BOARD OF ADJUSTMENTS

Tuesday, August 03, 2021 at 6:00 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. June 1, 2021 Meeting Minutes

Public Hearing

2. Application for Variance Request at 33 Mystic Lane - Side and Rear Yard Setback

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.

RECORD OF PROCEEDINGS
Board of Adjustments
Tuesday, June 1, 2021
Palmer Lake Town Hall, 28 Valley Crescent

Members:

Chair – Kurt Ehrhardt	Vice Chair – Bob Miner
Member – Ed Kinney	Member – Charles Ihlenfeld
Member – Glant Havenar	Alt Member – Mike Richards

1. Call to Order. Kurt Ehrhardt called the meeting to order at 6 PM.

2. Roll Call. Roll call taken – Havenar, Kinney, Miner, and Ehrhardt were present. Ihlenfeld and Richards were excused.

3. Approval of Minutes. MOTION (Kinney, Havenar) to approve the April 6, 2021 meeting minutes. Motion passed.

4. Review Applicant for Appointment. Kevin Dreher expressed his interest in serving on the Board of Adjustments as an alternate member. He provided his family background, community involvement and current employment. Discussion took place about the role of the alternate member. MOTION (Kinney, Havenar) to recommend the Board of Trustees approve the appointment of Kevin Dreher to fill the vacant position for the remaining term. Motion passed.

5. Distribute Chapter 17 Code.

6. Adjourn. MOTION (Miner, Kinney) to adjourn at 6:20 PM. Motion passed.

_____
Kurt Ehrhardt, Chair

_____
Dawn A. Collins, Town Clerk

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

Office Use Only

Case Number: _____

Date: 6/23/2021

Fees: $200 (non-refundable)

Check #: 274.

Rec'd By: DAC

Application Complete: _____

8/3 BOA.

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: JOSE R. GALAVIZ

Address: 14655 SILVERTON RD., COLORADO SPRINGS, CO 80921 Phone#: 719-491-0460

Email: agruiz37@gmail.com

Name of Proposal: REQUSTING A 7' 6" SIDE YARD SET BACK WHERE A 25' SET BACK IS REQUIRED ON THE WESTERN SIDE OF THE LOT

Legal Description or Address: 33 MYSTIC LANE, LOT 1 TAHAWUS TERRACE SUBDIVISION, PALMER LAKE, COLORDO

Tax Schedule # : 71005418003

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: R-3	RESIDENTIAL
	S: C-1	VACANT LAND
	W C-1	VACANT LAND

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.
ALLOW A 7' 6" SIDE YARD SET BACK WHERE A 25' SIDE YARD SET BACK IS REQUIRED ON THE WESTERN SIDE THE SUBJECT LOT. THIS WILL ALLOW THE CONSTRUCTION OF A HOME ON THE LOT WHICH WILL CONFORM TO NORMAL WIDTH AND APPEARANCE OF HOMES WITHIN THE NEIGHBORHOOD.

* Per email, also request a 21' rear setback for deck (from 25').

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Please state the regulation/code that directly relates to the variance request.
25' SIDE YARD SET BACK FROM SIDE STREET RIGHT OF WAY TO PROPOSED STRUCTURES OR HOME. THIS IS CONSIDERED A CORNER LOT

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

A NORMAL HOME WILL BE BUILT ON THE PROPERTY WHICH WILL CONFORM TO THE STANDARDS OF THE NEIGHBOR HOOD. RATHER THAN A HOME THAT WOULD HAVE TO BE VERY NARROW(20') IN ORDER TO COMPLY WITH THE STANDARD SIDE YARD SET BACK OF
25'

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

PROPERTIES WILL NOT BE ADVERSLY AFFECTED BY CONSTRUCTING A HOME OF A NORMAL WIDTH. THE EASTERN SIDE YARD SET BACK WILL BE NORMAL FOR THE NEIGHBORHOOD.

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

IT WILL MAKE THE HOME EXTREMLY NARROW AND THEREBY GREATLY REDUCE THE HOMES VALUE AND LOOK OUT OF PLACE WITHIN THE NEIGHBORHOOD

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

I DON'T OWN ANY ADJACENT LOTS

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

Applicant Signature: _____ **Date:** 6-22-21

If the applicant is not the owner:

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

Owner – Print: JOSE R. GALIVIZ

Owner – Signature: _____ **Date:** 6-22-21

Request for Additional Setback Variance:

Galaviz Residence

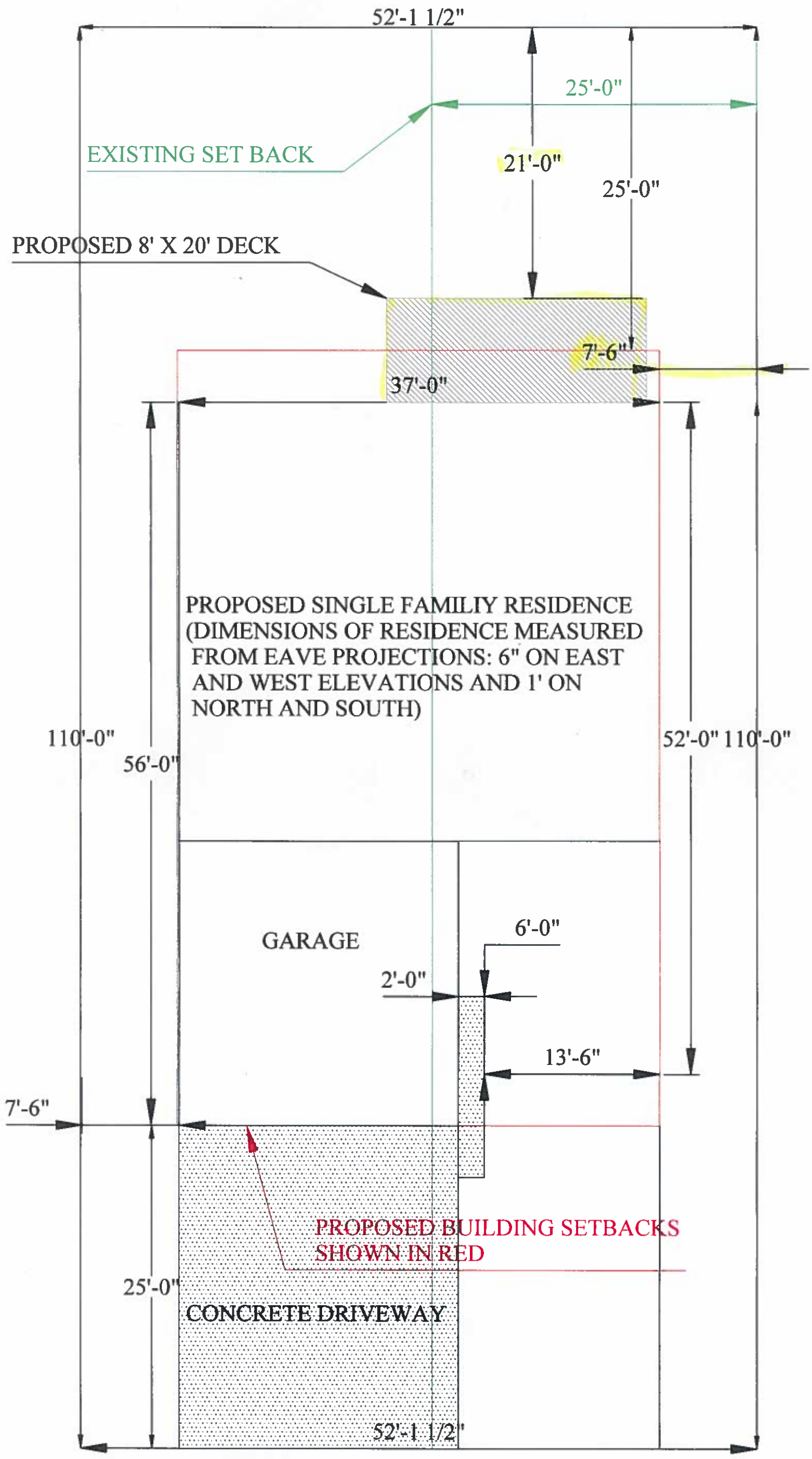
The applicant is proposing a rear yard setback variance to reduce the standard rear yard setback from 25' to 23' to construct a small deck. The current plot plan is showing the building to be 6'x20' in area. The applicant is requesting to extend the dwelling area to 8'x20' to allow the construction of a small deck towards the rear of the house. The required setback, per zoning regulations, currently stands at 25'. The variance proposal is for a decrease in setback to 23'. Per the plot plans, all dimensions will be mirrored or 'reflected vertically' to allow more surface area to utilize every square foot per compliance.

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on August 3, 2021, at 6:00 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance request from 25' to 7'-6" for a side yard setback AND a variance from 25' to 21' for a rear yard setback for property located at 33 Mystic Lane, tax schedule #71005418003. 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



33 MYSTIC LANE, PALMER LAKE, CO

LOT 1, TAHAWUS TERRACE SUBDIVISON,
EL PASO COUNTY, COLORADO
SCALE 1/8" = 1'

NORTH ↓

MYSTIC LANE