board of Adjustment

Chair Rawlings opened the floor for nominations for Vice Chair.

Board Member Parks nominated Board Member Nickeson for Vice Chair.
No other nominations were submitted.

Board Member Nickeson elected as Vice Chair of Board of Adjustment

VIII. AGENDA ITEMS

1. Walnut Subdivision Lot 2 (419 Walnut) Variance Request – Grey Shipman

Presenting

Chair Rawlings opened the Public Hearing at 6:49PM

Staff presentation, summarized:

Assistant Planner Shipman presented on the proposed variance to allow an additional accessory unit on the property and the exceptional physical conditions that were unique to the subject property. Finding that the Development Review Committee recommended approval of the application and that the application complies with the review criteria in Section 2.08(B) of the Land Use & Development code, staff recommended approval of the application.

Chair Rawlings called for questions from the Commission of Staff.

No questions.

Applicant presentation, summarized:

The applicant presented on the reasons for the application and request for variance.

Chair Rawlings called for questions from the Commission of Applicant.

No questions.

Chair Rawlings called for any member of the public to comment about the item being presented.

No comments.

Chair Rawlings called for comments from the Commission.

No comments.

Chair Rawlings closed the public hearing at 6:59PM

Commission Secretary read the findings of fact into the record.

Motion by Board Member Parks to approve the resolution as presented.

Second by Vice Chair Nickeson.

Voting Aye: All Present

Motion Passes: 3-0

IX. OLD BUSINESS

No old business.

X. NEW BUSINESS

No new business.

XI. NO REPORTS

XII. ADJOURNMENT

Motion by Vice Chair Nickeson

Second by Board Member Parks

Voting Aye: All Present

Motion Passes: 3-0

Meeting adjourned at 7:00 PM

Recorded by: Commission Secretary Jon Waines