



BOARD OF ADJUSTMENTS

Tuesday, May 07, 2024 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 5:05 pm.

Roll Call. Present: Kurt Ehrhardt, Charlie Ihlenfeld, Michael Richards, Bob Radosevich.

Approval of Minutes

1. Minutes from March 5, 2024. MOTION (Richards, Radosevich) to approve the minutes as presented. Motion passed 4-0.

Public Hearing

2. Application for Variance of Rear Yard Setback, Parcel 7105424041 (Lake Ave). Mr. Harris introduced himself, his daughter, Mr. Jim Stiltner, and reviewed the variance application for a rear yard setback to be 7.5 feet due to the odd shape of the parcel located at Lake Ave. The parcel will be developed for their daughter and grandchildren. Mr. Harris stated that he received a letter from the abutting neighbor behind his lot in favor of the development. Mr. Jim Stiltner, architect for Mr. Harris, presented a preliminary concept drawing for the board and discussed the stepped foundation and retaining wall for the rear of the development. Mr. Kipp Murray spoke to the history of the parcel and the replat that resulted in the odd shape of the parcel. He expressed concern about the development becoming a short-term rental. Mr. Murray explained the background of the former HOA and mentioned CCR filed with the property deed. Mr. Mike Beeson spoke about the slope of the development and how the height of the home may affect his property. He intends to build a deck and expressed concern about the height blocking their lake view. Mr. Stiltner addressed the height concern, stating the roof line will not block rear neighbors. There was ongoing discussion with neighbors concerning the development. Mr. Harris confirmed the CCR and stated that he has gone to great lengths to hire the appropriate team to work with the limiting parcel and did not plan to block the neighbor's view. Mr. Murray asked for assurance. Mr. Dan Martindale inquired about the process. Board member Charlie Ihlenfeld responded about land use applications, reviewed by Town administration. It was noted that an ILC is required. Charlie also mentioned site visits are performed by volunteers as follow-up on approved land use applications. Chair Ehrhardt suggested that the motion include a spot check prior to pouring the foundation so the height can be confirmed. MOTION (Ehrhardt, Radosevich) to grant the variance for a 7.5 ft rear setback with the condition that an ILC is completed prior to pouring the foundation with zero point for height at the slab/garage floor. Motion passed 4-0.

3. Application for Variance of Street Frontage, Parcel 7109000032 (Forest View Rd). Collins noted for the record that a letter was provided from Michael Miller authorizing his father to speak on his behalf. Mr. Allen D. Miller introduced his son's request for a variance of zero feet of street frontage for a single-family home to be constructed on a five acre lot with access from Forest View Road. His son, Michael Miller is the property owner and has a 30 foot wide access easement from Forest View Rd. Discussion took place amongst the Board about the access easement, adequate fire access and turnaround area. Collins noted that Fire will review the land use application for compliance with the fire code for a proper turn around, if needed. MOTION (Ihlenfeld, Radosevich) to grant the variance for zero feet of street frontage with the stipulation that the design allows for adequate fire apparatus turnaround if needed. Motion passed 4-0.

Other Business. None.

Adjourn. MOTION (Radosevich, Richards) to adjourn at 6:06 pm. Motion passed.

Minutes by: Grace A. McNeil, Deputy Town Clerk