

Memo

Date: September 25, 2025
To: Douglas County Board of Adjustment
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Carolyn Washee-Freeland, AICP, Senior Planner
Michael Cairy, Zoning Compliance Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Woodmoor Mountain Ranch Filing 1, Lot 35 - Variance Supplemental Information**
Project File: VA2025-008

Board of Adjustment Hearing:	September 30, 2025 @ 1:30 p.m.
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Attached is an additional correspondence received from the Woodmoor Mountain Homeowners Association (HOA), regarding the variance request.

Attachments

- Woodmoor Mountain HOA Concerns Email, September 17, 2025
- Woodmoor Mountain HOA Request to Deny Variance, letter dated September 19, 2025

From: president <president@woodmoormountain.org>
Sent: Wednesday, September 17, 2025 7:06 PM
To: Carolyn Freeland
Subject: Re: Woodmoor mountain - Mountain West - cancelled variance hearing
Attachments: Attachment E - Site Plan-3.pdf; Attachment F - Loana site plan-2.pdf; Attachment A - surveyed plot for barn 1876 MTN RANCH.pdf; Attachment G - photo of overhang.jpg

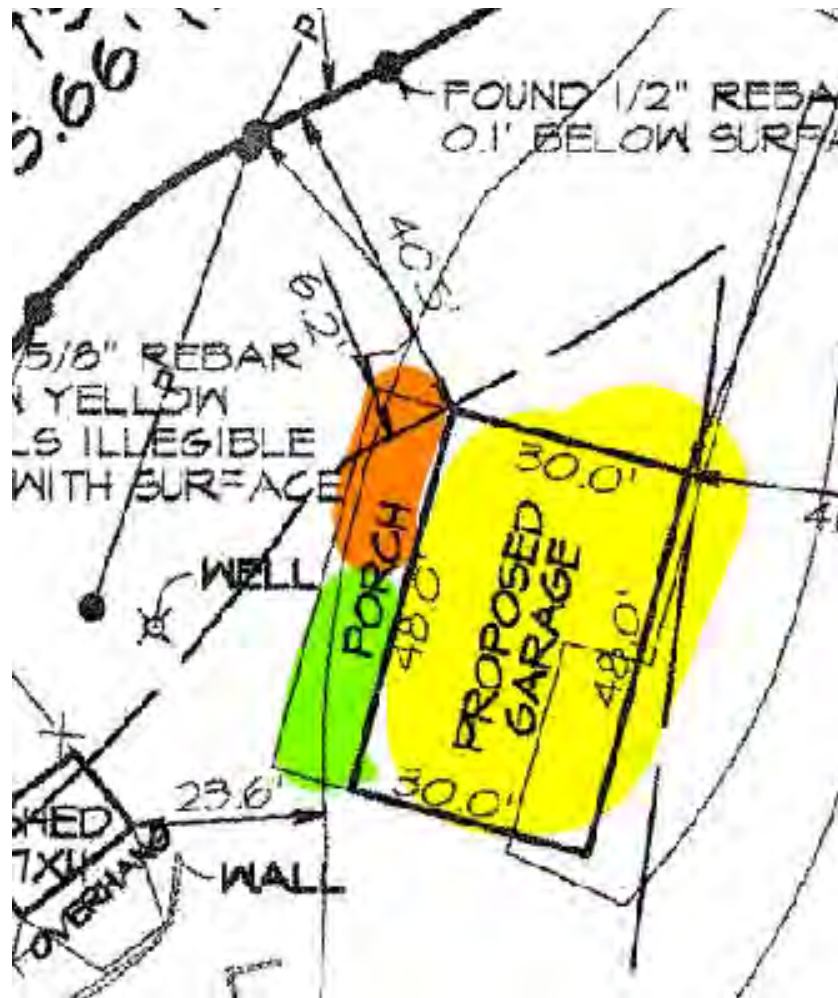
Ms. Washee-Freeland,

Thanks for taking the time to chat with me this evening. Per our discussion, I'm attaching some documents I hope will shed some light on the project. As I mentioned, I found your revised report very well written.

My questions/concerns:

1) The "real" setback distance:

- Attachment A is what was submitted to our Architectural Control Committee (ACC) as the location and size of the building.
- Attachment B is the illustration submitted to our ACC as the structure style to be built.
- Attachment D is the survey results of what actually was built, and where.
- Attachment E and F below, are the two site plans I found on the Building Department's public file showing what was submitted to them
 - You'll see both sets show a main building of 48'x30', with the west side having an additional 10 ft extension to the west, the south half listed as a "barn" (green highlight). The measurements would be 10'x24', but no dimensions are included, so just measured from the scale of the drawing.
 - The north section of the western addition is also 10'x24', *but is shown as an uncovered porch*, which in itself, wouldn't count against the setback.
 - But the north section is, in fact, covered. See Attachment G.
 - From Attachment F: The picture below shows the supposedly uncovered porch (orange) extending an *additional* 6.2' into the setback (the long dashed line) beyond the NW corner of the supposed 48'x30' building. If attachment D, the "as built" survey shows the NW corner of the main structure at 23.2' from the property line, that makes the setback distance from the "real" NW corner, the covered porch, at 17 ft (23.2' minus the 6.2'). This should be the actual setback distance (for the garage) the which the variance request is made.



- Attachment D is the survey results of what actually was built, and where.

2) Attachments I and J are additional photos I have of the building as it stands as of about 4 days ago. You'll see it's substantially different from Attachment B.

- You might find their claims of steep terrain a bit curious, as it isn't steep in the setback compliant area at all. Attachment H is the DESC plan from the Building Department file, and it doesn't even list any concerns about grade or erosion prevention.
- In the Building Department permit file, I couldn't find any proposed drawings/plans of the building itself, only a set of truss plans, which conform with what was actually built.

3) Attachment L is an overhead shot of the curve from DC Maps (obviously prior to construction). The Antonucci lot is highlighted in "bluish".

- It's about a 150 degree turn, with the western portion descending into the curve, with a slightly shallower descent in the eastern portion.
- The ACC had concerns about what the building's presence might do to the sight lines of drivers approaching from either side - at what point would they be able to see other driver's approaching?
 - Attachment B has the height of the building at 20' at the roof peak; the constructed building appears from the literature and the truss plan to be 32'. 60% taller.

- The "non-compliant" present location is 69 ft from the apex of the curve, versus the 102 ft the compliant location requires. That's a reduction of 31% of the sight line distance. No sure what the impact might be, but it's of concern.

Interested in your thoughts.

Thanks again.

r/,

Greg McLaughlin

President, WMHOA

813-235-8321

On 8/1/2025 2:24 PM, Carolyn Freeland wrote:

Hi Greg,

Yes, I am available for a phone call now. I'm working remotely, so you can call me at 720-341-3139. Thank you.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglas.co.us

-----Original Message-----

From: president <president@woodmoormountain.org>

Sent: Friday, August 1, 2025 11:04 AM

To: Carolyn Freeland <cfreeland@douglas.co.us>

Subject: Woodmoor mountain - Mountain West - cancelled variance hearing

Ms. Washee-Freeland,

Thanks for you time the other day to discuss the VA2025-008 request regarding the property on our mountain. I had a couple of followup questions and was

hoping you might be able to give me a call at your convenience sometime this afternoon.

Thanks.

r/,

Greg McLaughlin

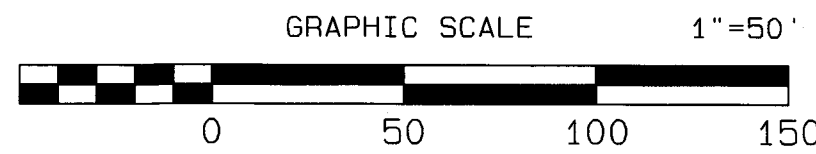
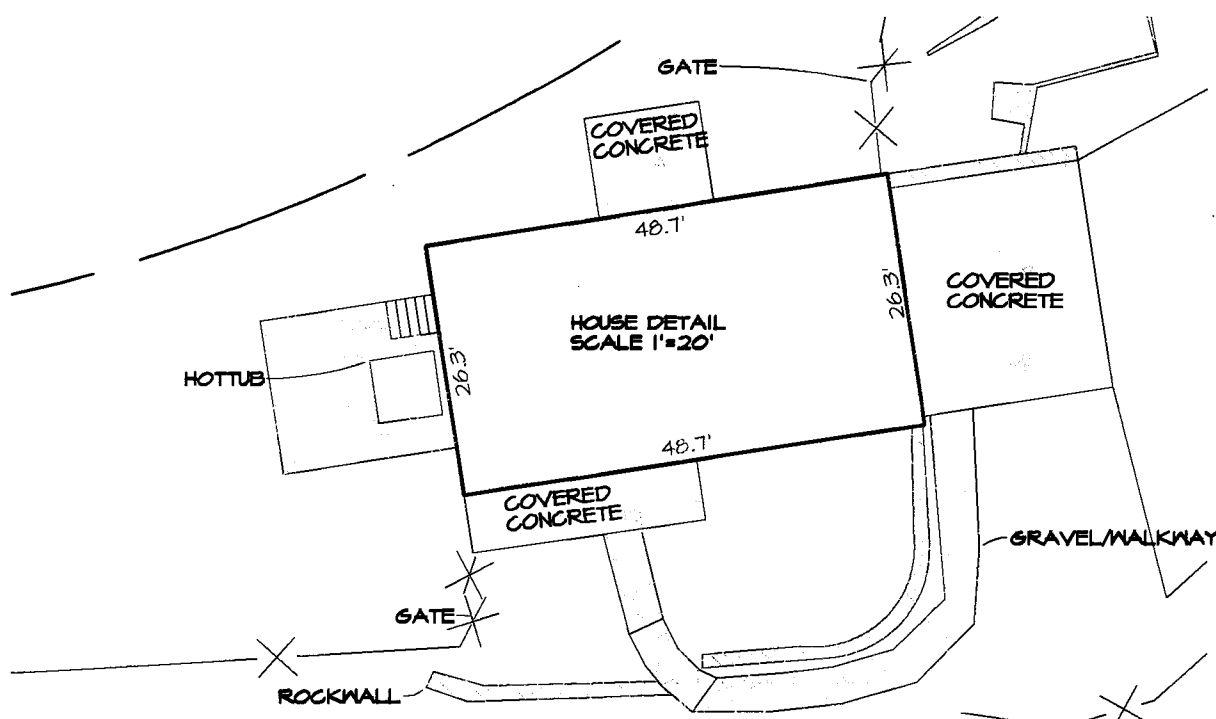
President, Woodmoor Mountain Homeowners Association

(813) 235-8321

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Greg McLaughlin President Woodmoor Mountain Homeowners Association
president@woodmoormountain.org (813) 235-8321

IMPROVEMENT SURVEY PLAT
In Section 20, Township 10 South, Range 67 West,
6th P.M, Douglas County, Colorado



(M) = FIELD MEASURED
(P) = PLATTED DIMENSION

BASIS OF BEARINGS

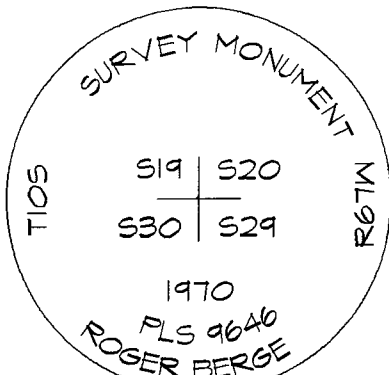
Bearings are platted and based on the consideration that the South line of Lot 35, Woodmoor Mountain 1, Rec No 1971144885, County of Douglas, State of Colorado bears N89°36'40"E; Southwest corner is a #5 Rebar with a 1-1/4" diameter yellow plastic cap PLS2662; Southeast corner is a 1.5" Aluminum stamped PLS 9008 as shown hereon between those identified monuments.

NOTES:

1. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.
2. Corner monuments were set or found and accepted as indicated hereon.
3. Client did not want easements or rights of way researched beyond the Platted Easements.
4. All measurements shown hereon are U.S. Survey Feet.
5. Conflicting boundary evidence (if any) is as shown. (none)
Encroachments: Shed is in Utility & Setback Easement are as shown hereon.
6. Platted layout does not close.

PROPERTY DESCRIPTION:

Lot 35, Woodmoor Mountain 1,
Recorded September 15, 1971 Rec No 1971144885
In Section 20, Township 10 South, Range 67 West,
County of Douglas, State of Colorado



FOUND 5/8" REBAR
0.1' ABOVE THE SURFACE
SE CORNER OF SECTION 20
PER MONUMENT RECORDED 002287

N89°36'40"W 446.60' (P)
N89°32'46"W 427.14' (M)

FOUND 5/8" REBAR
1 1/4" IN YELLOW
CAP PLS 2662
FLUSH WITH SURFACE

N89°36'40"W 438.00' (P)
N89°36'40"E 457.25' (M)

BASIS OF BEARINGS

FOUND 1.5" ALUMIN
PLS 9008
0.2' BELOW SURFACE

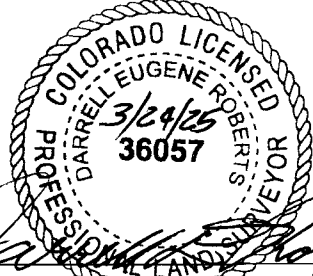
N89°36'40"W 490.00' (P)
N89°55'11"W 489.52' (M)

FOUND 1.5" ALUMIN
PLS 9008
0.2' BELOW SURFACE

CERTIFICATE OF SURVEY:

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Loana Antonucci that on September 18, 2024, a survey was made under my direct supervision, of 1876 Mountain Ranch Road, Douglas County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors, and is based upon the professional land surveyor's knowledge, information and belief, that it is in accordance with applicable standards of practice and that this plat accurately represents said survey. It is not a guaranty or warranty, either expressed or implied. The location and dimensions of all buildings, buildings under construction, improvements, platted easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

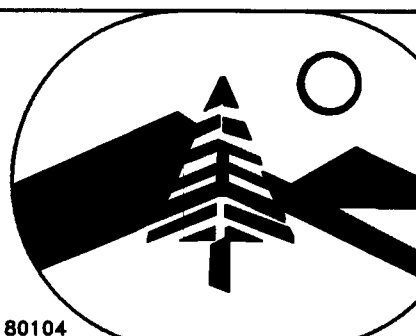
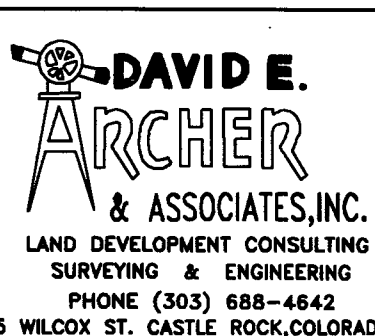


Signed

Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REVISIONS	ADDED PROPOSED
	GARAGE HOA
	09-24-25



TITLE	IMPROVEMENT SURVEY PLAT
DATE	10-1-24
BY	DL
APPROVED	
CLIENT	Loana Antonucci
JOB NUMBER	24-0675

Sheet 1 of 1

Daisy - 40'x36'

40'x36' Ponderosa Country Barn, 20' center with 10' lean-to's

Starting At: \$58,131*

Add 12' Length: \$12,527

- Shipping, engineering, sales tax not included.
- Prices subject to change.
- Renderings for visual reference only. Local codes may require different timber sizes, plates, or changes to dimensions.

*For Mortise-and-Tenon options please call Timberlyne to speak to a representative



Package Overview

With Accessories: \$58,131*

Accessories shown listed in overview section

Fully Accessorized. Bigger Timbers. Flexible Designs.

- 8x8 (and larger) post and beam frame with steel plate joinery
- Timbers precision cut with state-of-the-art CNC machine
- Design revisions (Add length, swap accessories, change floor plan)
- Handcrafted millwork accessories
- Superior wall construction for lateral strength



Standard Options

Package Includes:

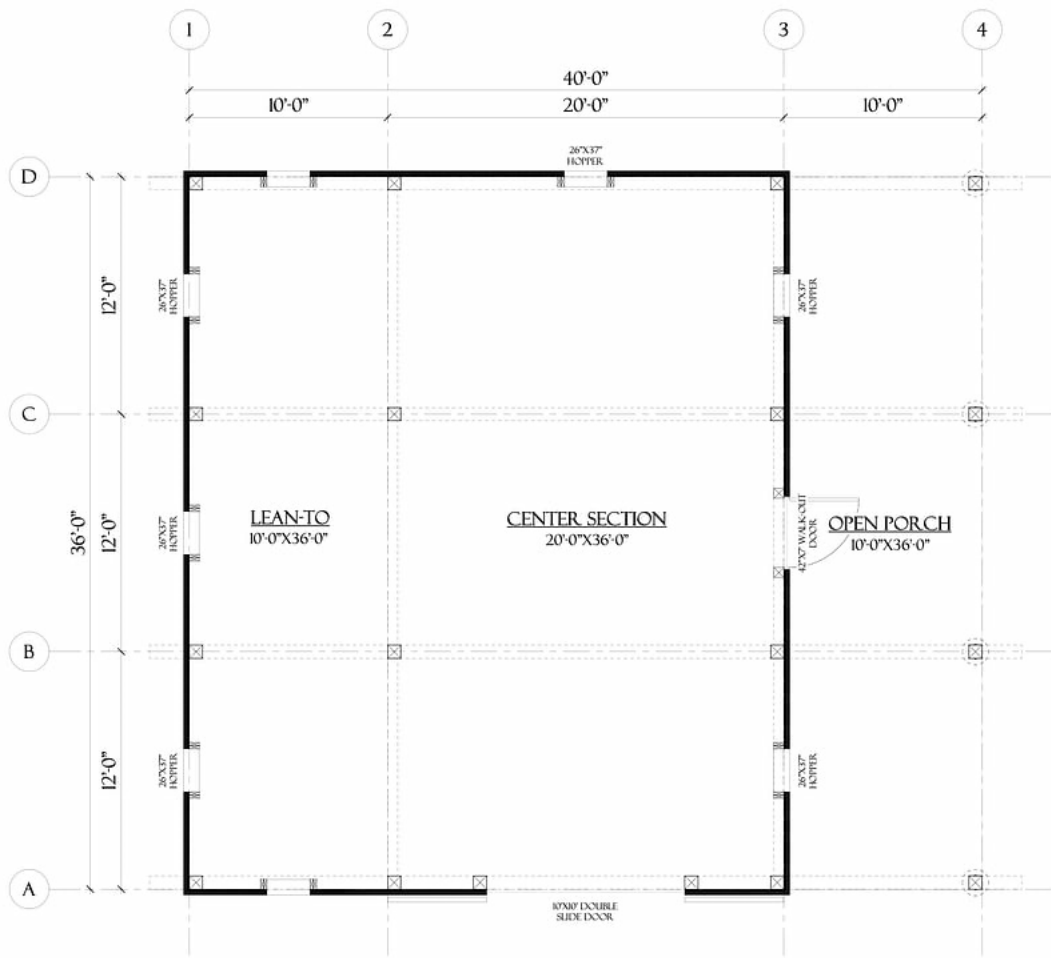
- Frame: 8x precision cut timbers, powder coated steel joinery
- Walls: 2x6 girts, 1/2" sheathing, house wrap, sill, KD pine siding: 1x10 board, 1x4 batten
- Roof: 4x6 purlins, KD 1x10 roof decking & soffit, roof underlayment
- Structural building plans, foundation plans
- Construction guide and phone support
- (8) 6-Lite 26"x37" Hopper Windows
- (1) 42"x7' Walk-Out Door
- (1) 10'x10' Double Sliding Door
- (2) Copper Louvered Gable Vents

Not Included:

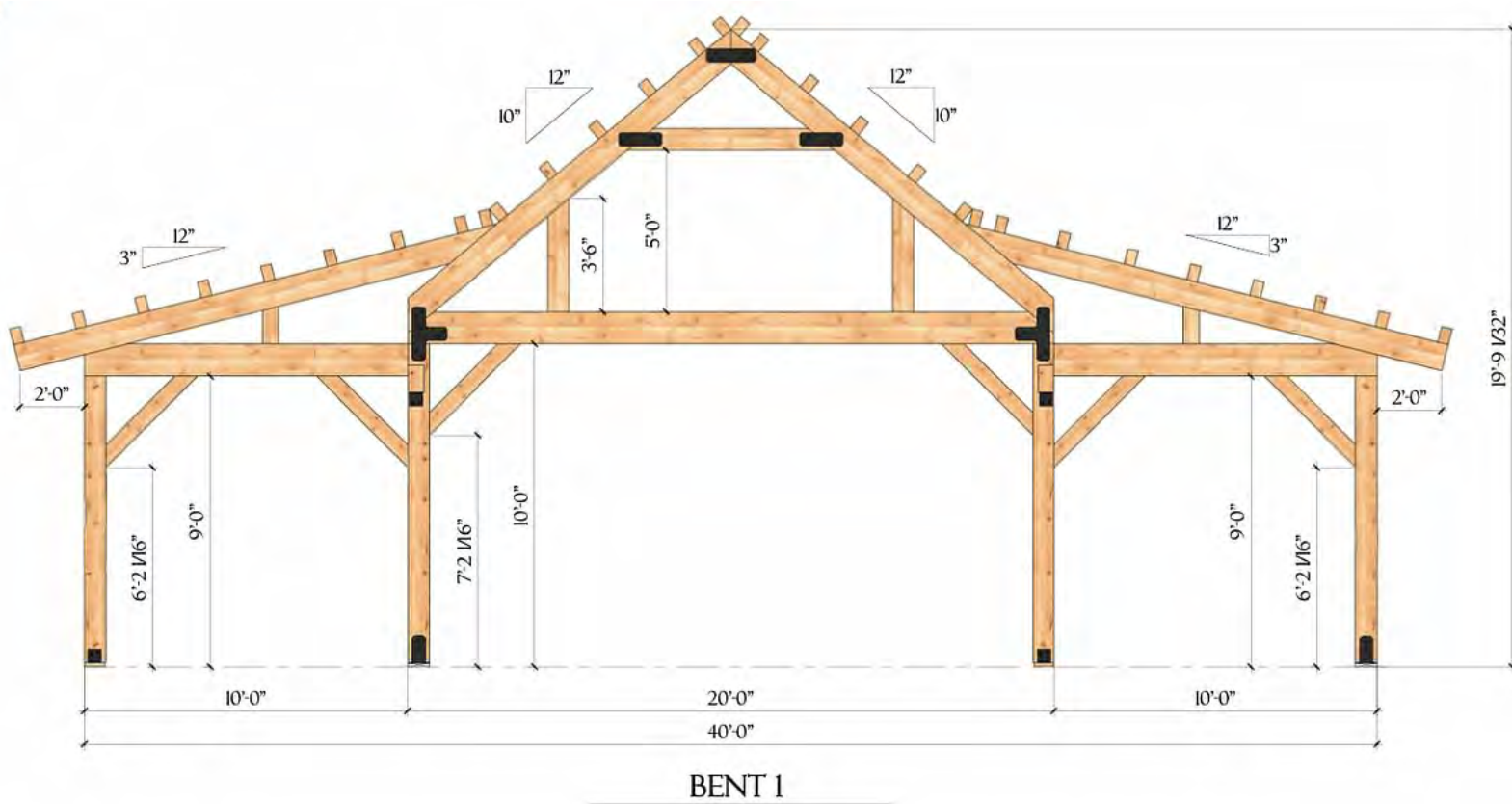
- Loft or stair package
- Final roofing material
- Interior walls, wall insulation, interior finishing
- HVAC, plumbing, electrical
- Site prep, foundation, utility hookups
- Installation



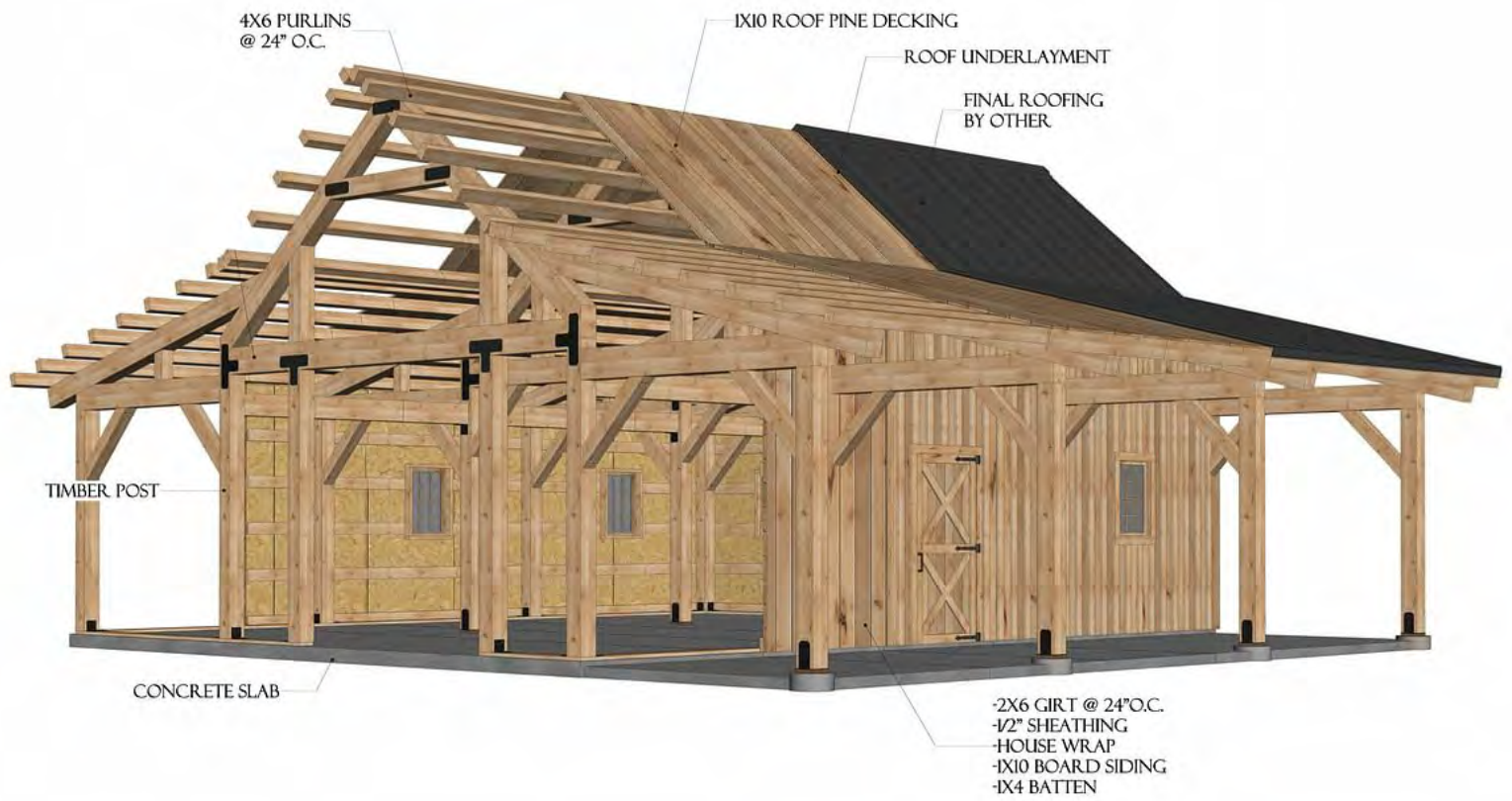
3D Renders & Floor Plans



Timberlyne Daisy layout



BENT 1

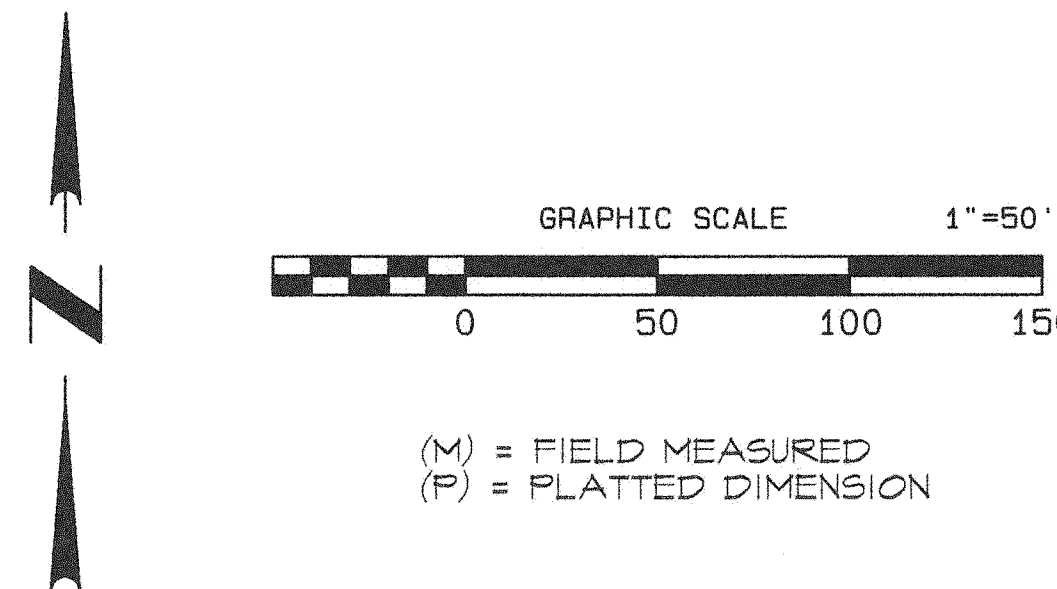


Timberlyne daisey diagram



IMPROVEMENT SURVEY PLAT

In Section 20, Township 10 South, Range 67 West,
6th P.M., Douglas County, Colorado



BASIS OF BEARINGS

Bearings are platted and based on the consideration that the South line of Lot 35, Woodmoor Mountain, Filing 1 Rec No 144885, County of Douglas, State of Colorado bears N89°36'40"E: as shown hereon between the identified monuments

NOTES:

1. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.
2. Corner monuments were set or found and accepted as indicated hereon.
3. Client did not want easements or rights of way researched beyond the Platted Easements.
4. All measurements shown hereon are U.S. Survey Feet.
5. Conflicting boundary evidence (if any) is as shown.
Encroachments (if any) are as shown hereon.
Fence lines (if any) are not indicative of
property lines and are as shown hereon.
6. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect.
In no event, may this action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."
7. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to a Colorado State Statute, CRS 18-4-508.

PROPERTY DESCRIPTION:

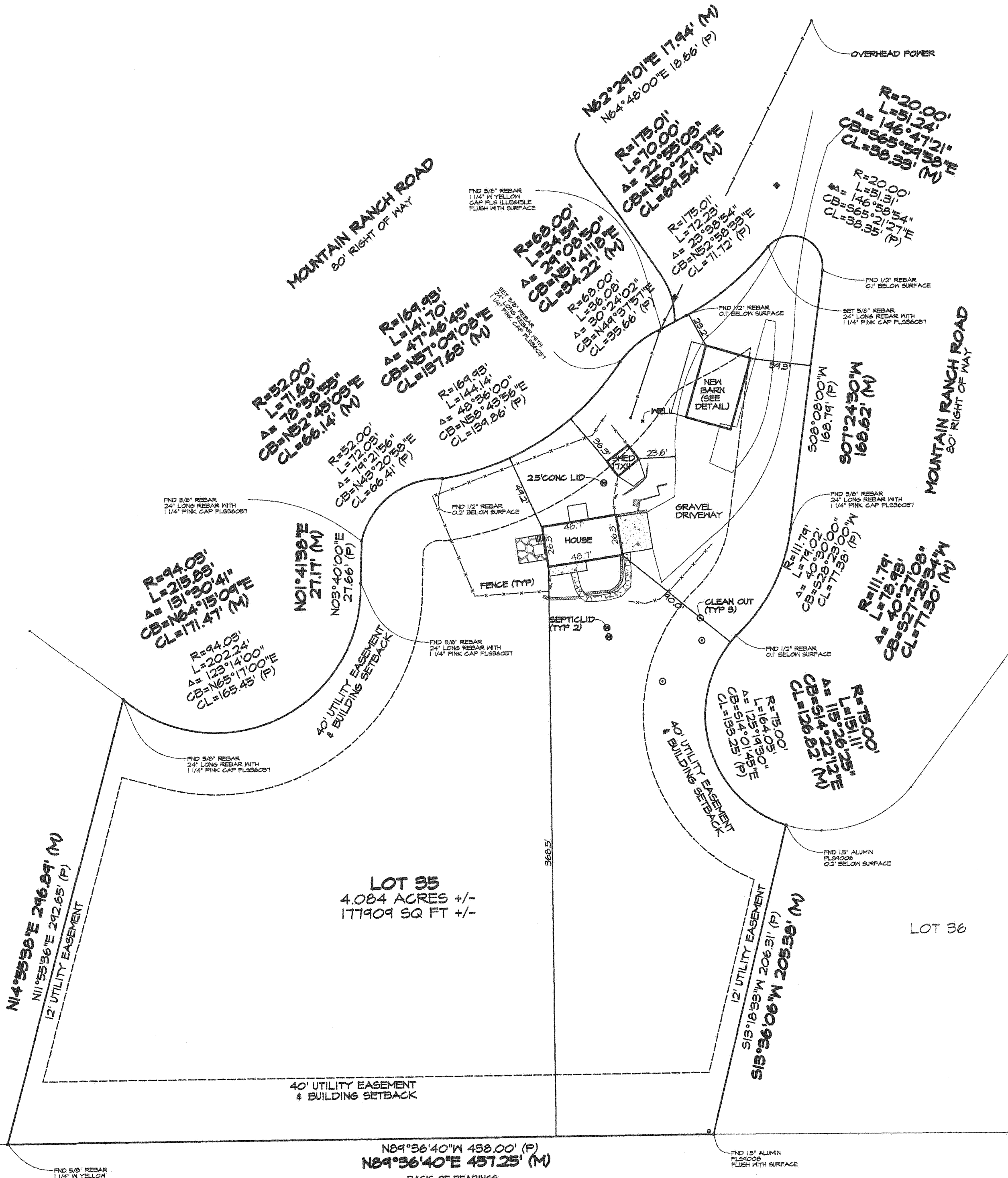
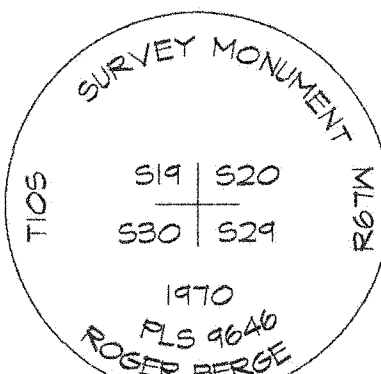
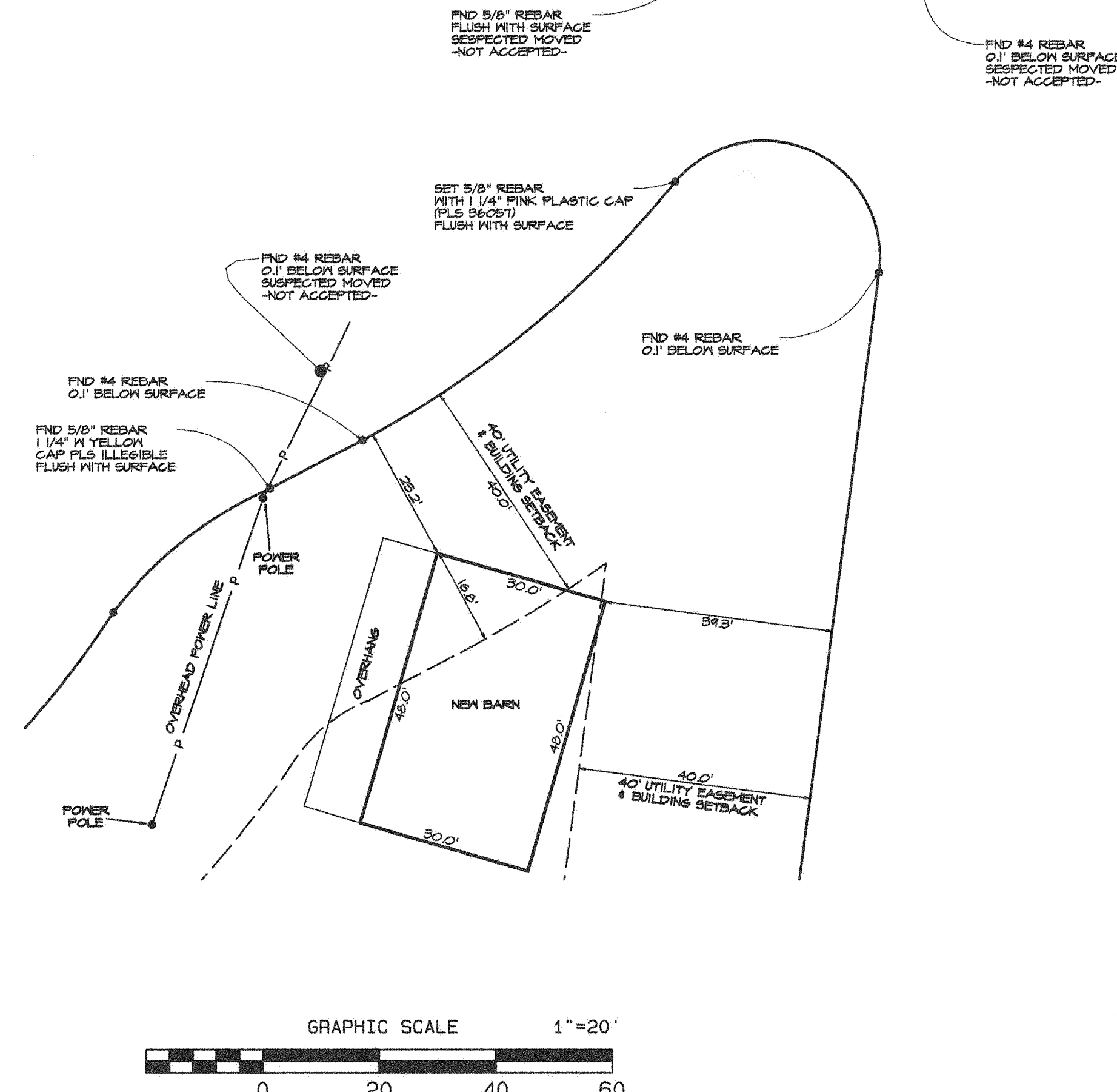
LOT 35, WOODMOOR MOUNTAIN, FILING 1
SECTION 20, TOWNSHIP 10 SOUTH, RANGE 67 WEST
DOUGLAS COUNTY, COLORADO.

CERTIFICATE OF SURVEY:

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Loana Antonucci that on May 15, 2025, a survey was made under my direct supervision, of 1876 Mountain Ranch Road, Douglas County, Colorado. The survey was made on the ground and the use of Professional Land Surveyors' instruments and methods, and to the best of my professional land surveyor's knowledge, information and belief, that it is in accordance with applicable standards of practice and that this plat accurately represents said survey. It is not a guaranty or warranty, either expressed or implied. The location and dimensions of all buildings, buildings under construction, improvements, plantings, fences, etc., shown on this plat are known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:

2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

Signed 
Darrell Eugene Roberts, for and on behalf of David F. Archer & Associates, Inc.



May 15 15:10:27 2025
\\Drawing\2024\24-06\TEMP\IMPROVEMENT BARN.002

REVISIONS	 DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202		SCALE AS SHOWN	TITLE IMPROVEMENT SURVEY PLAT
			DATE 5-15-75	1076 MOUNTAIN RANCH ROAD In Sec. 20, Township 10 South, Range 67 West, 6th P.M., Douglas County, Colorado.
			DRAWN BY	CLIENT
			CHKD.	LOANA ANTONUCCI
			APPROVED	JOB NUMBER
				24-0675
				Sheet of



BASIS OF BEARINGS

Bearings are plotted and based on the consideration that the South line of Lot 35, Woodmoor Mountain 1 Rec No 1971144895, County of Douglas, State of Colorado Southwest corner is a #5 Rebar with a 1-1/4" diameter. Southeast corner is a 1.5" Aluminum stamped PLS as shown hereon between those identified monuments.

NOTES:

1. This survey was performed without the benefit of a life insurance commitment or a life insurance policy. A life insurance commitment or a life insurance policy may disclose facts not reflected on this survey.
2. Corner monuments were set or found and accepted as indicated herein.
3. Client did not want statements or rights of any research behind the Platted Easements.
4. All measurements shown herein are U.S. Survey Feet.
5. All measurements shown herein are U.S. Survey Feet.
6. Conflicting boundary evidence (if any) is as shown. (none)
7. Encroachments: Shed is in Utility & Seiback Easement are as shown herein.
8. Platted layout does not close.

PROPERTY DESCRIPTION:

Lot 35, Woodmoor Mountain I,
Recorded September 15, 1971 Rec No 1971144885
in Section 20, Township 10 South, Range 67 West,
County of Douglas, State of Colorado.

CERTIFICATE OF SURVEY.

[illegible]

Pa

Signed

signed _____
Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc.



***NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more

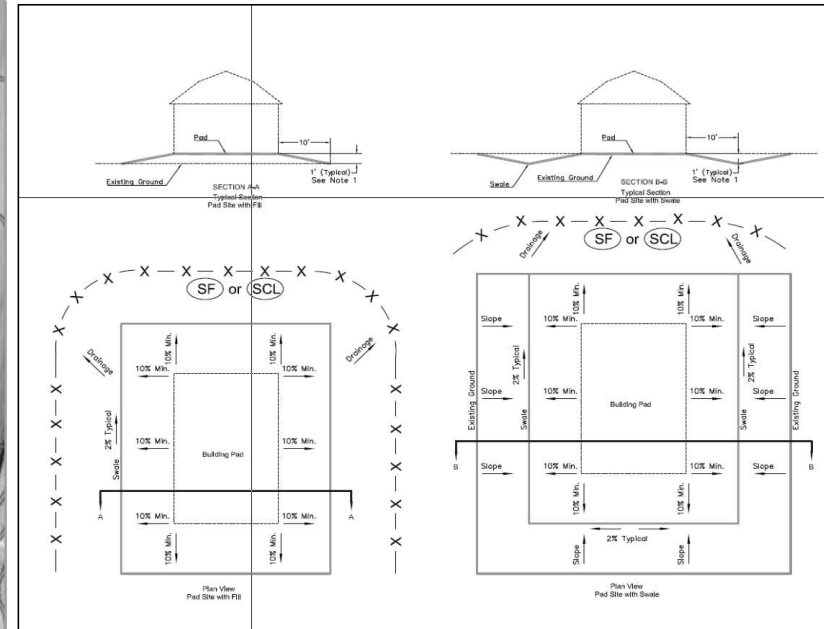
	PROJECT	SURVEY PLAT	FOR NUMBER
	IMPROVEMENT SURVEY PLAT	1876 Mountain Ranch Road is Section 20, Township 10 South, Range 67 West, 6th PM, Douglas County, Colorado	
	CUSTOMER	Loana Antonucci	

ALCO	1	
WINTER BOO		





Vicinity Map



Legend:

— — — Limits of Construction

..... Silt Fencing or
Sediment Control
Log – Initial, Interim & Final

→ Flow Direction

○ Concrete Washout
Area – Interim

Notes:

1. Access will be by way of the existing private driveway from Mountain Ranch Road north of the project site. **If the Existing access is not utilized, then the contractor will need to obtain a Temporary Construction Access permit.**
2. All disturbed soil, including any area de-vegetated by vehicle traffic or by construction staging, will be seeded and mulched in accordance with Douglas County criteria.
3. Silt fence or sediment control log is to follow the contours.
4. Any slopes steeper than (4Horizontal:1Vertical) will be stabilized with Erosion Control Blanket. No slopes steeper than (3Horizontal:1Vertical) will be allowed.
5. **Retaining walls taller than 4.0 feet (including footing) and retaining walls supporting a surcharge regardless of height require a building permit from the Douglas County Building Department and shall be designed and certified by a Colorado Licensed Professional Engineer.**
6. A minimum constant slope of 10% and a maximum constant slope of 33% in the first 10 feet away from the foundation walls and window wells shall be established. All other areas require minimum 2% slope.
7. Any additional erosion controls deemed necessary by the Douglas County Erosion Control Inspector will be installed per the Inspector's direction.
8. The permittee is advised that a Final Grade inspection must be scheduled though the Engineering Permits Staff at 303-660-7487. Permit closure will only be granted after the final grade is approved by the Engineering Division.

The Drainage, Erosion and Sediment Control Plan (DESC Plan) included herein has been prepared by the property owner or one of their representatives. The property owner understands the potential risks involved by not hiring a professional engineer, architect or surveyor to prepare this DESC Plan and assumes all responsibility related to the preparation of this DESC Plan and construction activities associated with this DESC Plan. This DESC Plan has been prepared to meet the intent of the Grading, Erosion and Sediment Control (GESD) Criteria Manual of Douglas County, as amended.

Signature _____ Date _____

DEVELOPMENT REVIEW ENGINEER

DATE

**THIS DESC PLAN HAS BEEN
REVIEWED BY DOUGLAS COUNTY
FOR DRAINAGE, EROSION AND
SEDIMENT CONTROL IMPROVEMENTS
ONLY.**

**ENGINEERING DIVISION ACCEPTANCE
BLOCK**

DESC Plan for 1876 Mountain Ranch Road – 30'x48' Garage

Attn: Chuck









19 Sep 25

Douglas County Board of Adjustment
Attn: Carolyn Washee-Freeland, AICP
Senior Planner
cfreeland@douglas.co.us

Re: Woodmoor Mountain Ranch Filing 1, Lot 35 – Variance VA2025-008
ICO Michael and Loana Antonucci
1875 Mountain Ranch Rd.
Larkspur, CO 80118

The Woodmoor Mountain Homeowners Association opposes granting any variance.

All,

The Woodmoor Mountain Homeowners Association (aka Mountain Improvement Association) represents a covenant-controlled community in unincorporated southwest Douglas County, and includes the parcel under consideration for a variance. The Association is also the owner of the most immediately adjacent parcel, on both sides, to the setback violations in question.

While not the Board of Adjustment's responsibility to enforce, the owners and their lot are separately subject to the Covenants and Bylaws of the Woodmoor Mountain Homeowners Association, requiring prior approval of any building by our Architectural Control Committee (ACC), and compliance with a 40 ft setback on all sides. We are separately pursuing remedies provided in the Covenants to require compliance.

There appears to have been some question as to the HOA's position on this variance request. For clarity, the Woodmoor Mountain Homeowners Association, as representative of the owners in the development and as the next immediate owner to the parcel in question, requests the Board of Adjustment enforce the zoning setback as established and deny the variance request.

Thank you.

Respectfully,

Greg McLaughlin
President, Woodmoor Mountain HOA