



BOARD OF ADJUSTMENTS

Tuesday, March 05, 2024 at 5:00 PM

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

LIVE STREAM available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Call to Order

Roll Call

Approval of Minutes

- [1.](#) Minutes from November 7, 2023

Public Hearing - *Chair will introduce the item and hear the applicant request. Chair will ask if any public member wishes to speak for or against the request. Public should address the Board members directly while members listen. Applicant may provide closing remarks and members may ask questions of the applicant. Chair will close the hearing and members will discuss the item, move a decision, and/or continue the hearing to a particular date.*

- [2.](#) Variance Application to Reduce the Rear Yard Setback, 826 Meadow Lane

Other Business

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

Notice

Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



BOARD OF ADJUSTMENTS

Tuesday, November 07, 2023 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 pm.

Roll Call. Present: Mike Richards, Bob Miner, Eddie Kinney, Kurt Ehrhardt, Charlie Ihlenfeld. Excused: Kevin Dreher.

Approval of Minutes

1. Minutes from August 1, 2023. MOTION (Miner, Richards) to approve the minutes from August 1, 2023. Motion passed 5-0.

Public Hearing

2. Application for a Variance of Side Yard Setback, 17 South Valley. Mr/s Greg and Remi Woodrow addressed the Board about their request to rebuild the existing deck at their residence, which has been nonconforming to the setbacks. Board member Bob Miner inquired about the home not being compliant to zoning code setbacks. Discussion took place about nonconforming structures, by code, not being able to improve without complying with zoning code. It was discussed that the way to obtain compliance for these long-time noncomplying structures is with an approved variance. MOTION (Ihlenfeld, Kinney) to approve the variance to include the existing structure as is. An ILC is required to complete the record. No improvement should encroach beyond the existing setbacks. Motion passed 5-0.

Other Business

3. Memo Relating to Non Compliance to Zoning Code (Krob Law). Discussion took place about the memo provided by Attorney Krob about nonconforming structures or use and assisting properties to become compliant to code with an approved variance.

Adjourn. MOTION (Kinney, Richards) to adjourn at 5:18 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, March 5, 2024, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for a rear yard setback to 20 ft for a single-family home, located at 826 Meadow Lane, Palmer Lake (parcel 7110006134). A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953. /s/ Dawn A. Collins, Town Clerk



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Item 2.

Office Use Only

Case Number: _____

Date: 11/1/24

Fees: ~~\$200~~ (non-refundable) \$400.00

Check #: 1932

Rec'd By: Toni

Application Complete: Yes

*MW
BOK*

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

Variance Application Form

Name of Applicant/Property Owner: E-Rock LLC Kurt Ehrhardt - Manager

Address: 823 Meadow Lane PL 80133 Phone#: 719-491-0309

Email: MEhrhardt@gmail.com

Name of Proposal: Request variance of 5' setback from 25' Rear

Legal Description or Address: Lot 43 71100-06-134 ; 826 Setback
Tax Schedule # meadow ln.

This is a Variance – A deviation from Subdivision or Zoning Regulations. This consists of a written request which, if it affects the design of a subdivision, must be so noted on the appropriate Plat.

Please fill out the appropriate submission checklist to complete the application.

Current Zoning and Uses of Surrounding Property:

N: R-3

Residential

E: "

"

S: "

"

W: "

"

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.

Reduce setback on rear of lot to 20'



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Item 2.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: *[Signature]* **Date:** 1-11-2024

If the applicant is not the owner:

As owner of the above property, I agree to this application.

Owner – Print: _____

Owner – Signature: _____ **Date:** _____



42 Valley Crescent
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Item 2.

Please state the regulation/code that directly relates to the variance request.

Existing setback requirement for this particular zone is 25' for front + rear of lot and 7.5' for the sides

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

By allowing this variance I will be able to build a nice home for the area. Increasing tax revenue for the town!

Explain how adjacent properties will be affected if the variance is granted.

No change of property values to be affected by allowing me to build a comparable size house as the rest of the community

State how strict application of the zoning would place an unusual and unnecessary hardship on you and/or other parties involved.

The floodplain does not allow me to build a comparable size house to the adjacent homes in the area.

Do you own any adjoining lots? If so, how many and what are the square footage of these adjoining lots?

Yes, Lots 44 + 42. They both have approximately 12,000 Sq. Ft.

826 Meadow Lane - Palmer Lake, CO

Lot #43 Tax schedule #: 71100-06-1



EL PASO COUNTY - COLORADO

7110006134
826 MEADOW LN

Item 2.

Total Market Value
\$21,100

OVERVIEW

Owner:	EROCK LLC
Mailing Address:	PO BOX 307 MONUMENT CO, 80132-0307
Location:	826 MEADOW LN
Tax Status:	Taxable
Zoning:	-
Plat No:	R01421
Legal Description:	LOT 43 BLK 1 ELEPHANT ROCK ACRES PALMER LAKE

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$21,100	\$5,890
Improvement	\$0	\$0
Total	\$21,100	\$5,890

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT RESIDENTIAL LOTS	27.900	0.367378 Acres	\$21,100

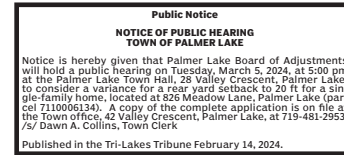
TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **PER** Levy Year: **2023** Mill Levy: **71.244**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	8.279	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719)481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
LEWIS-PALMER SCHOOL DISTRICT #38	38.336	BRETT RIDGWAY	(719)488-4705
PIKES PEAK LIBRARY DISTRICT	3.061	RANDALL A GREEN	(719)531-6333
PALMER LAKE SANITATION DISTRICT	0.000	BECKY ORCUTT	(719)481-2732
EL PASO COUNTY CONSERVATION DISTRICT	0.000	MARIAH HUDSON	(719)600-4706



AFFIDAVIT OF PUBLICATION**STATE OF COLORADO
COUNTY OF El Paso***Item 2.*

I, Kate Dickens, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 02/14/2024**

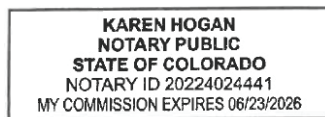
That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Kate Dickens
Sales Center Agent

Subscribed and sworn to me this 02/14/2024, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette



Document Authentication Number
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