

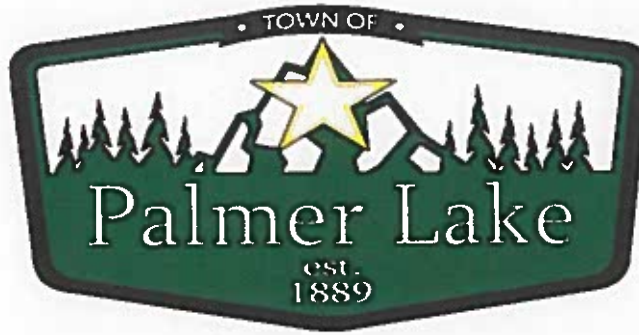


**Board of Adjustments
Tuesday, December 3, 2019, 5:00 pm
Palmer Lake Town Hall, 28 Valley Crescent
Palmer Lake, Colorado**

AGENDA

This agenda is subject to revision

1. Call to Order
2. Approval of Minutes for September 3, 2019 and November 5, 2019
3. Request for Variance – 270 Upper Glenway, Lots 27 and 28 Block B Palmer Lake
Amended Filing
 - a. Variance No. 1 – A variance to Section 17.28.030 Lot Sized and Dimensions
 - b. Variance No. 2 – A variance to Section 17.08.100 Corner Lot
4. Adjourn



**RECORD OF PROCEEDINGS
BOARD OF ADJUSTMENTS**

September 3, 2019

Attendees:

Chair- Kurt Ehrhardt

Co-Chair-Bon Miner

Member -Ed Kinney

Member-Glant Havenar

Member -Charles Ihlenfeld

Member-Mike Richards

ITEM # 1. CALL TO ORDER 5:03 PM

ITEM # 2. APPROVAL OF MINUTES FROM MAY 14, 2019

MR. MINER MAKES A MOTION TO ACCEPT MINUTES FROM MAY 14, 2019 SECONDED BY MR. RICHARDS

ALL AYE MOTION PASSES

ITEM #3. HEARING TO CONSIDER VARIANCE REQUEST BY MR. AND MRS. ZICK REPRESENTED BY RICHARD WILLIAN REGARDING FRONT SET BACK OF PROPERTY LOCATED AT 533 SOUTH FORK PALMER LAKE CO

APPLICANT AND REPRESNATIVE WERE A NO SHOW

***MR KINNEY MAKES A MOTION TO DENY REQUEST FOR A VARIANCE OF A FRONT SET BACK FOR PROPERTY LOCATED AT 533 SOUTH FORK, SECONDED BY MR RICHARDS
ALL AYE MOTION PASSES***

ITEM #4. ADJOURN

CHAIR MR EHRHARDT MOVES TO ADJOURN ALL AYE 5:18 PM

CHAIR, KURT EHRHARDT

TOWN CLERK, VERLA BRUNER



RECORD OF PROCEEDINGS
Board of Adjustments
Tuesday, November 5, 2019
Palmer Lake Town Hall, 28 Valley Crescent
Palmer Lake, Colorado

Attendees:

Chair- Kurt Ehrhardt
Co-Chair-Bon Miner
Member -Ed Kinney
Member-Glant Havenar
Member -Charles Ihlenfeld
Member-Mike Richards, absent

1. Call to Order

The meeting was called to order by Chairman Kurt Ehrhardt at 5:10 pm.

2. Approval of Minutes

Minutes of the September 3, 2019 were not available at this meeting. They will be added to the agenda at the next meeting for approval.

3. Introduction of Joy McGee, AICP, Planning Project Manager, RG and Associates

Ms. McGee provided the board with an outline of RG and Associates development review services and her professional experience profile.

4. Town of Palmer Lake Planning Process

Overview of the planning process was presented by V. Remington

The town has instituted a "cost reimbursement agreements". The town code does provide for the town to be reimbursed for costs of development.

Mr. Kinney pointed out that Palmer Lake Sanitation District does something similar with cost reimbursements for developers.

The fee schedule is something that the Board of Trustees should review and set. It would be recommended that it be done sooner rather than later.

Discussion of the process and what to expect was conducted by the board.

Items the board would like to follow-up:

How many cases have there been since June 1, 2019?

What is the percentage of the money that has been returned since that time?

What has been the board's approval rating of items that were presented to them in the last two years?

The board requested instruction from the town attorney, Maureen Juran, on how to handle encroachments.

Kurt Ehrhardt
Chair

Valerie Remington
Town Administrator



TO: Town of Palmer Lake Board of Adjustment
FOR: December 3, 2019 Board of Adjustment Public Hearing
CASE: Variance to residential building setbacks; 270 Upper Glenway;
Kory De Angelo, applicant

SUMMARY OF REQUEST

The applicant, Mr. Kory DeAngelo, is the property owner of 270 Upper Glenway. Mr. DeAngelo owns the subject property described as Lots 27 and 28 Block B Palmer Lake Amended Filing. The property is vacant and generally located at the northwest corner of Milton Street and Columbine Road, consisting of 5,745 square feet. The property is zoned R3 (Medium Density Residential). The request is to obtain variances to the setbacks required to build a single family dwelling which is a use that is permitted in an R-3 zone.

The application is a two-part request for variances to the residential zoning standards applicable to the subject property.

1. **VARIANCE No. 1 – A variance to Section 17.28.030 Lot Sizes and Dimensions.**
The Palmer Lake Zoning Code requires a minimum side yard setback from the property line of seven and one-half feet (7 ½'). The applicant is requesting a zero foot setback to the north side yard, the property line (internal) that is common with the existing duplex structure at 270 Upper Glenway.
2. **VARIANCE No. 2 – A variance to Section 17.08.100 Corner Lot.** Corner lot shall have twenty-five feet setbacks from those property lines that abut dedicated streets. The applicant is requesting to reduce the side yard setback from Milton Street from twenty-five (25) feet to seventeen (17) feet.

All future building permit applications would be subject to review for zoning compliance prior to issuance of a permit.

ATTACHMENTS:

1. Vicinity Map
2. Variance Application
3. Improvement Survey Plat
4. Proposed Plans
5. Site Photos
6. Evidence of publication and posting
7. Pikes Peak Regional Building Permit History (270 Upper Glenway)

REVIEW PROCESS AND CRITERIA

A variance is a legal modification or variation of provisions in the Zoning Code as applied to a specific piece of property (§17.08.480). The Board shall act in harmony with the purpose and intent of the Zoning, the policies of the Town Council, and in accordance with the public interest and the most appropriate development of the neighborhood (§17.72.030). No relief shall be granted by the Board of Adjustment when in the opinion of the Board, the applicant has not provided reasonable and adequate evidence justifying the request presented or when the request is determined to be a self-imposed hardship. (§17.72.030 (C))

The Board is encouraged to visit the site. The site has been staked to identify the property corners, property lines and proposed setback locations. When visiting a site in preparation for a public hearing it is considered official business and the Board members may identify themselves but shall not engage in a conversation or discussion regarding the case (including the applicant, the neighbors, anyone). Respectfully invite any interested parties that wish to speak on the matter ("testimony") to attend the public hearing to share their opinions, facts, and thoughts with the entire Board and make the discussion part of the public record. The Board may continue the hearing and request additional information as well as subpoena any witness it deems necessary or appropriate in order to make an informed decision.

FINDINGS OF FACT

1. Chapter 17.28 R-3 Zone district
Chapter 17.28.030 Lot Sizes and Dimensions.

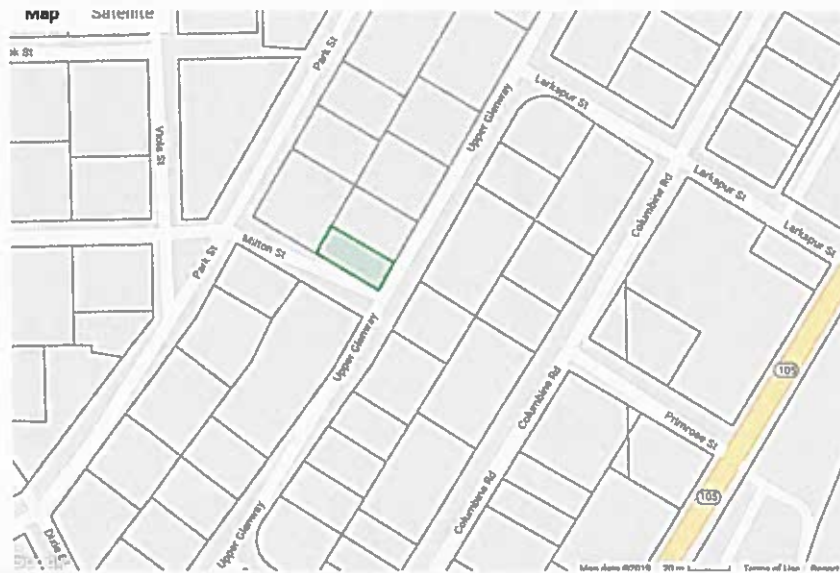
Minimum Lot Size:	five thousand square feet
Minimum Lot width:	fifty (50) feet street frontage
Minimum Front yard setback from property line:	twenty-five (25) feet
Minimum side yard setback from property line:	seven and one-half (7 ½) feet
Minimum rear yard setback from property line :	twenty-five (25) feet
2. Chapter 17.08.100 Corner Lot – "Corner lot" means any lot which has more than one property line abutting a dedicated street. Each corner lot shall have twenty five feet set backs from those property lines that abut dedicated streets.
3. Improvement Survey Plat (dated 10/9/2019 prepared by Clark Land Surveying) was provided with the application and made part of the record (Attachment 3). Milton Street is the public right-of-way on the south of the subject property. The grades on Milton Street are steep with portions exceeding 8%. The road, as constructed, is not centered in the right of way and encroaches onto the subject property. The drainage from Milton Street during a storm event negatively affects the subject property, Columbine Road and private properties south and east of Columbine Road.
4. A sight distance triangle shall be maintained on corner lots to assure that visibility is not obscured. Improvements shall not intrude into the sight triangle, including parking.
5. Mr. Kory DeAngelo, applicant, owns the adjoining lots to the north (schedule 7105202037) Lots 29, 30 and 31 Block B. The total property description for Lots 27,28,29,30 and 31 Block B, Palmer Lake Amended Filing, Town of Palmer Lake, County of El Paso, State of Colorado is 14,370 sq ft or .33 acres, more or less.
6. There is an existing duplex structure at 270 Upper Glenway. Attachment 7 provides a record of building permits issued through Pikes Peak Regional Building Department. The improvement survey (Attachment 3) dimensions the existing structure as 11.9' from the common lot line which is subject to the request for the 0' lot line setback. The request should ensure that a non-conforming condition would not be created through the grant of a variance.
7. §17.12.030 as applied to "old town" lots requires that when more than one (1) platted lot is used to meet the requirements of the zoning title, *a covenant shall be executed by the owner stating that at*

all times henceforth, the included lots shall be conveyed in one parcel. Said covenant shall then be recorded with the El Paso County Clerk and Recorder...and submitted along with the application for a zoning compliance certificate.

CHRONOLOGY

September 12, 2019.	Mr. DeAngelo submitted a request to the Town for a variance dated September 12, 2019.
September 16, 2019	Mr. DeAngelo received notice that the application for a Variance request was not complete. (Attachment 1)
October 17, 2019	Mr. DeAngelo submitted an amended variance application. Supplemental photographs were provided after that date. (Attachment 2)
October 23, 2019	Staff site visit was conducted.
November 7, 2019	Legal Notice prepared for Tri-Lakes Tribune to be published 15 days in advance of a December 3, 2019 hearing before the Board of Adjustment.
November 14, 2019	Posted the Property (Attachment 5)
November 25, 2019	Distribution of Variance application materials to the Board (copy to applicant).
December 3, 2019	Board of Adjustment Public Hearing

ATTACHMENT 1 - VICINITY MAP
BOA Hearing December 3, 2019 Town of Palmer Lake
De Angelo Variance Request 270 Upper Glenway



El Paso County - Community: Property Search
Schedule Number: 7105202037





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



Variance Application Form

7105202036 ^{south of 255 Park St.} (Milton & Upper Glenway)

Office Use Only

Case Number: _____

Date: _____

Fees \$200 _____

Check #: _____

Rec'd By: _____

Application Complete: _____

Name of Applicant/Property Owner: Kory De Angelo

Address: PO Box 1541 Palmer Lake 80133 Phone#: 719 291 1954

Email: K.deangelo44@gmail.com

Name of Proposal: De Angelo setback variance

Legal Description or Address: Lots 27 & 28 BLKB Palmer Lake AMD FIL

This is a Variance – A deviance from the 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>R3</u>	<u>residential</u>
	E: <u>R3</u>	<u>residential</u>
	S: <u>R3</u>	<u>residential</u>
	W: <u>R3</u>	<u>residential</u>

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

see Attached

Please state those regulations that directly relate to the variance request.

See Attached

Explain how the variance would not be injurious to health, safety, appearance and general welfare of the community, if granted.

Explain how adjacent properties would not be adversely affected if the variance is granted.

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

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

PROCEDURAL CHECKLIST

All applications must be submitted to the Town office 30 days before the Variance Board meeting. Variance Board meetings are held the 2nd Tuesday of each month, or other posted date as needed.

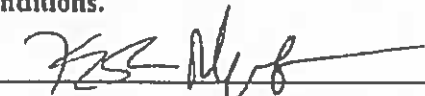
All submittals must be in compliance with the corresponding Palmer Lake Municipal Code.

Submittal Requirements

- ✓ Application
- ✓ Plot Plan. A dimensioned plot plan that provides a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
 1. 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;
 2. Any existing buildings and structures on the parcel, including all property line setback measurements;
 3. Related physical conditions that may influence the variance request;
 4. Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/ property names, if known; and
 5. Adjacent streets, including street names, street classification, right-of-way widths, and existing level of improvement.
- ✓ All requested set back variances must be shown depicting distance from the property boundary to the outer edger of the roof eaves.
- ✓ Applicant is responsible for locating and marking property corners and staking the area of the proposed variance standard. Stakes must be painted orange or have red tags attached.
- ✓ The Town will prepare and place a sign on the property posting the meeting date. The sign must be left in place until after the Board of Adjustments meeting.

(If the property owner is different than the applicant and is not available to sign the application, that person must provide a notarized letter giving permission to be represented in this action).

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

Applicant Signature:  Date: 9/12/19

If the applicant is not the owner: As owner of the above property, I agree to this application.

Owner – Print : _____

Owner – Signature: _____ Date: _____

Amended Variance Application

10/17/2019

Owner/Applicant: Kory De Angelo

Physical Address: 270 Upper Glenway Rd, Palmer Lake, CO 80133

Mailing Address PO Box 1541, Palmer Lake, CO, 80133

Phone Number: 719-291-1954

Subject Property: LOTS 27 & 28 BLK B PALMER LAKE AMD FIL

1. **State your variance request as you would like it approved. Including the benefit to yourself, neighborhood and the community.**

WHEREAS building widths of practical width benefit the community, and property owner by allowing more harmonious architecture, increased energy efficiency, and reduced construction cost, and that public safety at the intersection of Milton Street and Upper Glenway Road would be improved by a larger Sight Distance Triangle, and that water drainage impacts to downhill properties would be improved, and that lower housing costs support stable families, THEREFORE the side (corner) set-back from Milton Street shall be reduced from twenty-five(25) feet to seventeen (17) feet and the opposite side set-back shall be reduced from seven and one-half (7 1/2) feet to zero(0) feet.

2. **Please state those regulations that directly relate to the variance request.**

17.28.030 Lot Sizes and Dimensions and 17.08.100 Corner Lot

3. **Explain how the variance would not be injurious to the health, safety, appearance and general welfare of the community, if granted.**

The public safety of drivers at the Milton Street and Upper Glenway Road intersection would be improved by making the sight distance conform with industry recommended minimums. Without the variance, the sight distance is deficient by industry standards. The variance, if granted, would allow a more efficient floor plan, allowing smaller impermeable area, which would lessen drainage impacts. It would also allow a more harmonious architectural design, since the existing setbacks would create a very skinny and long house. The house could be moved further from Upper Glenway, which is more harmonious with the homes on either side. A home further from Upper Glenway would also allow water drainage to be more effectively managed on the property, lessening impacts to downhill properties. No safety or health issues would be created as there is plenty of space leftover.

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

Strict application of the zoning would place an unnecessary hardship on the public (drivers) by reducing sight lines to below industry standards. Strict application of the zoning would place an unnecessary hardship on the downhill properties due to less effective space on the property to manage water runoff. Strict application of the zoning

would place an unnecessary hardship on me, the applicant, because it would drive a more wasteful construction of an obsolete width house, increase energy bills, and reduce roof overhang for proper water damage mitigation. The building would be larger and costlier than necessary due to length to width ratio. Strict application of zoning would also be an unusual hardship since almost all adjacent properties are within current setbacks of their own properties, but they are not close enough to subject property to create a cumulative or marginal effect.

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

I own the already built-out adjacent property at 270 Upper Glenway which is on a lot of 8625 sq ft.

Attachments:

The following documents are attached and incorporated herein in their entirety.

Exhibit A: "Exhibit A De Angelo Variance Drawing Rev 2 with Sight Triangle.pdf"

This is the principal drawing, showing site overview, adjacent properties, setbacks applied for, and existing setbacks. It also includes the sight triangles explained in Exhibit C.

Exhibit B: "Exhibit B De Angelo Survey Upper Glenway.pdf"

This is an Improvement Survey Plat of the property, with topography, performed by Clark Land Surveying, Inc. Dated 10/10/2019

Exhibit C: "Exhibit C Sight Distance Analysis.pdf"

This is the sight distance analysis comparing driver safety for both the no-variance, and with-variance situations.

Exhibit D: "Exhibit D De Angelo Survey Upper Glenway with Drainage Overlay.jpg"

This is an overlay of Exhibit B showing drainage pathways, and setbacks.

Exhibit E: "Exhibit E American Planning Association Excerpt.pdf"

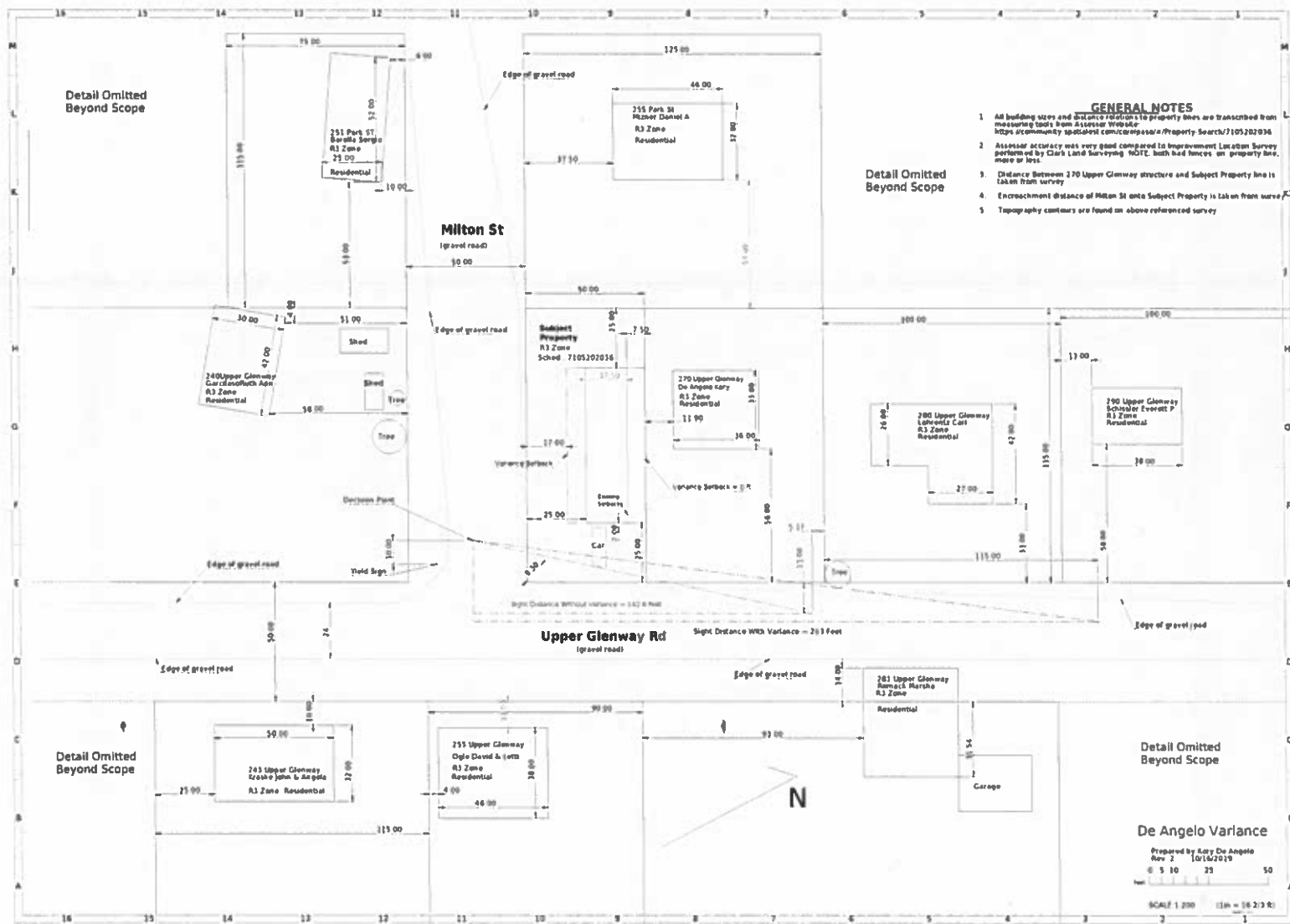
This is an excerpt from an article from the American Planning Association that argues that interior floor plan should be considered for narrow buildings by planning organizations.

Exhibit F: "Exhibit F Existing Setback Reference Floor Plan.pdf"

This drawing shows a sketch of probable home that would be built without a variance. It is long, skinny, oversized due to bad length/width ratio, and it would abutt the front setback. It is for reference only.

Exhibit G: "Exhibit G With Variance Setback Reference Floor Plan.pdf"

This drawing shows a potential floor plan if variance is granted. It is smaller in footprint, and has a more economical size, and HVAC requirements due to improved length to width ratio. It could be built further from Upper Glenway, improving Sight Distance Triangle for drivers at the intersection. Applicant may need an extra 4 to 5 feet beyond the width of this floor plan, if covered side entry becomes desired. Also, roof overhang is not included in this floor plan. It is for reference only.

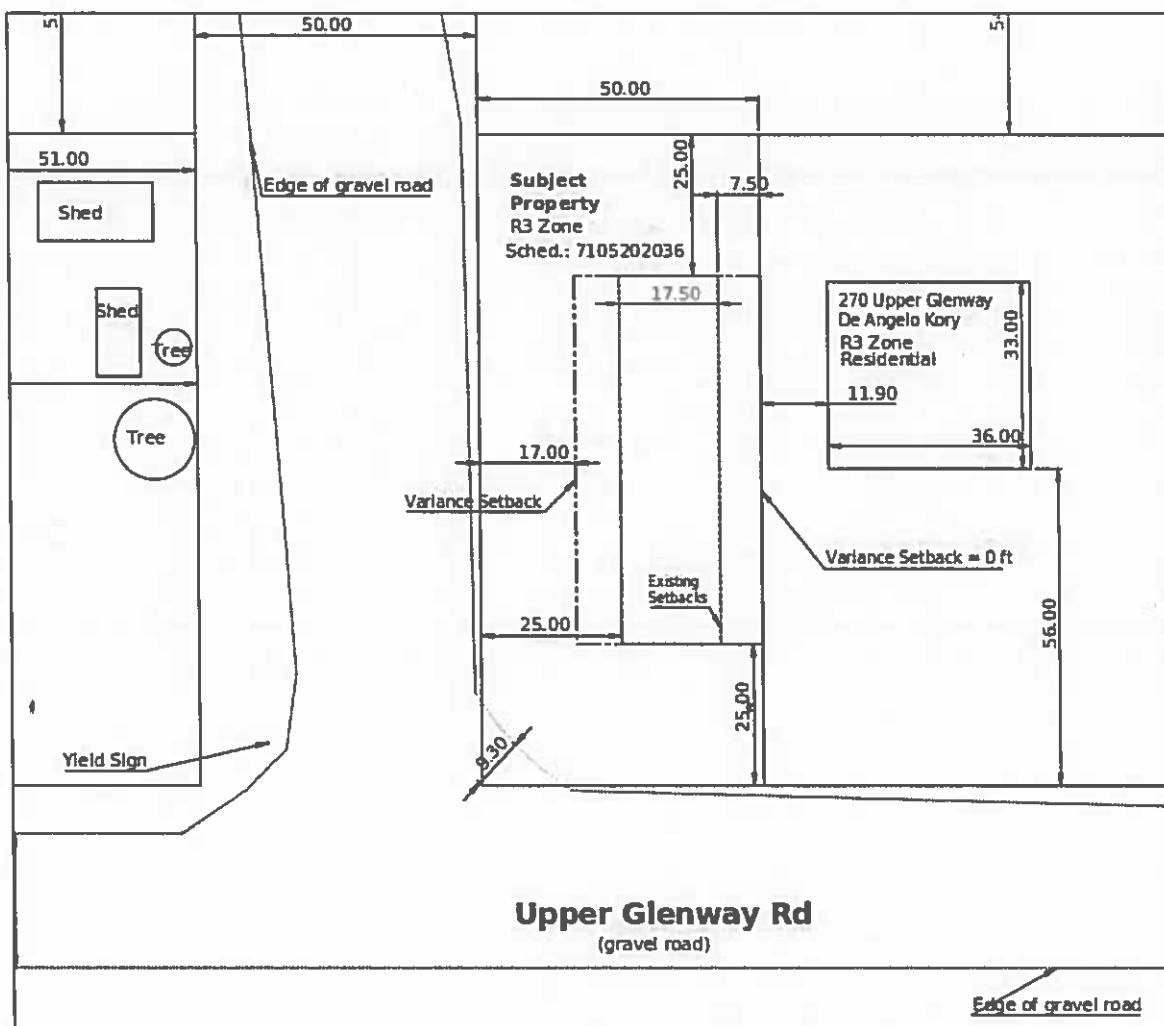




Sight Distance Analysis for De Angelo Variance

17 October 2019

Prepared by Kory De Angelo (Applicant)



Background

The existing setbacks for the property (Lots 27 & 28 Palmer Lake Amended Filing) create a building footprint that is 17.5 feet wide and 65 feet deep. These setbacks are 25 feet for front/rear, and on Milton ST side, and 7.5 feet on opposite side. This would cause the Applicant to build a (3-4 Bedroom) home all the way to the front setback, and only have enough width for a one-car garage, further impacting sight distance at the intersection of Upper Glenway Road and Milton Street by causing occupants to park other cars in front of the house.

The variance applied for would reduce Milton ST setback to 17 feet, and reduce opposite side setback to zero feet. This would allow a building of 33 feet wide, reducing the needed length, and allow the Applicant to build the home further from front of property, lessening sight distance impact to the public at the corner of Upper Glenway Road and Milton Street.

Sight Distance

This analysis was performed using methods detailed by the National Association of City Transportation Officials from its Handbook of Simplified Practice of Traffic Studies, Chapter 4 found at https://nacto.org/docs/usdg/sight_distance_study_iowa.pdf (The Handbook).

The Handbook defines Sight Distance as the length of roadway visible to the driver, and explains that:

The driver of a vehicle approaching or departing from an intersection should have an unobstructed view of the intersection, including any traffic control devices, and sufficient lengths along the intersecting highway to permit the driver to anticipate and avoid potential collisions (Maze and Plazak 2000). These unobstructed views form triangular areas known as sight triangles.... Sight triangles are the specified areas along an intersection's approach legs and across the included corners. These areas should be clear of obstructions that might block a driver's view of conflicting vehicles or pedestrians. The two types of sight triangles are approach sight triangles and departure sight triangles...

Departure sight triangles provide adequate sight distance for a stopped driver on a minor roadway to depart from the intersection and enter or cross the major roadway.

The Upper Glenway/Milton ST intersection, that is adjacent to the subject property, is controlled by a yield sign which makes the "departure sight triangle" the relevant situation to study for this application. Below are example departure sight triangles from The Handbook, Figure 4.2 (Figure 2 of this report).

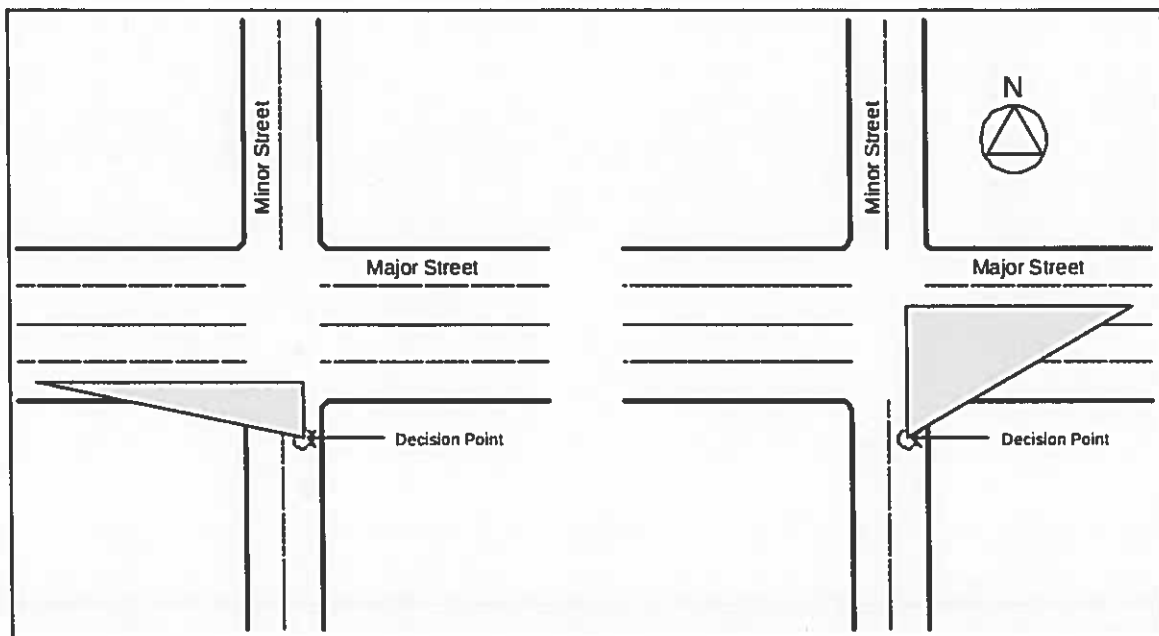


Figure 2. Departure Sight Triangles

Obstructions (From The Handbook)

To determine whether an object is a sight obstruction, consider both the horizontal and vertical alignment of both roadways, as well as the height and position of the object (AASHTO, Green Book). For passenger vehicles, it is assumed that the driver's eye height is 3.5 feet and the height of an approaching vehicle is 4.25 feet above the roadway surface...

Any object within the sight triangle that would obstruct the driver's view of an approaching vehicle (4.25 feet in height) should be removed or modified or appropriate traffic control devices should be installed as per the Manual on Uniform Traffic Control Devices. Obstructions within sight triangles could be buildings, vehicles, hedges, trees, bushes, tall crops, walls, fences, etc. Figure 4.4 shows a clear sight triangle and an obstructed sight triangle.

Figure 4.4 From The Handbook is shown below, as Figure 3 of this report.

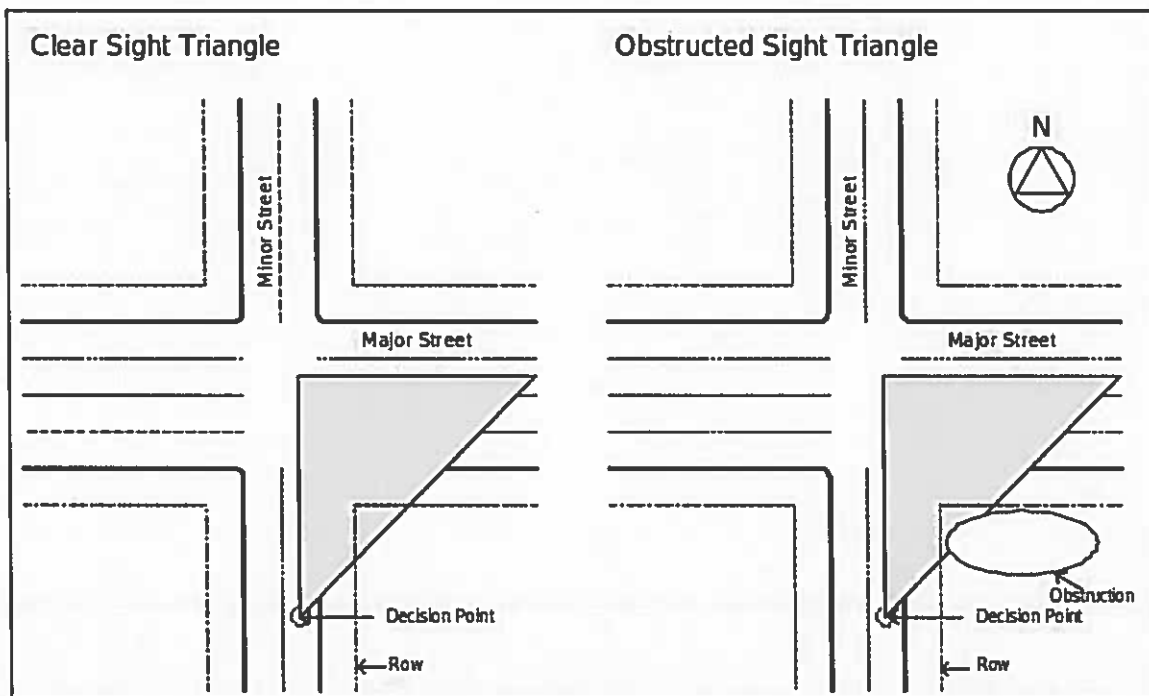


Figure 3. Clear Versus Obstructed Sight Triangles

Recommended Sight Distance

Turning left or right at an intersection requires the driver to visually clear the traffic in both directions, make the maneuver, and accelerate to posted speed limits before affecting the speed of oncoming vehicles. The posted speed limit on Upper Glenway RD is 20 mph. The Handbook Table 4.3 shows the minimum recommended sight distances based on vehicle maneuver and posted speed limit, referenced from the *2001 AASTHO Green Book*. For the studied intersection, at 20 mph, the minimum recommended sight distances are 225 feet for a left turn, and 195 feet for right turn.

Study Method

Following directions, and using tools detailed in The Handbook, the sight distance was measured for two cases. The first case is without a variance. The existing setbacks will produce a long and skinny house, abutting the front setback, with only a one car garage. This will cause occupants to park their (our) second vehicle in front of the house. Figure 4, below, shows the actual view from the point of view of the driver (3.5 feet above ground, middle of lane, 10 feet behind yield sign, the "Decision Point") in this no-variance situation. The car is parked 2 feet in front of the stakes marking the setbacks.



Figure 4. Driver view without variance.

The second case is if the variance is granted. A wider building envelope will allow a two car garage, and decrease depth of building, allowing it to be placed further from front of property. Figure 5, below, shows the driver's view at the same decision point as Figure 4.



Figure 5. Driver view with variance.

Results

The sight distances were measured by Kory De Angelo on October 13th, 2019, at approx 12:30pm, in sunny weather. The sight distance without the variance is 142.6 feet. The sight distance with the variance is 263 feet. Figure 6, below, shows the two sight distances of the intersection. This information is in a larger format on the application's principal drawing.

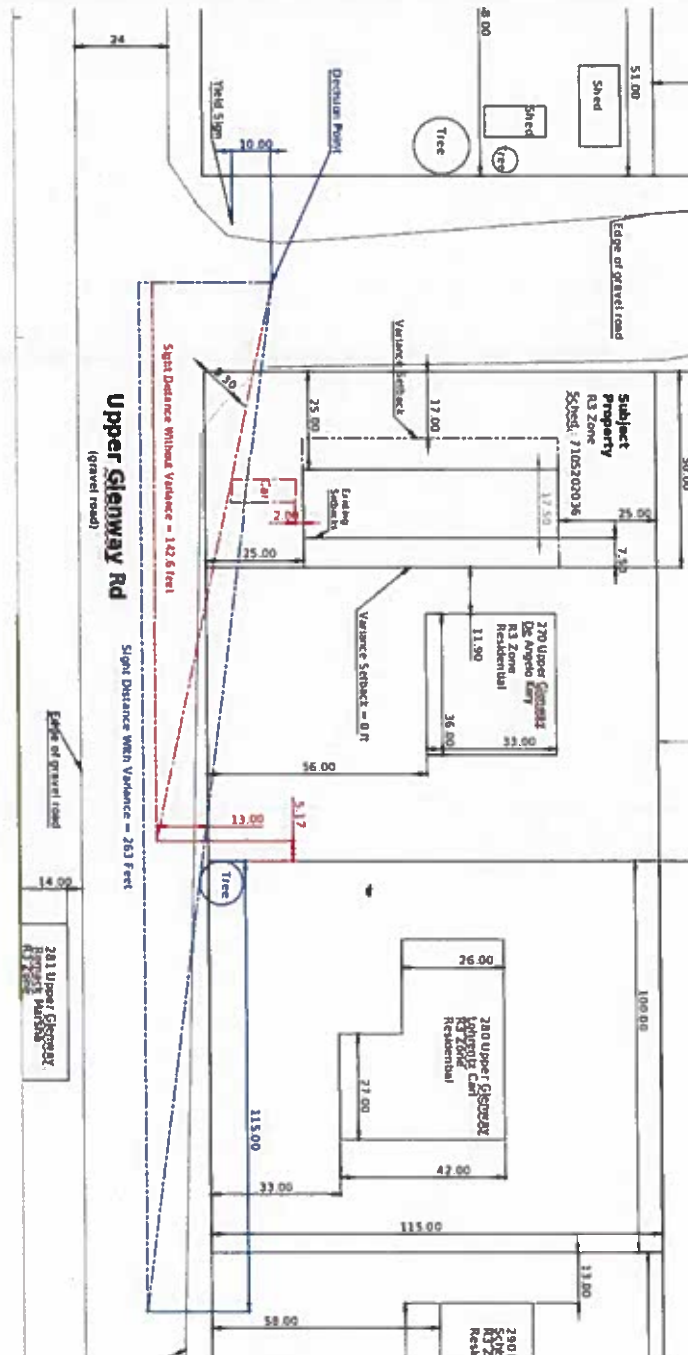
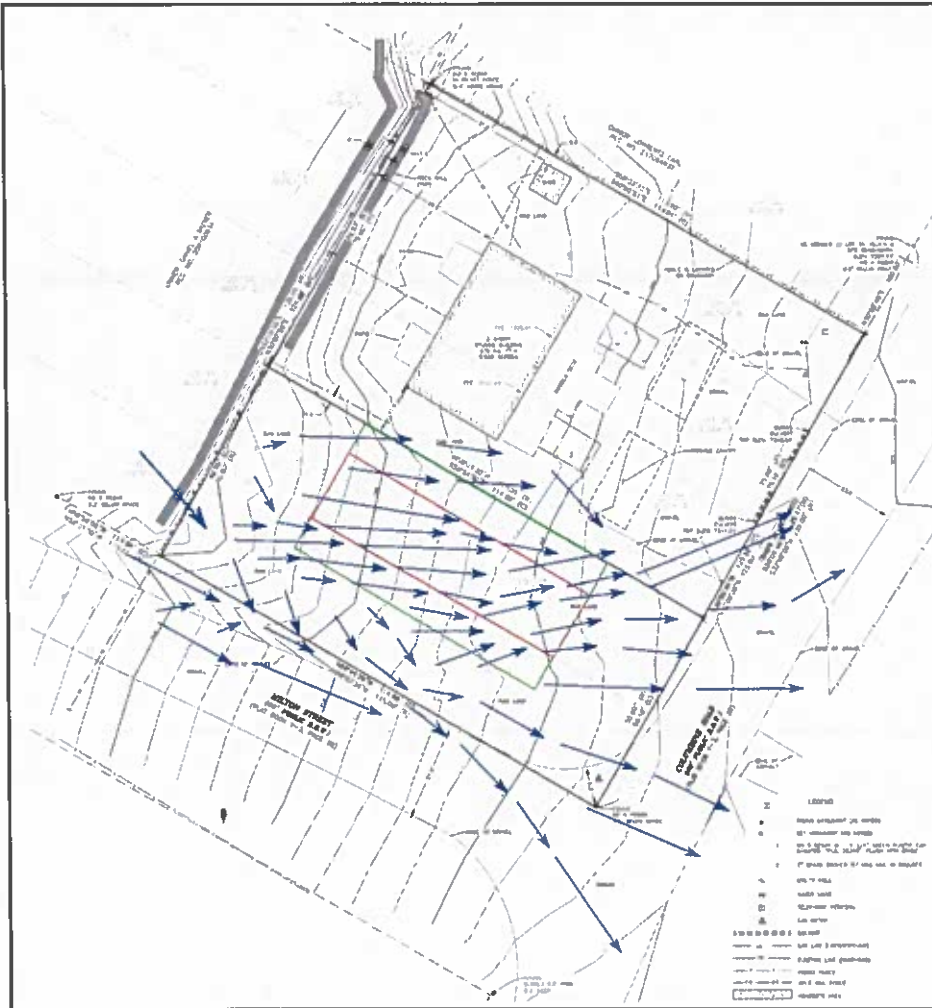


Figure 6. Sight Distance Triangles

Conclusion

The variance should be granted, for public safety concerns, because the sight distance without the variance is less than the recommended sight distance by 37% for a left turn, and also deficient by 27% for a right turn. The sight distance with the variance is greater than the minimum recommendations for both right turns (by 17%), and left turns (by 35%).



PROPERTY DESCRIPTION:

lots 27, 28, 29 and 30, Block 6, Palmer Lake Improved Plat, County of El Paso, State of Colorado, as recorded in said County Clerk's office September 10, 1915 under recording number 14148-14 in the Office Public Records of El Paso County, Colorado.

NOTES:

1. The survey does not constitute a title search by Clark Lyle Surveyors, nor do we warrant or guarantee the accuracy of the survey. The survey is made for the purpose of showing the location of the easements and the boundaries of the property. It is not intended to be a title search or to show the location of the easements and the boundaries of the property.
2. The survey is made on the basis of the survey of 1915, and the survey is not intended to be a title search or to show the location of the easements and the boundaries of the property.
3. The survey is made on the basis of the survey of 1915, and the survey is not intended to be a title search or to show the location of the easements and the boundaries of the property.
4. The survey is made on the basis of the survey of 1915, and the survey is not intended to be a title search or to show the location of the easements and the boundaries of the property.
5. The survey is made on the basis of the survey of 1915, and the survey is not intended to be a title search or to show the location of the easements and the boundaries of the property.

Change Order	By Clark Lyle Surveyors, 11 Nov 2015
1. Change Order No. 1	Change Order No. 1
2. Change Order No. 2	Change Order No. 2
3. Change Order No. 3	Change Order No. 3
4. Change Order No. 4	Change Order No. 4
5. Change Order No. 5	Change Order No. 5
6. Change Order No. 6	Change Order No. 6
7. Change Order No. 7	Change Order No. 7
8. Change Order No. 8	Change Order No. 8
9. Change Order No. 9	Change Order No. 9
10. Change Order No. 10	Change Order No. 10

DEPOSING CERTIFICATE:

I, the undersigned, being of legal age and of sound mind, do hereby certify that the foregoing is a true and correct copy of the original survey plat, as the same appears in the records of the Clerk and Recorder's Office of El Paso County, Colorado.

Clark Lyle Surveyors
1100 1st St. N.E.
Albuquerque, N.M. 87102
Phone: (505) 243-1100
Fax: (505) 243-1101
Email: info@clarklyle.com

No.	Description	Date	By
1	Original Survey Plat	11/11/2015	Clark Lyle Surveyors
2	Change Order No. 1	11/11/2015	Clark Lyle Surveyors
3	Change Order No. 2	11/11/2015	Clark Lyle Surveyors
4	Change Order No. 3	11/11/2015	Clark Lyle Surveyors
5	Change Order No. 4	11/11/2015	Clark Lyle Surveyors
6	Change Order No. 5	11/11/2015	Clark Lyle Surveyors
7	Change Order No. 6	11/11/2015	Clark Lyle Surveyors
8	Change Order No. 7	11/11/2015	Clark Lyle Surveyors
9	Change Order No. 8	11/11/2015	Clark Lyle Surveyors
10	Change Order No. 9	11/11/2015	Clark Lyle Surveyors
11	Change Order No. 10	11/11/2015	Clark Lyle Surveyors

IMPROVEMENT SURVEY PLAT

A PORTION OF THE NW 1/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 87 WEST, OF THE 36TH P.M., CITY PALMER LAKE, EL PASO COUNTY, COLORADO.

Surveyed by Clark Lyle Surveyors, 11 Nov 2015

Scale: 1" = 100'



American Planning Association

Creating Great Communities for All

  <https://www.planning.org/pas/reports/report164.htm>

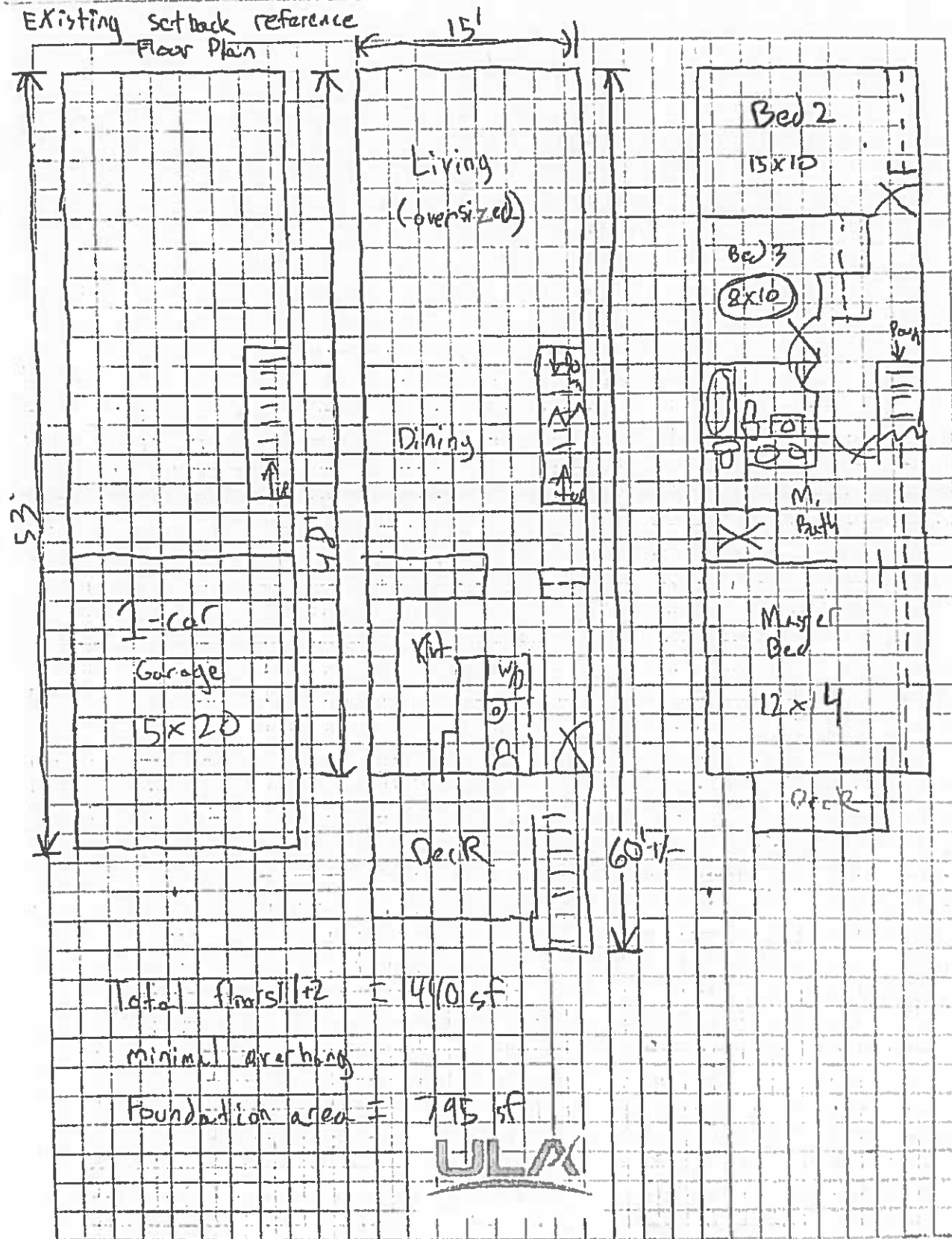
The Row House on the Lot

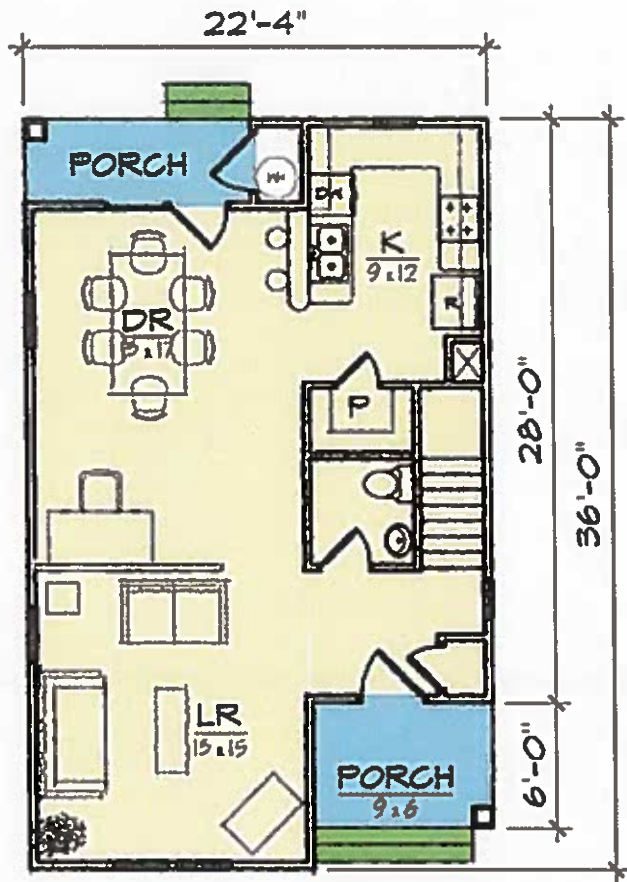
As mentioned previously, restricted width is the greatest defect of older row house dwelling units. In the words of *The Community Builders' Handbook*:¹

A twenty-foot width should be the minimum for today's "open planning." Any width less than 16 feet is obsolete. Lots measuring 20 feet by 90 to 100 feet in depth will accommodate 22 to 25 two-story units per net acre. This density and lot width accommodates two-story units having attributes of the present-day detached house, including integral garage, two bedrooms and bath, front setback and a rear garden. An additional half-story containing heating and air-conditioning unit, storage space and a studio room is entirely feasible where basements are omitted. For units with second-story rooms side by side, lot widths of 22 to 25 feet are essential.

Because of the difficulty of planning livable interiors for 16- and 18-foot-wide row houses, greater widths should be encouraged. However, a competent designer can often solve the problems of interior arrangement implied by a narrow width that would baffle a merchant builder without good architectural advice.

The intimate relationship of house, lot and street in a row house development means that a planning agency should take more than a normal interest in the interior design of such a dwelling. Very often sound judgment of the adequacy of exterior yard and neighborhood planning cannot be made without knowing something of interior layouts and orientation.



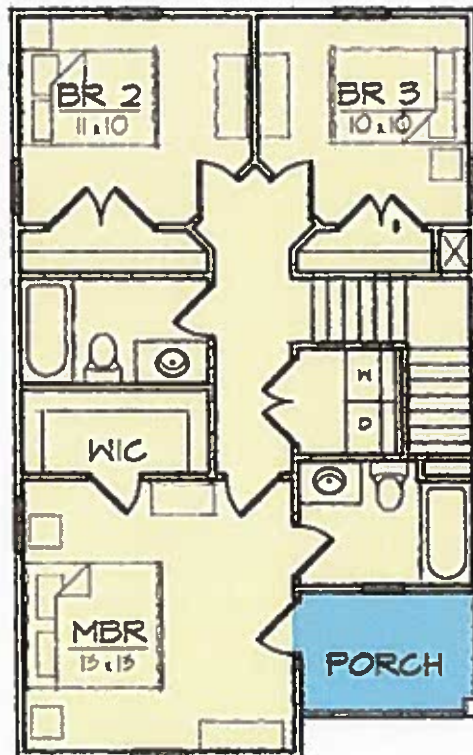


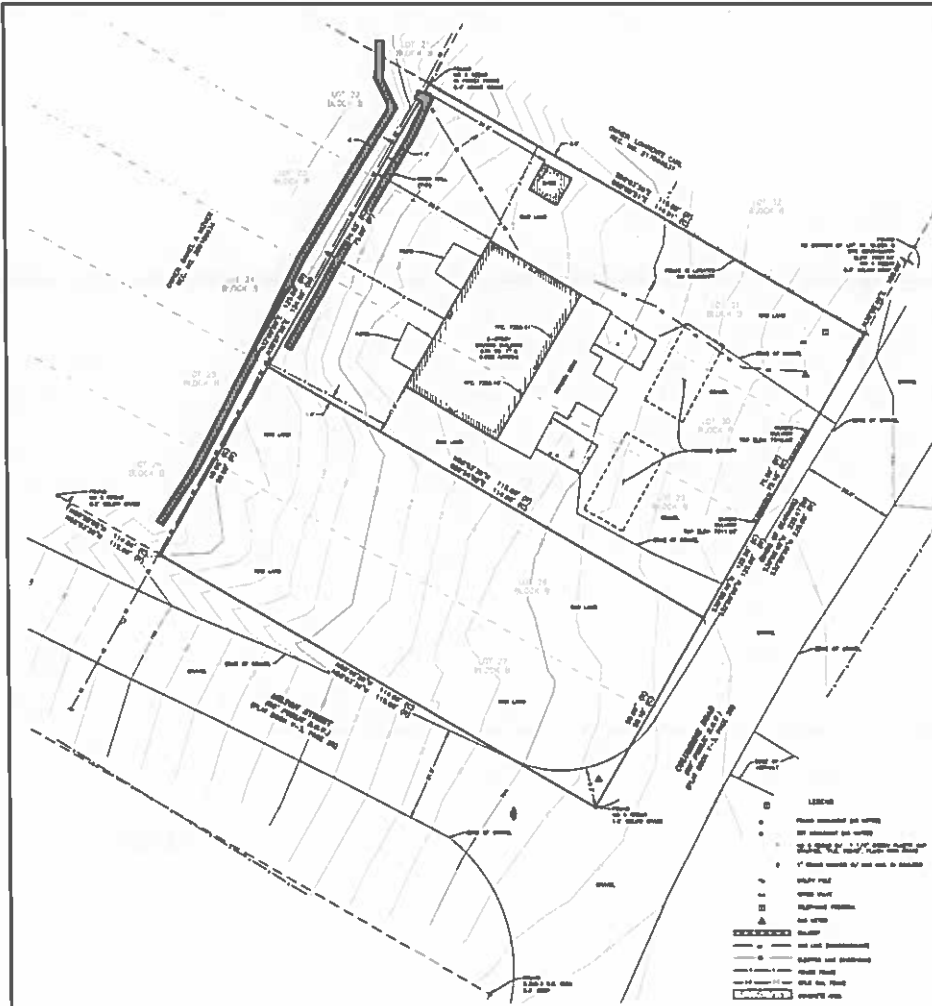
Square Footage Breakdown

Total Heated Area: 1,370 sq. ft.

1st Floor: 681 sq. ft.

2nd Floor: 689 sq. ft.





PROPERTY DESCRIPTION:

Lots 24, 25, 26, 27, 28, 29 and 31, Block 5, Fourth Lake Addition, City of St. Paul, State of Minnesota. As recorded in last plat map recorded September 10, 2018, plat number 11400140 in the Office of the County of St. Paul, Minnesota.

NOTES:

1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way or record. The plat is not made for settlement and rights of way recorded or shown. The survey does not take into consideration additional facts that are necessary and correct the survey. Rights reserved, but not shown in easements, easements in gross for support purposes.
2. The surveyor has not been furnished with any information, including plat maps, that the surveyor is not permitted to use in the preparation of this survey. The surveyor is not responsible for the accuracy of the survey. The surveyor is not responsible for the accuracy of the survey. The surveyor is not responsible for the accuracy of the survey.
3. The surveyor has not been furnished with any information, including plat maps, that the surveyor is not permitted to use in the preparation of this survey. The surveyor is not responsible for the accuracy of the survey. The surveyor is not responsible for the accuracy of the survey.
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SURVEYOR'S STATEMENT:

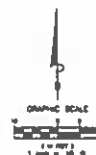
The undersigned, David L. Smith, Surveyor, do hereby state and certify to the City of St. Paul, Minnesota, that the above plat is a true and correct copy of the original plat as recorded in the Office of the County of St. Paul, Minnesota, and that the same is a true and correct copy of the original plat as recorded in the Office of the County of St. Paul, Minnesota.

This statement is made by the undersigned, David L. Smith, Surveyor, on this 10th day of October, 2018.

David L. Smith, Surveyor
Clark Land Surveying, Inc.
10/10/2018

DEPOSITING CERTIFICATE:

Recorded this 10th day of October, 2018, at St. Paul, Minnesota. By _____, Deputy Recorder of the County of St. Paul, Minnesota.



Clark
Land
Surveying
Inc.

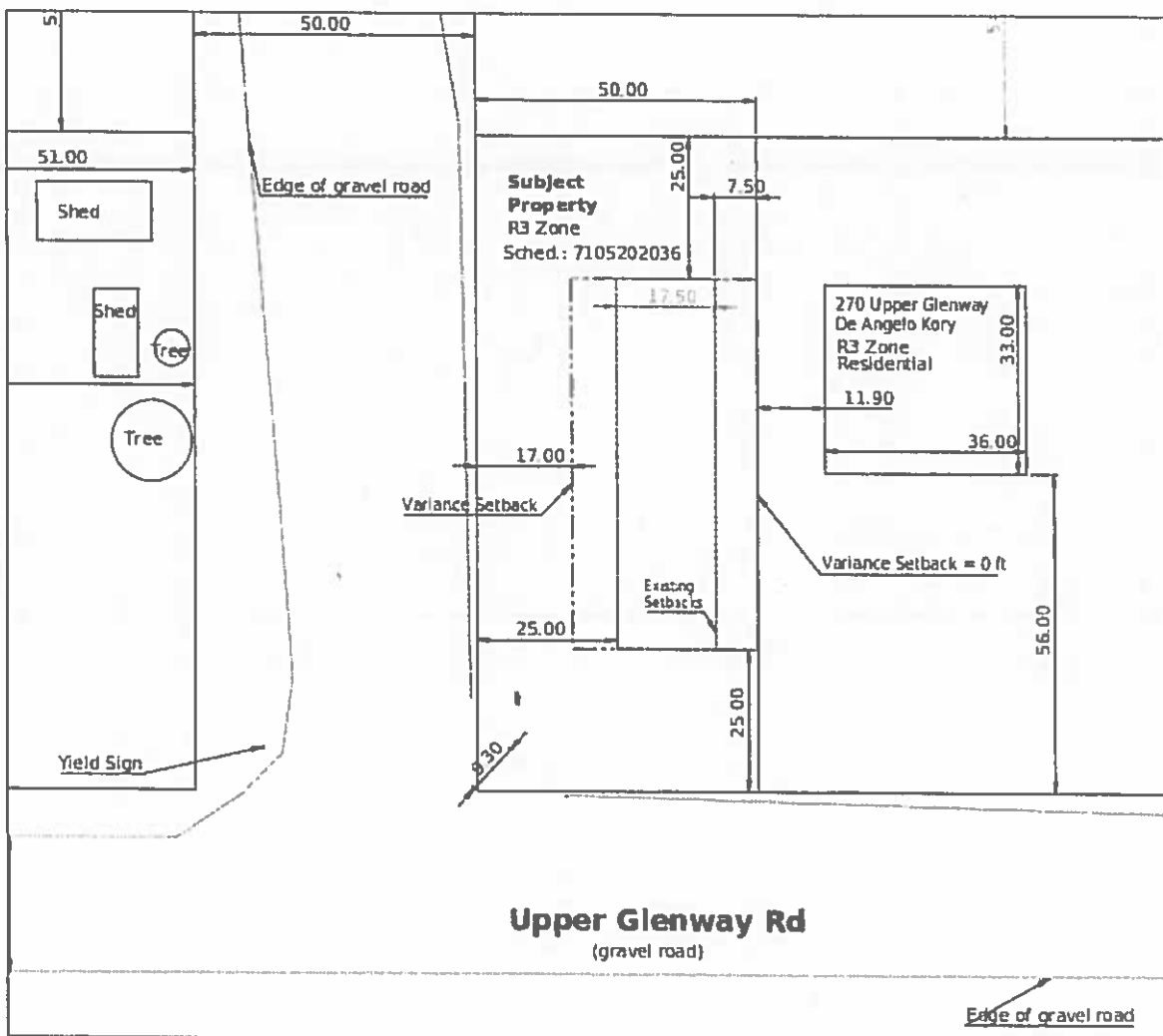
Surveyor	City	State
David L. Smith	St. Paul	Minnesota
Clark Land Surveying, Inc.	St. Paul	Minnesota

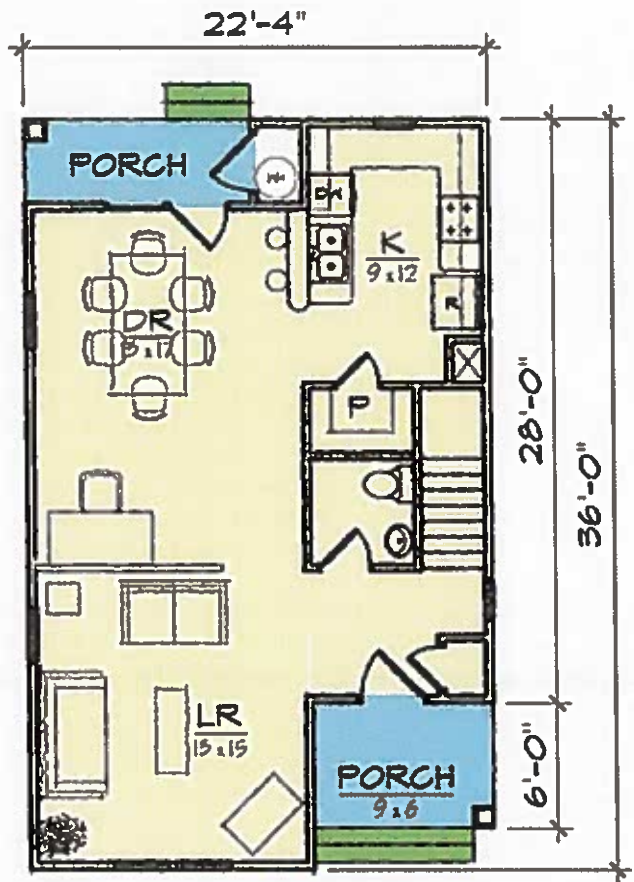
IMPROVEMENT SURVEY PLAT
A PORTION OF THE 181/4 OF SECTION 2,
TOWNSHIP 11 SOUTH, RANGE 87 WEST OF THE 5TH P.M.,
CITY OF ST. PAUL, MINNESOTA
10/10/2018

De Angelo Variance

17 October 2019

Prepared by Kory De Angelo (Applicant)



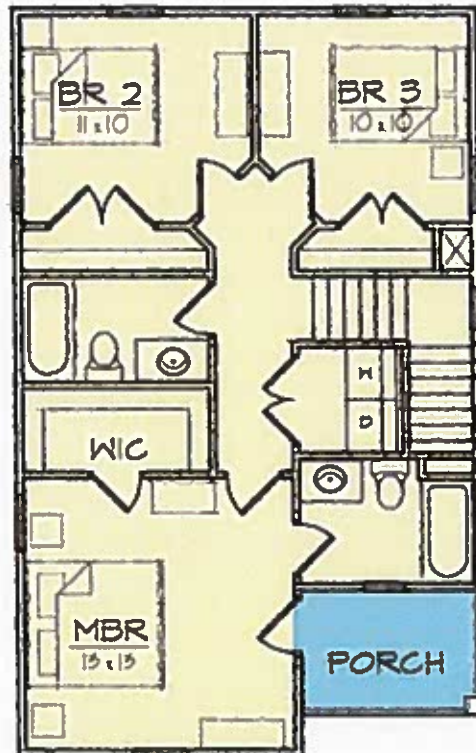


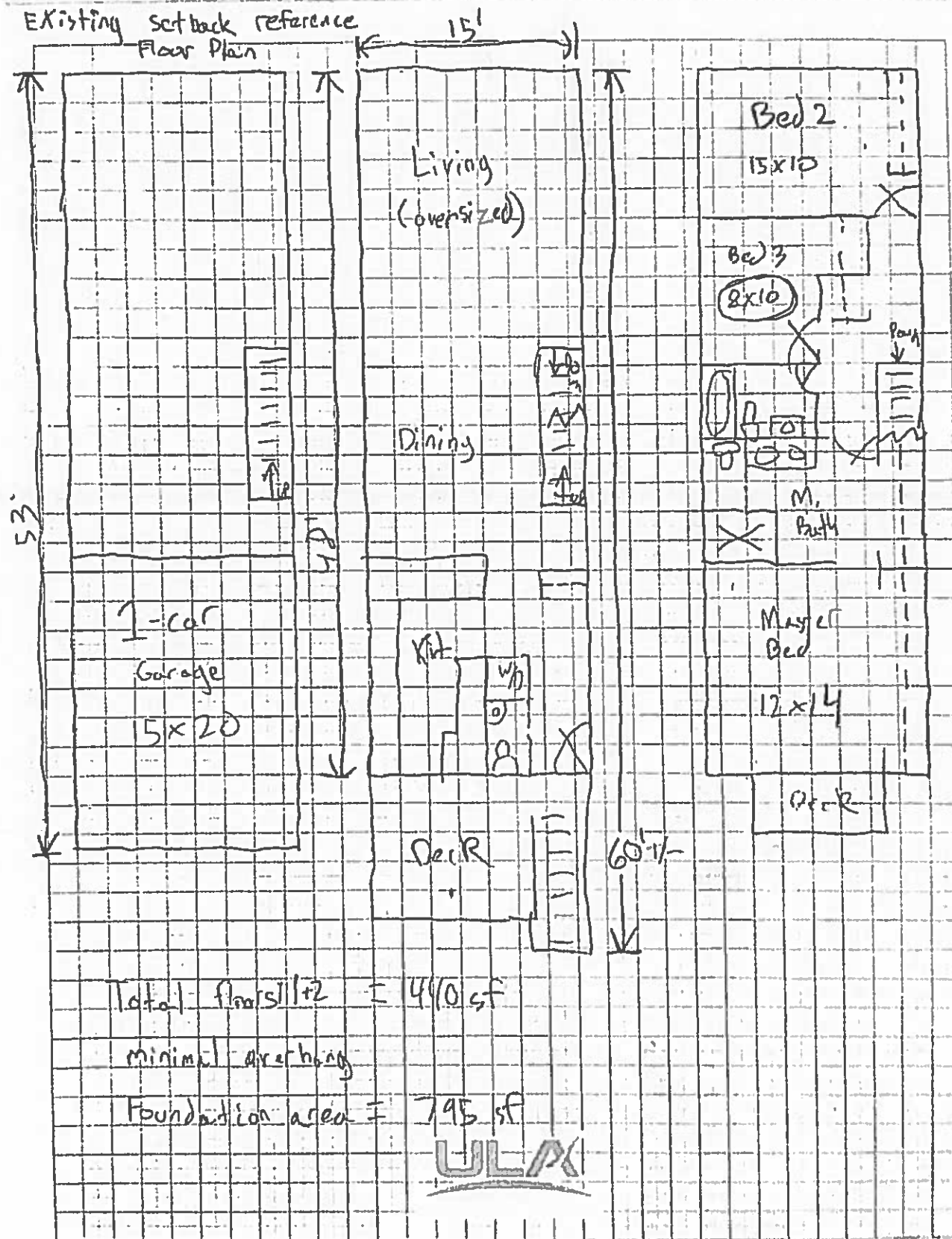
Square Footage Breakdown

Total Heated Area: 1,370 sq. ft.

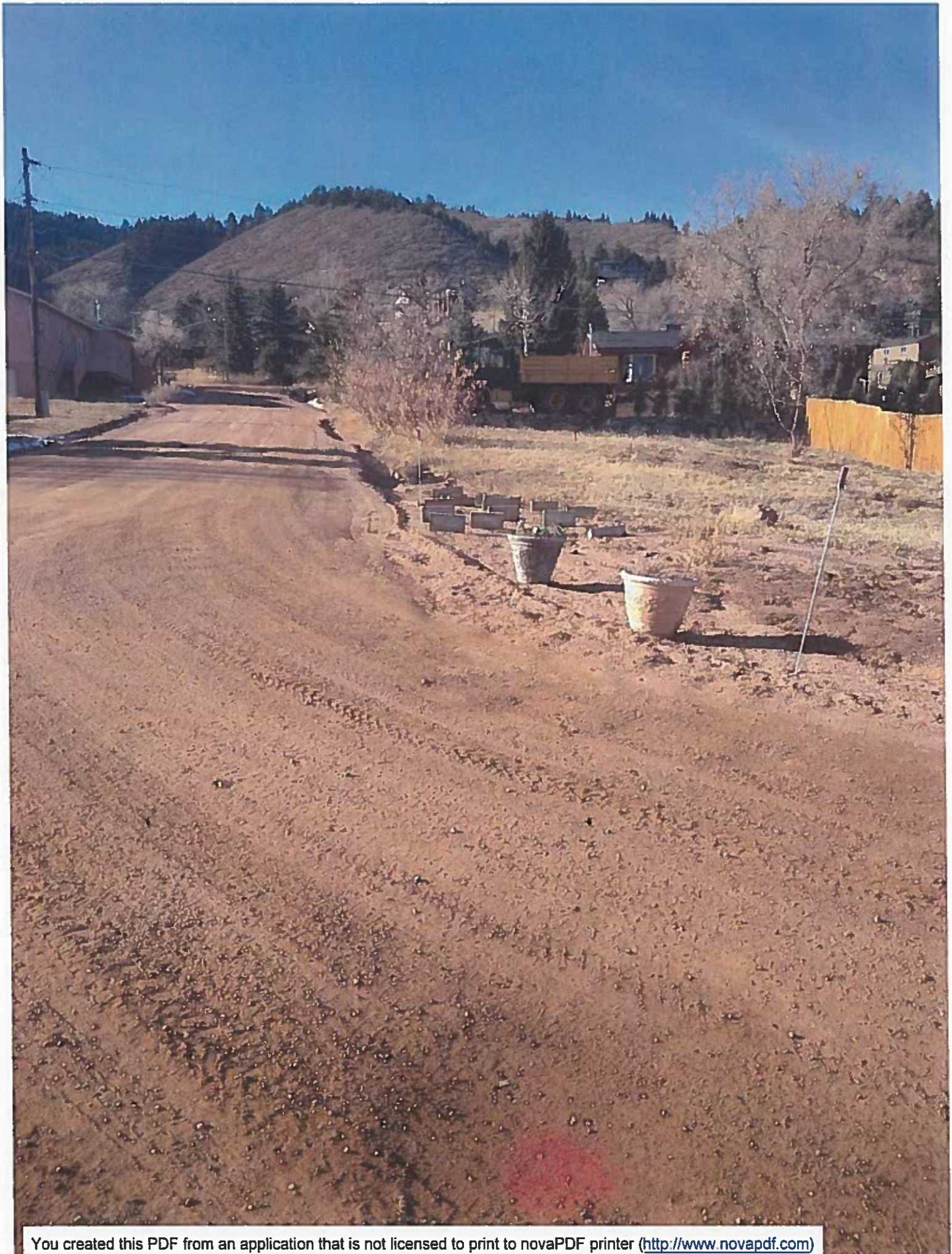
1st Floor: 681 sq. ft.

2nd Floor: 689 sq. ft.

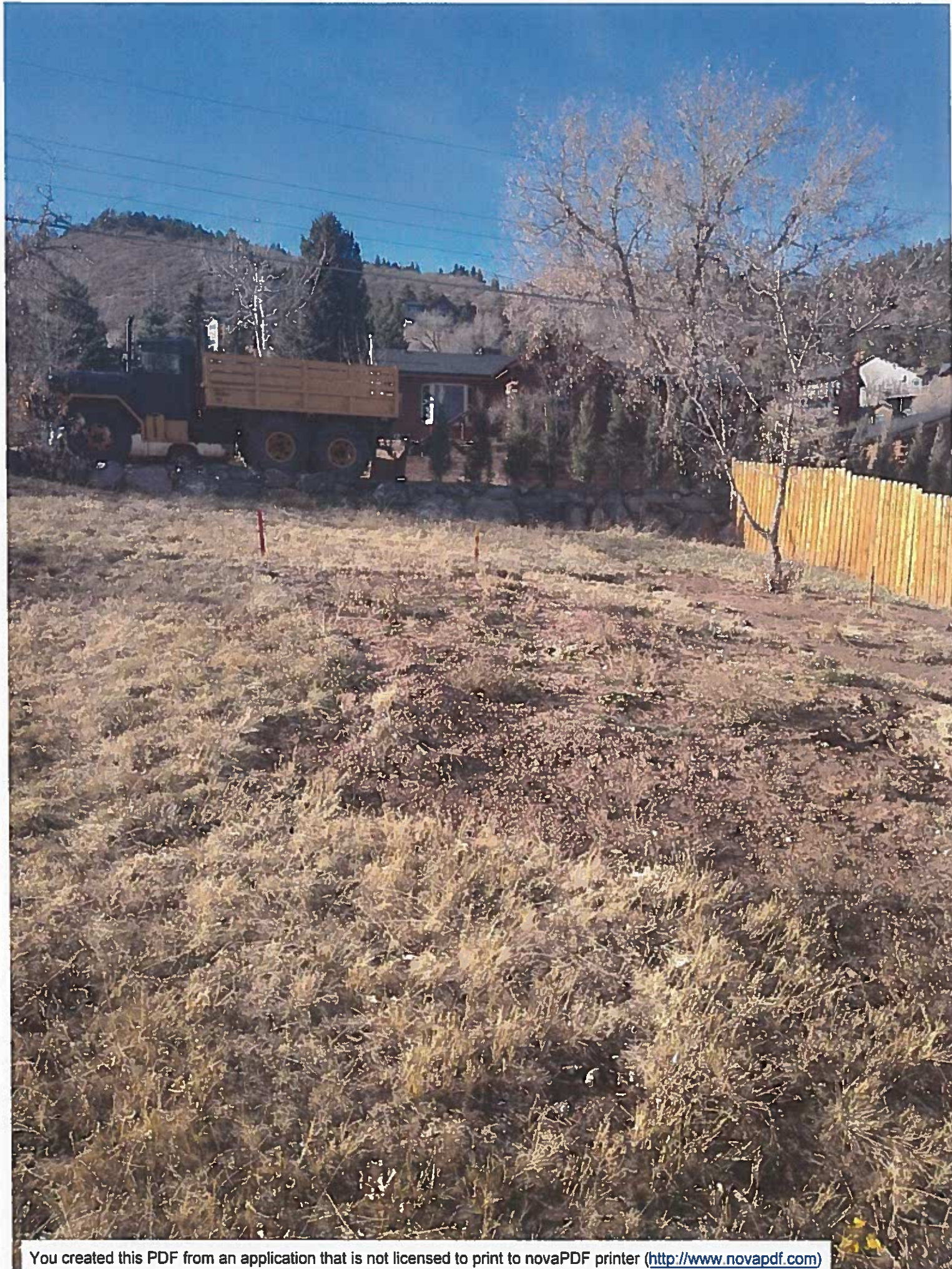


























28 VALLEY CRESCENT
TO CONSIDER A REQUEST BY:

THE NOTICE IS HEREBY GIVEN that a
public hearing of the Town of Palmer Lake
Board of Adjustment will be held on December
3, 2019 at Town Hall, 42 Valley Crescent,
Palmer Lake, CO. The purpose of the public
hearing is to consider a two-part Variance for
the property request for residential building
setbacks. The property is located at the
northwest corner of Millam Street and Upper
Glenway Road, a parcel consisting of 5,745 sq
ft, inclusive of Lots 27, 28, Block B Palmer
Lake Arad Filing. The applicant and owner of
the subject property is Kory De Angelo.

A copy of the application is on file at the Town Clerk's Office.
For additional information call the Town Office at 219-404-2953.

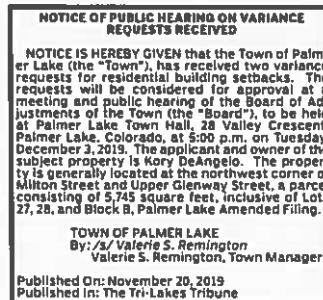
Posted by JD Date: 11/15/19

This notice shall be posted in a conspicuous place by the Town at least 10 days prior
to the hearing, morning, date and posted records until the first hearing date. Applicant is
responsible for posting over and the posting is within 30 days of the application.

AFFIDAVIT OF PUBLICATION

**STATE OF COLORADO
COUNTY OF El Paso**

I, Lorre Cosgrove, 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 11/20/2019

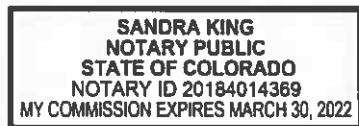


That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States 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.

Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 11/20/2019, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.

Sandra King
Notary Public
The Gazette



Pikes Peak Regional Building Department
All Permits: 01-Jan-1950 to 07-Nov-2019
Address: 270 UPPER GLENWAY

07-Nov-2019 08:27:55

Permit	Date	D S Address	Job Description	Fee	Owner Phone
L38056	07-Mar-2018	B F 270 UPPER GLENWAY	STUCCO	\$135.00	(903) 724-0862
	22-May-2018	B= C PARKER			
	08-Mar-2018	BLAC BOBF			
L35778	16-Feb-2018	P F 270 UPPER GLENWAY	REPLACE 40 GAL ELECTRIC WH	\$40.00	(903) 724-0862
	20-Feb-2018	P= C SHANEN Electric water heater			
L04878	10-Jul-2017	B F 270 UPPER GLENWAY	REROOF	\$135.00	(903) 724-0862
	19-Jul-2017	B=RC JUSTINL			
E46270	14-Aug-2002	B V 270 UPPER GLENWAY	SIDING; FASCIA - PL APPVL 8-14-02	\$84.00	(719) 579-7435
	09-Jun-2003	B= R CURTIS	HOMEOWNERS NEVER HAD A CONTRACT WITH SEARS FOR SIDING THE HOUSE OK TO VOID PERMIT SEE NOTARIZED VOID LETTER PAID (REC#512625)NOT STARTED		
	09-Sep-2002	B= T PHIL			
C91292	13-Dec-1996	B V 270 UPPER GLENWAY	REROOF	\$20.00	
A50349	10-Jan-1985	B V 270 UPPER GLENWAY	DUPLEX	\$150.00	
	06-Sep-1985	BFR C BOBC			
	30-Aug-1985	BFR R BOBC			
	08-Mar-1985	BSP C BOBC			
	26-Feb-1985	BFNC BOBC			
	20-Feb-1985	BFT C BOBC			
A94959	01-Oct-1986	E F 270 UPPER GLENWAY (PL)	MODULAR BLDG HOOKUP	\$15.00	
	21-Oct-1986	E= C			
	29-Sep-1986	E= R			
A91448	11-Aug-1986	P F 270 UPPER GLENWAY (PL)		\$34.00	
	21-Oct-1986	P= C			
	16-Oct-1986	P= R			
	13-Oct-1986	P= L			
A90826	30-Jul-1986	B F 270 UPPER GLENWAY [PL]	FINISH DUPLEX*	\$20.00	
	24-Oct-1986	B= C BOBC			
	24-Oct-1986	B= R BOBC			
	23-Oct-1986	B= R			
L82202	19-Sep-2018	H F 270 UPPER GLENWAY A	FURNACE REPLACEMENT	\$50.00	(719) 684-3673
	28-Mar-2019	H= C BENH	NOTES LOUVER DOOR TO MECHANICAL CLOSET		
	27-Mar-2019	HE L GITA	Renewed at 3/27/2019 11:54:39 AM		
A76041	02-Jan-1986	E V 270 UPPER GLENWAY A		\$10.00	
	15-Aug-1985	ES C			
A96371	23-Oct-1986	H F 270 UPPER GLENWAY A1B	TRIM OUT DUPLEX	\$15.00	
	24-Oct-1986	H= C			
	20-Oct-1986	H= R			
	16-Oct-1986	H= R			
L82204	19-Sep-2018	H F 270 UPPER GLENWAY B	FURNACE REPLACEMENT	\$50.00	(719) 684-3673
	02-Apr-2019	H= C BENH	NOTES HI/LOW GRILLE TO MECHANICAL ROOM		
	28-Mar-2019	H= P BENH	NEED NEW GAS FLEX		
	27-Mar-2019	HE L GITA	NOTES HI/LOW GRILLE TO MECHANICAL ROOM		
			Renewed at 3/27/2019 11:54:46 AM		
A76042	02-Jan-1986	E V 270 UPPER GLENWAY B		\$10.00	
	23-Aug-1985	ER C			
	23-Aug-1985	ES C			