



BOARD OF ADJUSTMENT AGENDA

May 20, 2024 at 1:30 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1:30 PM - PUBLIC MEETING

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

Join via Google Meet: <https://meet.google.com/> | Meeting ID: jtn-scsu-ecp

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. READING OF MINUTES
 - a. [a.](#) April 8, 2024 Minutes
4. OLD BUSINESS
 - a. [a.](#) Michelle Glenn- Variance
5. NEW BUSINESS
 - a. Michelle Glenn-Variance
6. ADJOURNMENT



BOARD OF ADJUSTMENT MINUTES

April 08, 2024 at 1:30 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1. 1:30 PM - PUBLIC MEETING

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

2. ROLL CALL

MEMBERS PRESENT

Beaver Edmundson

Myrna Falk

Frank Kirkpatrick

Robert Martin

Destry DeWolf

GUESTS PRESENT

Michele George Appel

Claude Appel

COUNTY STAFF PRESENT

Carl Young

Cheri Chamberlain

Robert Gilbert

3. PLEDGE OF ALLEGIANCE

4. READING OF MINUTES

a. Minutes from 9/7/2023

Motion to approve the minutes as presented. Motion made by Martin, Seconded by Kirkpatrick.

Voting Yea: Edmundson, Falk, Kirkpatrick, Martin

Voting Abstaining: DeWolf

5. ACTION ITEMS

a. Election of Chairperson

Motion to appoint Beaver Edmundson as Chair. Motion made by Kirkpatrick, Seconded by Martin.

Voting Yea: Edmundson, Falk, Kirkpatrick, Martin, DeWolf

b. Appel Variance-Public Hearing

Hearing began at 1:36PM, Cheri Chamberlain serving as hearing officer.

No comments from the public.

Hearing closed at 1:39PM.

Motion to approve the variance as requested. Motion made by Kirkpatrick, Seconded by Martin.

Voting Yea: Edmundson, Falk, Kirkpatrick, Martin, DeWolf

6. OLD BUSINESS

7. NEW BUSINESS

8. DISCUSSIONS

9. ADJOURNMENT

Motion to adjourn. Motion made by DeWolf, Seconded by Kirkpatrick.

Voting Yea: Edmundson, Falk, Kirkpatrick, Martin, DeWolf

Meeting Adjourned at 1:46PM



Huerfano County Board of Adjustment Staff Report – Permit # LU-24-015, Variance Glenn Meeting Type – Public Hearing

Meeting Date: Monday May 20, 2024

Request Summary

With this Application Michelle Glenn (the Applicant) requests the following:

The applicant Michelle Glenn, is seeking a variance from setback requirements established in Section 1.03 of the Land Use Code to place a shipping container on property lines. Her intent is to create privacy between the campground nearby and her property.

The subject property is zoned Rural Residential. Zoning standards for this district are set forth in LUR Section §1.03.

Background

On April 25, 2024, Glenn submitted an application for a variance and has paid an application fee of \$75, plus fees for public noticing of \$20.00 and postage for notifying adjacent owners for \$27.00.

Code References

The following Code Sections are applicable to this application and may be referenced by the Huerfano County Board of Adjustment in their evaluation of the request:

§ 1.03.02

UR Urbanizing Residential District

This district is created to accommodate the urbanizing areas of Huerfano County where relatively high density residential and associated commercial and service development has occurred, is occurring or is desired to occur.

- Minimum district size: 10 acres
- Minimum lot area: ½ acre
- Minimum lot width: 50 feet
- Front yard setback: 20 feet
- Side yard setback: 10
- Rear yard setback: 20 feet
- Maximum structure height: 40 feet
- Maximum lot coverage: 30 percent

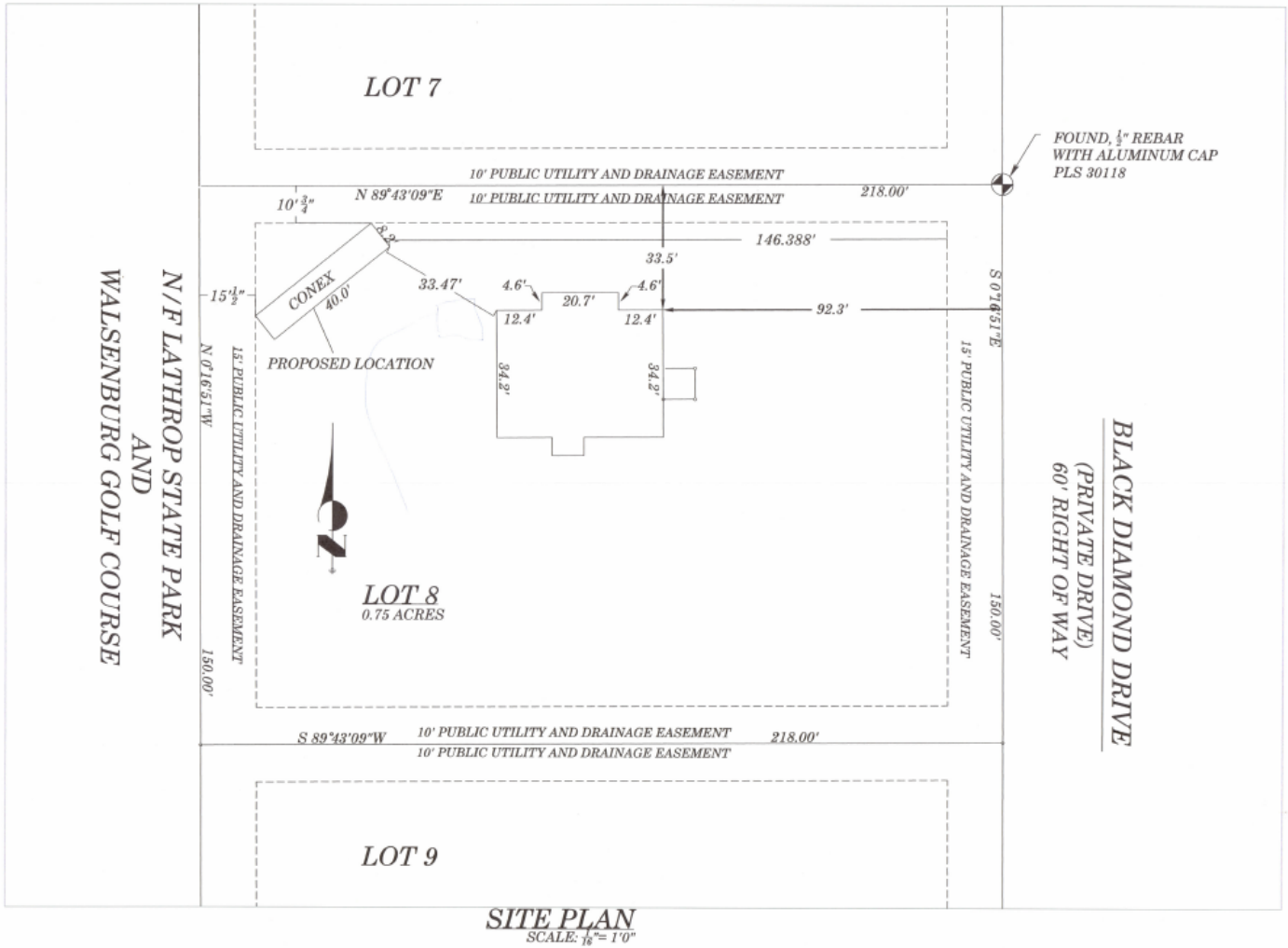
Staff Recommendation:

1. **Approval-** without any special conditions.
2. **Conditional-** approval with a description of the special conditions.
3. **Denial-** indicating for the record the reason(s) for such action.
4. **Continuation-** until a future date to gather more information or obtain clarification or for any other

Enclosures

- Application Materials
 1. Land Use Application
 2. Letter of Intent
 3. Proof of Ownership
 4. Adjacent Property Owners

Site Map/Vicinity Maps



Huerfano County Land Use Department
401 Main Street, Suite 340, Attn: Land Use
Walsenburg, Colorado 81089
719-738-1220 ext. 103



GENERAL LAND USE APPLICATION

Application File No.: _____
Date Received: _____
Received by: _____
Fees due: _____ Date Paid _____

1. ACTION(S) REQUESTED:

- Conditional Use Permit
 - Conditional Use Permit / Marijuana
 - Conditional Use Permit/ Oil, Gas or Uranium Exploration and/or Development
 - Rezoning
 - Variance
 - Subdivision Exemption
 - Plat Amendment
 - Lot Consolidation
 - Plat Correction
 - Right-of-Way or Easement Vacation
 - Other Actions (specify): _____
- Sign Permit
 - Temporary Use Permit
 - H.B. 1041 Text Amendment
 - H.B. 1041 Development Permit
 - H.B. 1041 Flood Plain Exemption
- PUD and Subdivisions:
- Sketch Plan
 - Preliminary Plan
 - Final Plat / Subdivision Improvement Agreement
 - Appeal of Denied Application

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: Michelle Glenn

Applicant's Mailing Address: P.O. Box 152, Walsenburg 81089

Applicant's Telephone: 987-255-0184 Email: connemaraconsulting@gmail.com

Name of Land Owner: Glenn Family Revocable Trust

Land Owner's Mailing Address: same as above

Land Owner's Telephone: _____ Email: _____

3. PERMIT DETAILS:

Detailed project description/Scope of Work: Move existing CONEX Container on property to a slightly different location on the property and place it on a foundation.

Parcel Area: _____ Acres; Zoning District(s): _____

Parcel/Schedule Number(s): _____

Parcel Address (optional): 619 Black Diamond Dr

Current/Proposed Land use (see §1.05 of the Land Use Code): _____

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: Black Diamond Development

If a Variance Request, please state the reason for the Variance(s): To minimize impact of proposed RV park on adjacent property

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? YES NO NOT SURE

If YES, describe existing conditions: _____

Value of proposed project: _____

Will the proposed project require any State or Federal permits? YES NO

If YES, please list all permits or approvals required: _____

Additional pertinent information: _____

If a H.B. 1041 permit is required, for what matters of local concern and state interest? _____

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant: Michelle Glenn Date: April 12, 2024

Printed name: Michelle Glenn

5. ACTION (by the authorized permitting authority):

Final Approval

Conditional Approval

Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____

VARIANCE & VACATION OF EASEMENT

WALSENBURG, CO 81089

4/3/2024

Michelle Glenn
619 Black Diamond Dr.
PO Box 152
Walsenburg, CO 81089

Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, CO 81089

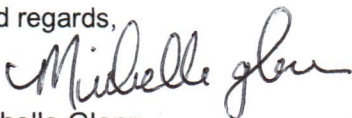
Re: Lot 8, Block 1, Black Diamond Park

Purpose of this letter is to request a Variance from setbacks as stated in Sec. 1.03 of the Huerfano County Land Use Code. The reason for the request is that there have been changes to the property to the west of this lot 8. On the publicly available maps, this land has changed hands from the Lathrop State Park to the City of Walsenburg / Walsenburg Golf Course.

According to several sources, including the article in the San Isabel Electric Association, dated March 22, 2023, The Walsenburg Golf Course announced it's plans to develop a RV campground on this property just adjacent to the Black Diamond Park. Already, 10 sites have been developed with another 30-40 sites planned for the future. The newly developed RV sites on this property of the City of Walsenburg / Walsenburg Golf Course are located exactly 15 ft from the property line with Black Diamond Park. This places campers in very close proximity to the landowner's homes within Black Diamond Park.

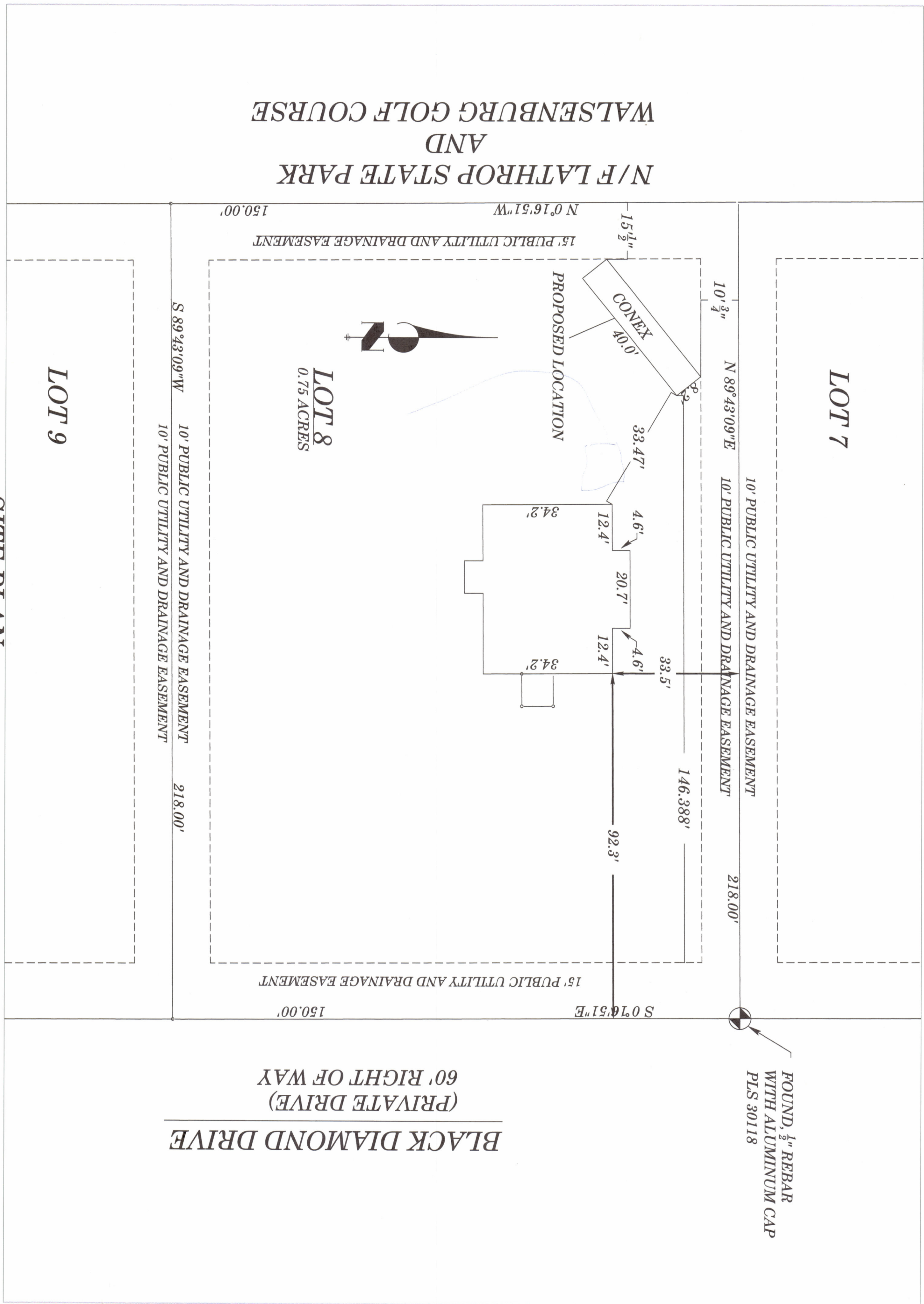
This request is in regards to the movement of an existing 8x40' container on the property. The primary purpose of this move is to provide additional privacy to the property (Lot 8) from the proposed RV campground at Walsenburg Golf Course. Plans have already been developed by Roscoe Engineering and these plans have also been approved by the Black Diamond Park HOA. Two maps of the Lot 8 are provided with the current location of the container and a second map showing the proposed container site, with one corner of the container up to the west side property line. There is no request for Variance or Vacation of Easement on the north side of Lot 8 (Lot 7).

Kind regards,



Michelle Glenn

SITE PLAN



SITE PLAN
SCALE: 1/8" = 1'0"

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BUILDING

BLACK DIAMOND DRIVE
(PRIVATE DRIVE)
60' RIGHT OF WAY

FOUND, 1/2" REBAR WITH ALUMINUM CAP PLS 30118

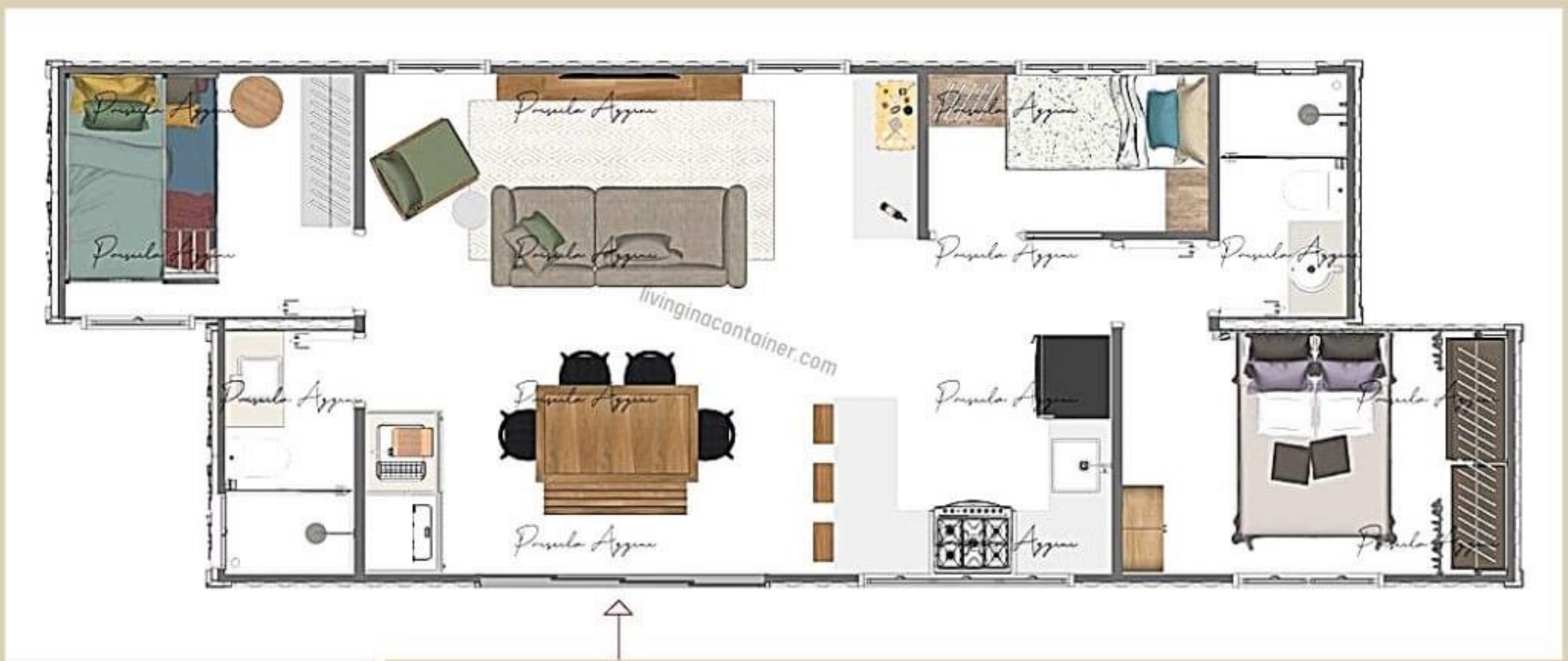


DESIGNED BY: ALA
DRAWN BY: ALA
CHECKED BY: BAR
PROJECT NO. 22-032 DATE: 12-12-22

REVISIONS		
DATE		BY BAR

MICHELLE GLENN FOUNDATION
HUERFANO, CO. 81089

ROSCOE ENGINEERING, LLC
703 Walsen Ave.,
Walsenburg, CO 81089
719-738-5713
BRUCEROSCOE@ROSCOEENGINEERING.COM



Priscila Azzini
Priscila Azzini
contato @priscilazzini.com
www.priscilazzini.com

Item 4a.





Item 4a.



Item 4a.



Huerfano County Land Use Department

401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220 ext 103



Item 4a.

May 6, 2024

Greetings,

You are receiving this notice because you own property adjacent to Lot 8, Block 1, Black Diamond Park (parcel number 163007), 619 Black Diamond Drive Walsenburg, CO. A public hearing will be held to consider a variance to County setback requirements on this property.

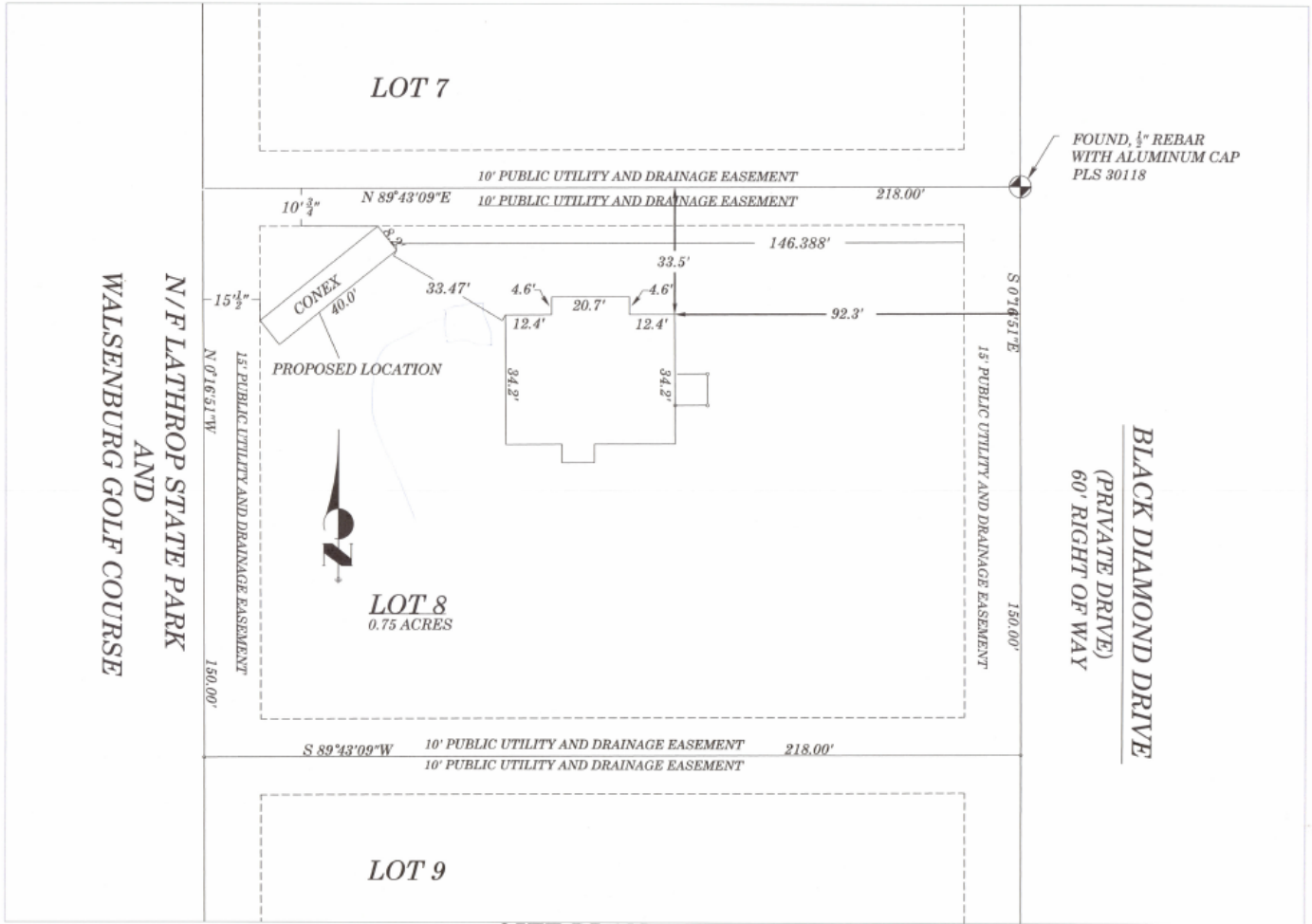
The Huerfano County Board of Adjustment will hold a Public Hearing on **Monday, May 20, 2024 at 1:30pm** at the Huerfano County Courthouse, Commissioners' Chambers, 401 Main Street, Suite 309, Walsenburg, Colorado. The purpose of the hearing is to receive public comment concerning Land Use Application LU-24-015. Michelle Glenn is seeking a variance from setback requirements established in Section 1.03 of the Land Use Code to place a shipping container on property lines. Her intent is to create privacy between the campground nearby and her property.

The complete application is available for review online at www.huerfano.us/departments/land-use/ by click on Land Use Applications by Year.

Inquiries can be made during normal business hours in the Huerfano County Land Use Office, 401 Main Street, Suite 304, or by telephone at 719-738-1220 ext 103.

Google Meet Information:

Join via Google Meet: <https://meet.google.com/> | **Meeting ID:** jtn-scsu-ecp



SITE PLAN
SCALE: 1/8" = 1'0"