



BOARD OF ADJUSTMENTS

Tuesday, January 04, 2022 at 5:00 PM

Palmer Lake Elementary School Library, Upper Glenway

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 December 7, 2021

Public Hearing

2. Consider Variance Request for 200 Lake Ave

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, December 07, 2021 at 5:00 PM

Palmer Lake Elementary School Library, Upper Glenway

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5:01 PM.

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

Approval of Minutes

1. Minutes from September 14, 2021. MOTION (Ehrhardt, Havenar) to approve the minutes. Motion passed.

Public Hearing

2. Variance Request for 35 Mystic Lane. Property owner Candace Richey was present to address the Board. Chair Ehrhardt provided background to the front setback not including the eaves. Town Clerk Dawn Collins offered the discussion had with the contractor. It was stated that this seemed to be a true misunderstanding of the expectation for measuring setback from the structure vs. the furthest point of the structure (by bird's eye view). Collins suggested that the language in the land use permit application be amended to make it clear. Discussion took place about the dimensions all around and whether there was negative impact. Collins stated that one citizen contacted the office but, upon learning, supported the request. MOTION (Miner, Richards) to approve the request as the ILC is presented allowing a front setback of 23 feet. Discussion ensued. Chair Ehrhardt noted from the ILC provided that the west side setback was also less than the required 7.5 ft because of the overhang and requested amending the motion to include it. Amendment accepted to allow the 6 ft setback as drafted as well as directing the applicant to amend the application to include the 6 ft setback for the west side. Motion passed 5-0.

Discussion took place about what evidence/proof to require of variance allowed. It was agreed to continue to request an Improvement Location Certificate (ILC) and staff to consider requiring an ILC for completed new construction prior to signing off for occupancy.

Adjourn. MOTION (Kinney, Havenar) to adjourn at 5:31 PM.

Town Clerk

Date



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

Office Use Only	
Case Number: _____	BOA 1/4.
Date: <u>12/1</u>	
Fees: <u>\$200</u> (non-refundable)	
Check #: _____	
Rec'd By: <u>MAC</u>	
Application Complete: _____	

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: Selah Lodge (Custom Design Builders) Eric Sepp (homeowner)
 Address: 2058 Diamond Creek Dr., C/S 80921 Phone#: 719-231-8400
 Email: selah@customdesignbuilders.net

Name of Proposal: Small deck with steps instead of concrete pad

Legal Description or Address: 7105425013 Lot 1 Blk 1 Lakeview Heights
200 Lake Ave. Tax Schedule # Unit 2 Palmer Lake

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>no zoning</u>	<u>residential home</u>
E: <u>no zoning</u>	<u>residential lot</u>
S: _____	<u>Santa Fe Regional Trail</u>
W: _____	<u>Santa Fe Regional Trail</u>

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

Our original plan was to have a concrete pad out the back door, but due to elevations on lot, we need a deck and steps down to concrete pad to meet egress requirements out that door.



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

the deck steps are partially outside the stated setback regulation

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

provide egress exit out the back door of the house

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

none

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

the door would not be usable, as it is too high to step out without some steps

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

no



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

Applicant Signature: Salah Lodge Date: 11/30/21

If the applicant is not the owner:

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

Owner - Print: Eric Sepp

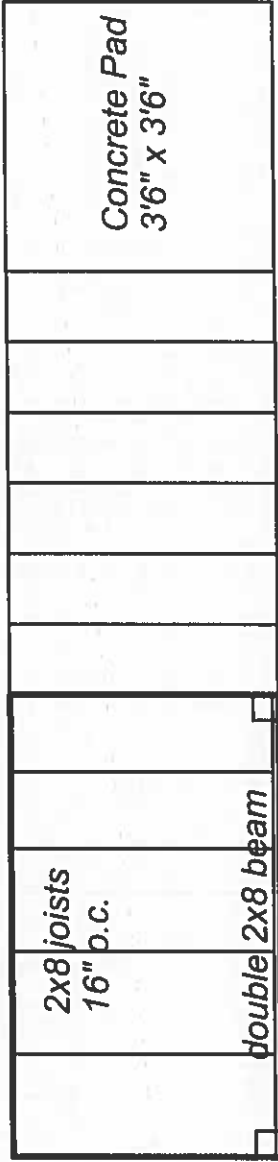
Owner - Signature: [Signature] Date: 12-1-21

Eric Sepp
200 Lake Ave.
Palmer Lake, CO 80133
719-400-9430
Deck

Indicates setback line

Existing House

Existing 6/0 x 6/8 patio door



Existing House

3'6"

2x8 joists
16" O.C.

double 2x8 beam

6' deck

6 stairs - 11" tread, 7" rise

Concrete Pad
3'6" x 3'6"

4x4 posts in 8" concrete piers

Deck notes:

- composite decking
- joists attached to house and double beam with joist hangers
- due to elevation, can't do walkout as indicated on original plans - need the platform to meet egress

Stair Details:

- handrail with minimum 1.25" to maximum 2" handgrip
- 11" stair run, 7" stair rise

Railing Details:

- 36" height
- 4" o.c. balusters

Dawn Collins

From: Ben Woody <ben@customdesignbuilders.net>
Sent: Wednesday, December 08, 2021 12:20 PM
To: Dawn Collins
Subject: Re: 200 Lake Ave

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Hi Dawn,

The last step is the most encroachment on the setback. It will be approximately 36" over the line. The setback is a diagonal line across the deck and steps - it goes from roughly 21" to 36" over the line.

Let me know if you need additional information.

Sincerely,
Ben

On Wed, Dec 8, 2021 at 10:35 AM Dawn Collins <dawn@palmer-lake.org> wrote:

Ben – if this variance request is to take place on Jan 4, I will need the furthest measurement of the steps that are inside the 25' setback in order to finalize the publication/posting to make the Jan 4th meeting; otherwise it will be February.

Kindly advise at your quickest convenience,

Dawn A. Collins, CMC

Town Administrator/Clerk



Town of Palmer Lake

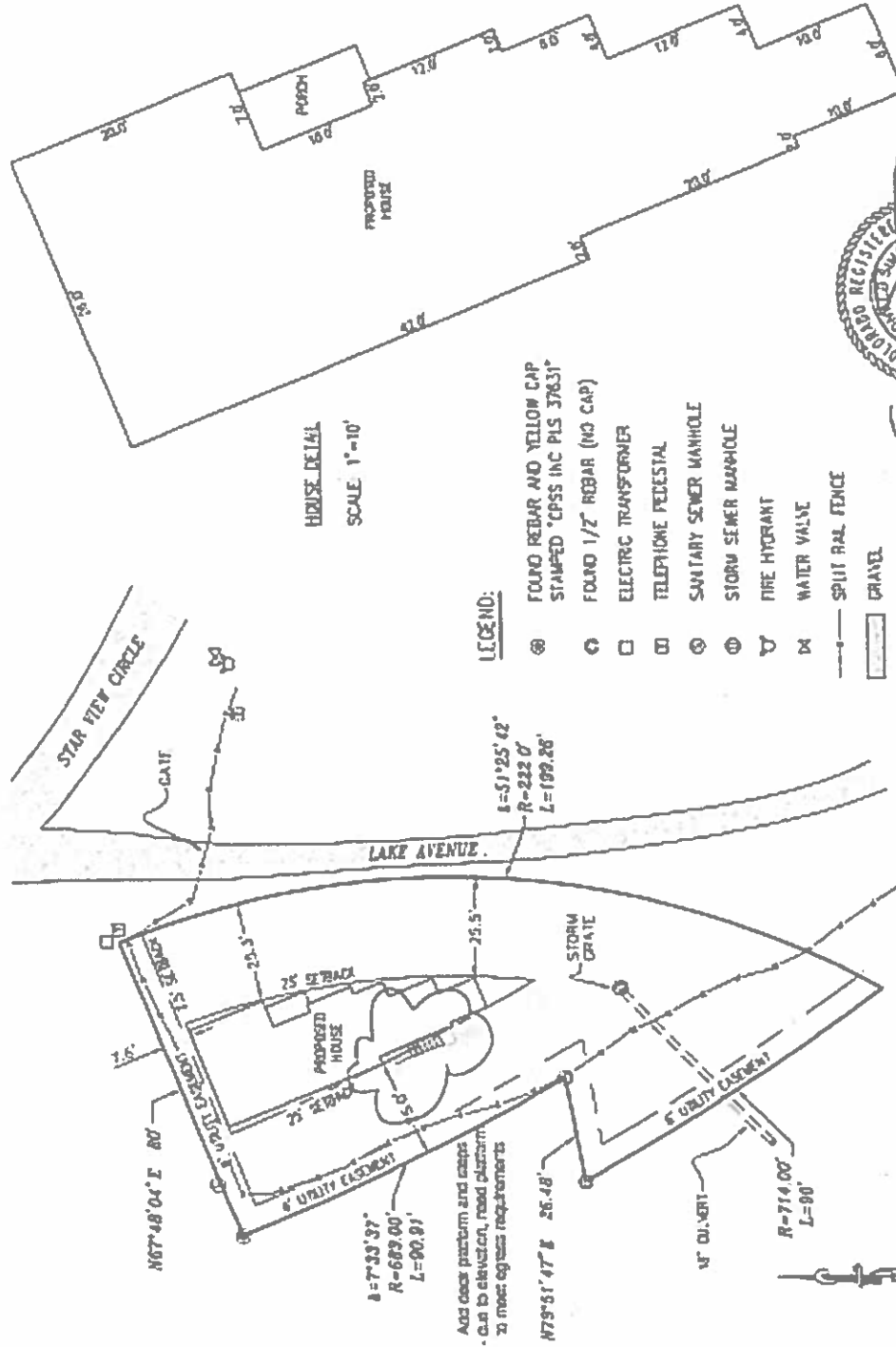
42 Valley Crescent

PO Box 208

Palmer Lake CO 80133

719.481.2953

SITE PLAN



LEGAL DESCRIPTION:
LOT 1, BLOCK 1, LAKEVIEW HEIGHTS, LMT 2
PALMER LAKE, EL PASO COUNTY, COLORADO

ADDRESS:
TO BE DETERMINED. LAKE AVENUE

BUILDER:
CUSTOM DESIGN BUILDERS, INC.

PARCEL ID:
710545013

OWNER:
ASK TRUST

BUILDING CLASS:
CUSTOM HOME

LOT AREA:
10,000 SQUARE FEET

ZONING:
R-10,000

MAXIMUM BUILDING HEIGHT:
30 FEET

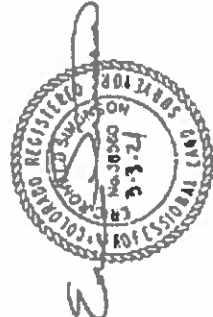
MAXIMUM LOT COVERAGE:
35%

MINIMUM SETBACKS:
FRONT - 25 FEET
REAR - 25 FEET
SIDE - 7-1/2 FEET

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

RAMPART
SURVEYS

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0720



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, January 4, 2022, at 5:00 PM at the Palmer Lake Elementary School Library, 115 Upper Glenway, Palmer Lake, to consider a variance request to allow approximately 36 inches of deck stairs into the rear 25-foot setback for property located at 200 Lake Ave. 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