



## BOARD OF ADJUSTMENTS

Tuesday, February 01, 2022 at 5:00 PM

Palmer Lake Elementary School Library, Upper Glenway

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### MINUTES

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**Call to Order.** Chair Ehrhardt called the meeting to order at 5:02 pm.

**Roll Call.** Present: Charlie Ihlenfeld, Kurt Ehrhardt, Mike Richards, Kevin Dreher. Bob Miner arrived at 5:10p. Excused: Glant Havenar, Ed Kinney.

#### Approval of Minutes

1. Minutes from 1/4 Meeting. MOTION (Ihlenfeld, Richards) to approve minutes as presented. Motion passed 4-0.

#### Public Hearing

2. Continued Hearing - Variance of Setbacks - 200 Lake Ave. Kurt offered some background of the continued hearing and request for the ILC. Mr. Ben Woody, Custom Design Builder for 200 Lake, explained the enlarged ILC to members, how the modification to add the steps at the back came into play. Discussion took place about staff memo speaking to the administrative process being added for new construction review specifically related to setbacks. It was noted that 3 ft 6 in into the setback is required for the overall decking and stairs. Discussion took place about other municipal rules for setbacks and may be further determined by the BOA in the future. It was stated that with this build, it was limited options. MOTION (Miner, Dreher) to approve the request. Ehrhardt added to include reference to the submitted ILC providing the total 107.6 sf into the overall (front, side, rear) setbacks. Motion passed 5-0.

Discussion among the Board members continued about options to clearly determine setbacks, whether to allow for overhang or not. Ehrhardt suggested viewing the Town of Monument site for land use rules.

**Adjourn.** MOTION (Ihlenfeld, Richards) to adjourn at 5:47 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk