



## BOARD OF ADJUSTMENTS

Tuesday, May 03, 2022 at 5:00 PM

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

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### MINUTES

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**Call to Order.** Chair Ehrhardt called the meeting to order at 5:06 PM.

**Roll Call.** Present: Kurt Ehrhardt, Mike Richards, Ed Kinney, Glant Havenar. Bob Miner arrived late.

#### Approval of Minutes

1. Minutes from February 1, 2022. MOTION (Havenar, Richards) to approve the 2/1 minutes. 4-0 vote – motion passed.

#### Public Hearing

2. Request for Variance of Rear Setback for Deck Extension (356 Corona). Bill Bass explained that the entire structure is within yard setbacks. Collins noted that with the replacement deck there is also an extension that continues into the setback. Discussion took place about the unique property. MOTION (Havenar, Richards) to approve the site plan as presented with the extended new deck continuing in the setback. 4-0 vote – motion passed.

#### Other Business.

Bob Miner arrived.

3. Discussion of ILC to Evidence Approved Setbacks. Conversation ensued about requiring an ILC for all new completed construction work. Collins explained the new procedure for a pre-construction on-site meeting and post construction prior to approval for occupancy. Kurt Ehrhardt inquired about providing staff flexibility to allow any encroachment into a setback with a final ILC. Discussion took place about procedure and what could be tolerated. MOTION (Ehrhardt, Havenar) to allow staff a maximum of a 6-inch variation and anything more to be directed to the Board. 4-1 (no-Miner) vote – motion passed.

4. Confirm Future Meeting Time. Being back in Town Hall calls for confirmation of a regular meeting time. MOTION (Richards, Kinney) to continue a regular 5 PM meeting time. 5-0 vote – motion passed.

**Adjourn.** MOTION (Havenar, Ehrhardt) to adjourn at 5:52 PM. 5-0 vote – motion passed.

Minutes by: Dawn A. Collins, Town Clerk