



BOARD OF ADJUSTMENTS

Tuesday, August 02, 2022 at 5:00 PM

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

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 July 5, 2022

Public Hearing

- [2.](#) Request for Variance for Rear Setback - 147 Star View Cr

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, July 05, 2022 at 5:00 PM

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

MINUTES

Call to Order. Chair Miner called the meeting to order at 5:00 PM.

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

Approval of Minutes

1. Minutes from June 7, 2022. MOTION (Havenar, Ihlenfeld) to approve the minutes. Motion passed.

Public Hearing

2. Request for Variance - 130 Oakdale (Deck Replacement). Collins provided the background that upon receipt of a land use application to replace a current deck, Town staff identified the deck within the setbacks. After discussion with the contractor, it was learned the deck was not permitted nor to code. Owners Jerred and Sharon Jantzen spoke to the request for a variance to improve the deck and get it compliant for the requirement and safety of a short term rental and improve the current deck as well as proper permits and code requirements. Discussion took place about the original build of the home. There are two access points to the deck from the interior that the property owners identified as a hardship if had to seal. MOTION (Kinney) to approve the request as presented. No second; motion failed. Discussion took place about keeping it to the existing footprint. MOTION (Ihlenfeld, Dreher) to grant the variance up to the existing footprint – not more than 18 ft setback – and allow all existing cantilever into the setback “as is” and Miner added a stairway if required by code to exit the deck. Roll call vote taken – aye 4; nay 1 (Kinney). Motion passed.

Other Business. Miner inquired about Kurt and Charlie conducting pre-construction meetings for new build land use permits and offered any of the members to assist.

Adjourn. MOTION (Dreher, Ihlenfeld) to adjourn at 5:55 PM. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk



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

received
6/28/22 BT

Office Use Only	
Case Number:	_____
Date:	<u>6-28-22</u>
Fees:	<u>\$200</u> (non-refundable)
Check #:	<u>pd online - 6/28/22</u>
Rec'd By:	<u>LT.</u>
Application Complete:	<u>RC - Aug 2,</u>

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: Stephen R. & Lisa A. Snarski

Address: 147 Star View Circle, Palmer Lake, CO 80133 Phone#: 850-797-8833

Email: ssnarski@gmail.com

Name of Proposal: Snarski set back variance (25' to 21') to replace/enlarge back deck

Legal Description or Address: Lot 14, Block 3, Refil Lakeview Heights, Unit 1
Tax Schedule # 7105424003

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:	<u>R-3</u>	<u>Residential</u>
E:	<u>R-3</u>	<u>Residential</u>
S:	<u>R-3</u>	<u>Residential</u>
W:	<u>R-3</u>	<u>Residential</u>

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

Reduce rear (WEST) set back from current 25 feet to 20 feet. This will allow the current aging 22' x 8' deck to be replaced with a new 22' x 12' deck.



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

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

17.28.030 Lot Sizes and Dimensions



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

The existing deck is in disrepair and will be replaced with a cedar post deck with a gabled roof structure that ties into the roof of house. This new deck will benefit both the residents via a protected (sun, wind, rain) outdoor area to take in the magnificent views AND both the Lakeview Heights and Palmer Lake communities through enhanced property appearance and value (See Attachment 3).

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

There will be no impact to adjacent properties. The new slightly wider deck will be replacing an existing deck located at the back center of the house that has been in place since the house was built (See Attachment 2).

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

The existing deck is in disrepair and needs to be replaced. By extending the deck an additional 4' from the current 8' to 12' will provide necessary surface space for deck furniture and will allow construction of an appropriate and attractive roof structure. If the variance is not granted, the deck will be of limited utility and will reduce the home's value and aesthetics/appearance in the neighborhood/community.

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

We do not own any adjoining lots.



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

PROCEDURAL CHECKLIST

All applications must be submitted to the Town office 30 days before the Board of Adjustment meeting. Board of Adjustment meetings are held the 1st Tuesday of each month as need, or as otherwise posted date.

All submittals must be in compliance with the corresponding Palmer Lake Municipal Code.

Submittal Requirements

- ✓ Application
- ✓ Plot Plan or Site Plan. A dimensioned plan that provides a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
 - The boundaries of the parcel proposed for a variance, based on the legal description, and using a scale of one-inch equals 100 feet or larger.
 - Existing buildings and structures on the parcel, including all property line setback measurements.
 - Related physical conditions that may influence the variance request.
 - Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/property names, if known.
 - Adjacent streets, including street names, right-of-way widths.
- ✓ An ILC (Improvement Location Certificate) will be required **BEFORE** and **AFTER** construction and be filed with El Paso County Clerk/Recorder by applicant when completed.
- ✓ All requested set back variances must be shown depicting distance from the property boundary to the outer edge of the roof eaves (provide a “bird’s eye” view).
- ✓ Applicant is responsible for locating and marking property (boundary) corners and staking the area of the proposed variance. Stakes must be painted orange or have red flags attached. Utility locates must be called for and marked properly.
- ✓ Upon receipt and review of the Application, the Town will prepare and place a sign on the property posting the meeting date/time. The sign must be left in place until after the Board of Adjustment meeting/hearing.

Note: If the applicant is different than the property owner, applicant must provide a notarized letter giving permission to be the representative in this action.



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

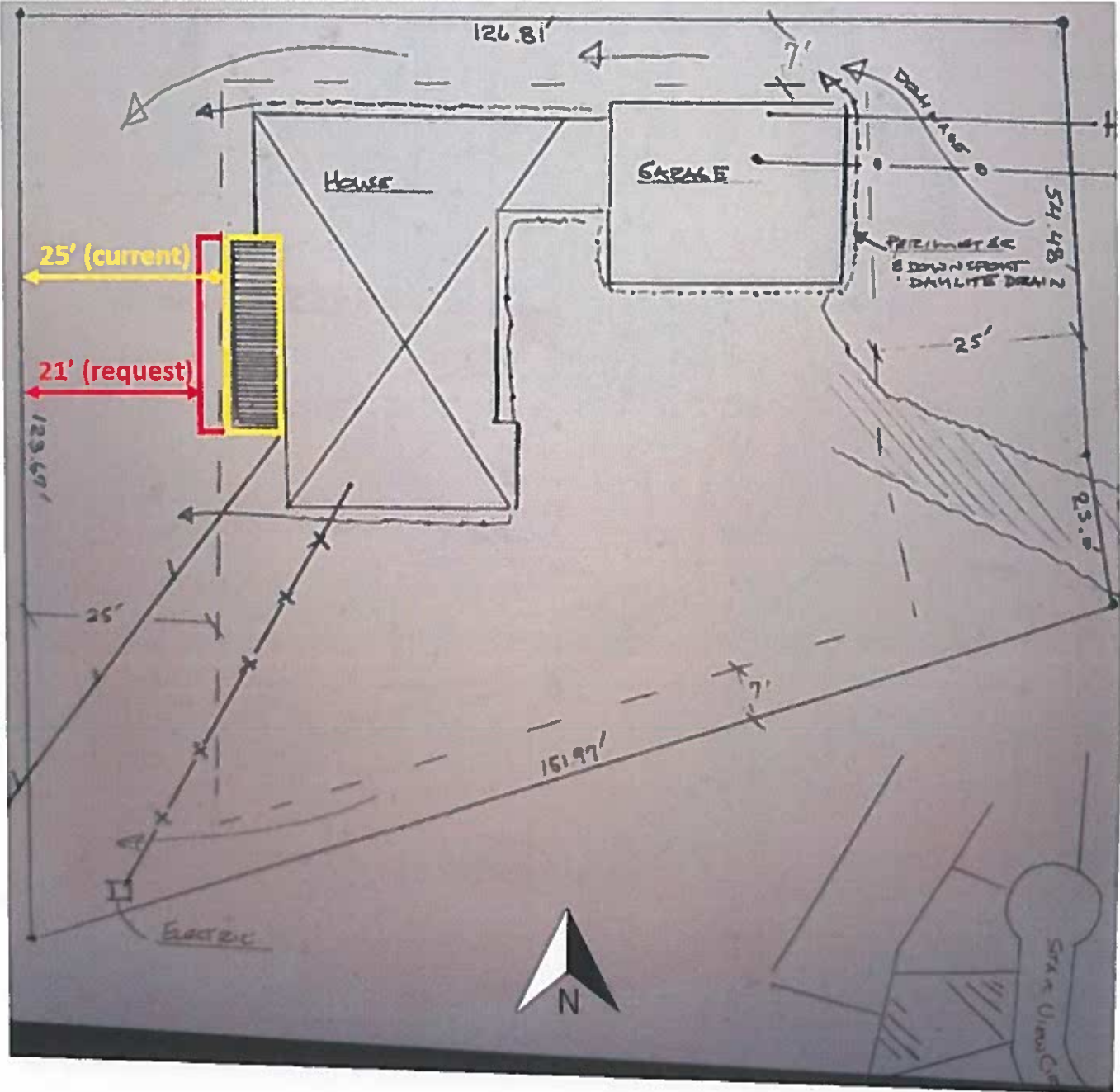
Attachment 1: Location of subject property





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

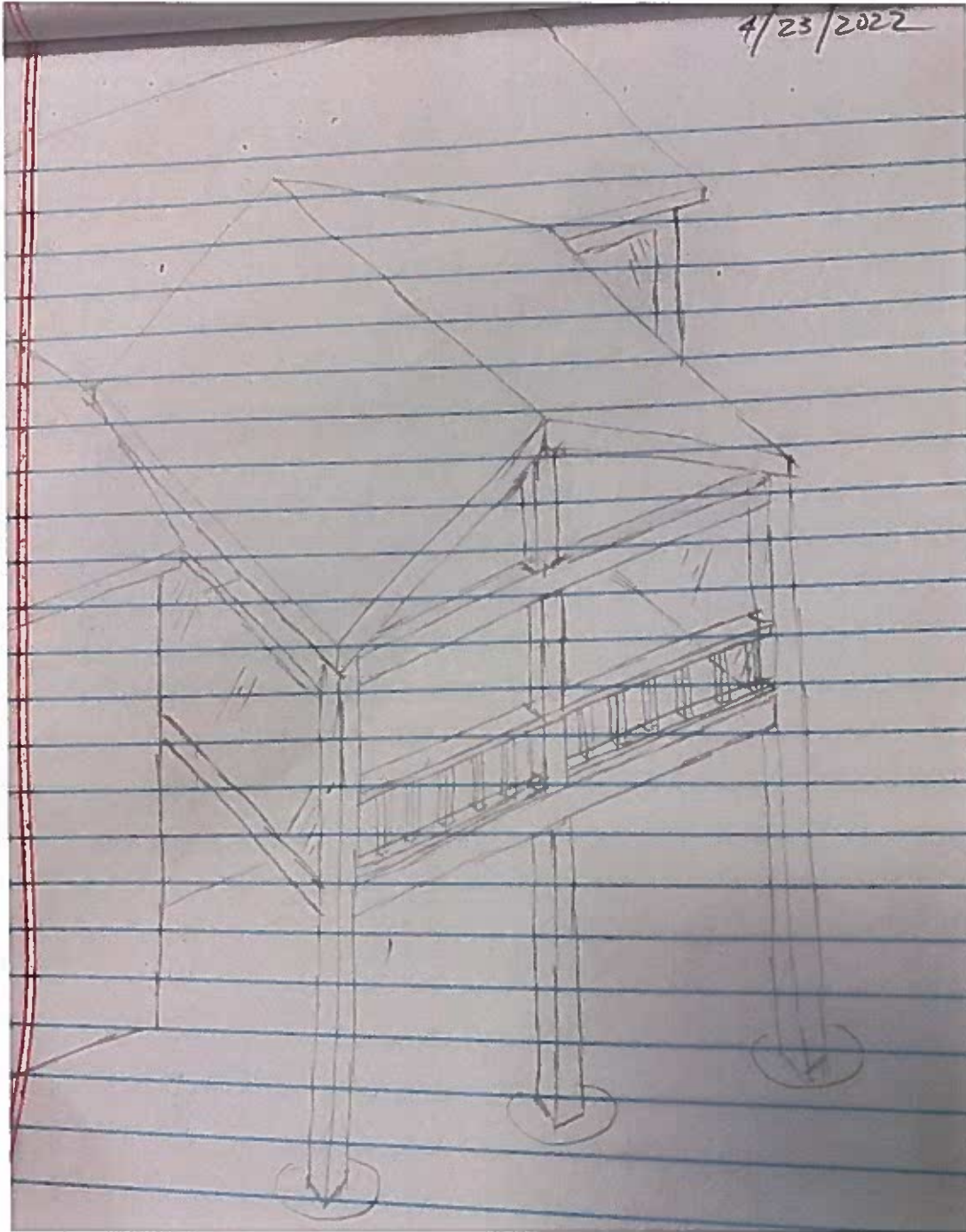
Attachment 2: Plot plan





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

Attachment 3: Rough hand sketch of proposed new deck





-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at Keys and National, (719) 476-1686 ext. or email at curtis.patterson@gazette.com.

<p>Date: 07/01/22</p> <p>Account #: 10341</p> <p>Company Name: Town Of Palmer Lake</p> <p>Contact: Julie Stambaugh</p> <p>Address: PO Box 208 Palmer Lake 80133</p> <p>Telephone: (719) 481-2953</p> <p>Fax: (000) 000-0000</p>	<p>Run Dates: Tri Lakes Tribune 07/13/22 Gazette.com 07/13/22</p>
<p>Ad ID: 146277</p> <p>Start: 07/13/22</p> <p>Stop: 07/13/22</p> <p>Total Cost: \$34.26</p> <p># of Lines: 15</p> <p>Columns Wide: 2</p> <p>Total Depth: 1.792</p> <p># of Inserts: 2</p> <p>Ad Class: 910</p> <p>Phone #: (719) 476-1686</p> <p>Email: curtis.patterson@gazette.com</p>	

**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, August 2, 2022, at 5:00 PM at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance to allow a deck to be 21 ft from property line, located at 147 Star View Cr. 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

Published in the Tri-Lakes Tribune July 13, 2022.