



BOARD OF ADJUSTMENTS

Tuesday, December 06, 2022 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5:01 pm.

Roll Call. Present: Kevin Dreher, Mike Richards, Kurt Ehrhardt, Eddie Kinney, Bob Miner. Staff: Dawn Collins.

Approval of Minutes

1. Minutes from 8/2/2022 Meeting. MOTION (Dreher, Kinney) to approve minutes from August 2, 2022. Motion approved 5-0.

Public Hearing

2. Consider Variance Application - 101 Highland Road, Front Deck (Lynch). Landowners Victoria and Jack spoke to the request for the variance to properly rebuild and support the replacement deck and not block the entire entrance. Placement is requested to be a total of a 15 ft setback from the front property line. Discussion took place about the build/mount of the supports. A neighbor spoke to it being close to the front but not being an issue to them. MOTION (Miner, Kinney) to approve the variance to 16 ft front setback. Motion approved 5-0.

Other Business

3. Review Application for Appointment. Mr. Bob Radosevich addressed the Board members to fill the anticipated alternate vacancy. Discussion took place about Bob's involvement in the town. MOTION (Kinney, Miner) to recommend approval of the appointment of Bob Radosevich to the Board of Adjustments. Motion approved 5-0.

4. Definition of Hardship as it Relates to a Variance Application. Discussion took place about the definition provided and questions for Town Attorney Krob and future training. Bob Miner inquired about a circumstance where a resident has no side yard – two roadways joining to create front yard and how would this landowner get relief. Collins encouraged members to review the definition and forward questions to her to get to Attorney Krob.

Discussion took place about density and proposed modification to zoning and land use code to establish clear rules. Susan Miner added that implementation of the Community Master Plan should help this.

Adjourn. MOTION (Ehrhardt, Dreher) to adjourn at 5:39 pm. Motion approved.

Minutes by: Dawn A. Collins, Town Administrator/Clerk