

Wildwood Village Variance Record

(sorted by street then street number)

Note: As stated in the WWVHA Covenants, Article III, Paragraph 3A, "The approval of any variance shall not be constituted as a change of covenants or requirements, and will not be interpreted as establishing a precedent."

Approved (Current)

Address	Lot	Date of Action	Variance	Board Rationale
16370 Bar X Road	Reed	February 2007	Third Horse	Long-time property owners; two horses for many years with no complaints and solid land management practices
15920 Herring Road	Ambuehl	December 2008	Third Horse	Long-time property owners; two horses for many years with no complaints and solid land management practices
8150 Pine Cone Road	Brown	April 2008	Third Dog	Long-time property owners; two dogs for many years with no neighbor complaints
7635 Wilderness Drive	Moore	July 2005	Third Horse	Long-time property owners; two horses for many years with no complaints and solid land management practices
7670 Wilderness Drive	Aeberli	February 2007	Third Horse	Long-time property owners; two horses for many years with no complaints and solid land management practices
8055 Wilderness Drive	Smith	January 2008	Two Donkeys	Variance implied in the Stipulation resolving El Paso County Court Case 07-C-11252, WWVHA vs Smith; the two donkeys being stabled on the Smith property at the time of the agreement will be allowed to stay until their deaths; they will not be replaced. Up to two donkeys and two horses may be stabled on the Smith property as long as they have unrestricted grazing rights at 7955 Wilderness or until the residents of that property get their own large animals; should either of those conditions change, only two animals will be allowed on the Smith property; braying of the donkeys shall not exceed the frequency at the time of the settlement, averaging one bray every 13 days as documented in evidence submitted by the Smiths; Note: one of the specified donkeys died during September 2008.
8225 Wilderness Drive	Carlson	November 2007	Third Horse	Long-time property owners; two horses for many years with no complaints and solid land management practices
8230 Wilderness Drive	Lee	August 1004	Third Dog	Long-time property owners; two dogs for many years with no neighbor complaints
7925 Windfall Way	Melton	April 2008	Third dog	Long-time property owners; two dogs for many years with no neighbor complaints
8010 Windfall Way	Tomme	December 2003	Third Horse	Long-time property owners; two horses for many years with no complaints and solid land management practices
8705 Wranglers Way	Baird	July 2001	Third Dog	Long-time property owners; two dogs for many years with no neighbor complaints

Approved (Non-Current)

Address	Lot	Date of Action	Variance	Board Rationale
15920 Herring Road	Ambuehl	July 2003	Third and Fourth Dogs	Variance terminated upon death of the extra dogs. Allowed new owners to bring on four dogs, two of whom were very old
7620 Lark Bunting Court	Bills	December 2003	Quilting Business	Owners moved
7650 Lark Bunting Court	Culp	March 1988	Third Horse	Owners moved
7475 Wilderness Drive	Parco	May 2003	Two gelded male llamas for 4-H	Owners moved; temporary approval; annual recertification required
7670 Wilderness Drive	Chisman	August 1990	Third Horse	Owners moved
8670 Wilderness Drive	Keenan	September 1993	Third Horse (Temporary)	Variance expired December 1994
15620 Wildwind Terrace	Wilson	June 1993	Five sheep for 4-H project	Variance expired August 1993

Denied

Address	Lot	Date of Action	Variance	Board Rationale
15920 Herring Road	Ambuehl	October 2002	Third Horse and Donkey	New owners; no data available on how they would take care of their land with the allowed two horses; donkeys are undesirable animals in a residential neighborhood due to noise nuisance of braying
7215 Pine Cone Road	Weltz	March 1994	Third and Fourth Horse; Fifth Horse (Temporary)	No more than three horses will be allowed even with a variance
8220 Pine Cone Road	Morgan	April 1988	Third Horse	New owners; no data available on how they would take care of their land with the allowed two horses
7475 Wilderness Drive	Reitz/ Ouellette	November 2008	Two Llamas	Did not want to set a precedent for long-term stabling of animals not specifically allowed under the covenants