



**Board of Adjustments
Tuesday, January 5, 2021 at 5:00 PM
Palmer Lake Town Hall, 28 Valley Crescent
Palmer Lake, Colorado**

AGENDA

**** IN-PERSON MEETING – REQUIRED MASK & SOCIAL DISTANCING ****

This agenda is subject to revision within 24 hours of start time.

1. Call to Order
2. Approval of Minutes – July 15, 2020
3. Application for a Variance – 348 Park (Rear Yard Setback)
4. Board Business – Re-establish Meeting Time & Appointments
5. Adjourn



RECORD OF PROCEEDINGS
Board of Adjustments
Wednesday, July 15, 2020
Palmer Lake Town Hall, 28 Valley Crescent
Palmer Lake, Colorado

Attendees:

Chair - Kurt Ehrhardt (present)
Co-Chair - Bob Miner (present)
Member - Ed Kinney (present)
Member - Glant Havenar (excused)
Member - Charles Ihlenfeld (present)
Member - Mike Richards (present)

1. Call to Order. The meeting was called to order by Chairman Ehrhardt at 6:00 PM.

2. Approval of Minutes. MOTION (Miner, Kinney) to approve the September 3, 2019, minutes. Motion passed. MOTION (Miner, Kinney) to approve the November 5, 2019, minutes. Motion passed. MOTION (Richards, Ihlenfeld) to approve the December 9, 2019, minutes. Motion passed.

3. Application for Variance – 33 Mystic Lane (David Tenace). Mr. Tenace's son spoke about the request, and it was stated that former Administration told them there would be no issue for a variance. Discussion took place about the construction of a house on the property. The property has not closed with the prospective buyer/builder. MOTION (Miner, Ihlenfeld) to deny the request for the variance. Residents from the area spoke against the variance, including - Ms. Monroe stating there is limited access currently to exit the area; Ms. Thompson stating the road is not wide enough to add homes and to manage the amount of run off in the area. Ms. Reynolds, the prospective buyer of the property, commented that she intends to buy the property. Discussion took place about the entire process as well as various options for the property owner vs. the current request for variance. Vote taken – 5-0 to deny the request. Motion passed.

4. Adjourn. Miner requested that Board business be added to the next agenda to discuss setting a regular meeting time. MOTION (Miner, Ihlenfeld) to adjourn at 6:36 PM. Motion passed.

Kurt Ehrhardt, Chair

Dawn A. Collins, Town Clerk

Town of Palmer Lake

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office
719-488-9305 - fax

Office Use Only

Date: Dec 18, 2020

Fees: \$ 100⁰⁰

Check #: 153

Rec'd By: _____

Fee: ~~\$200~~ \$100 PR

Variance Application Form

Name of Applicant: Blake Menter

Address: 348 Park St. Palmer Lake, CO Phone#: (720) 329-0162

Name of Proposal: Garage

Tax Schedule #: _____

Legal Description: _____

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.

Location of Property: Section: _____ Township: Palmer Lake

Range: _____ Quarter section: _____

Nearest Street Intersection: Park and Milton Existing Subdivision: Park View Sub

Current Zoning and Uses of Surrounding Property: N: _____ Residential

E: _____ Residential

S: _____ Residential

W: _____ Residential

Blake Menter
Signature of Owner

12/11/20

Date

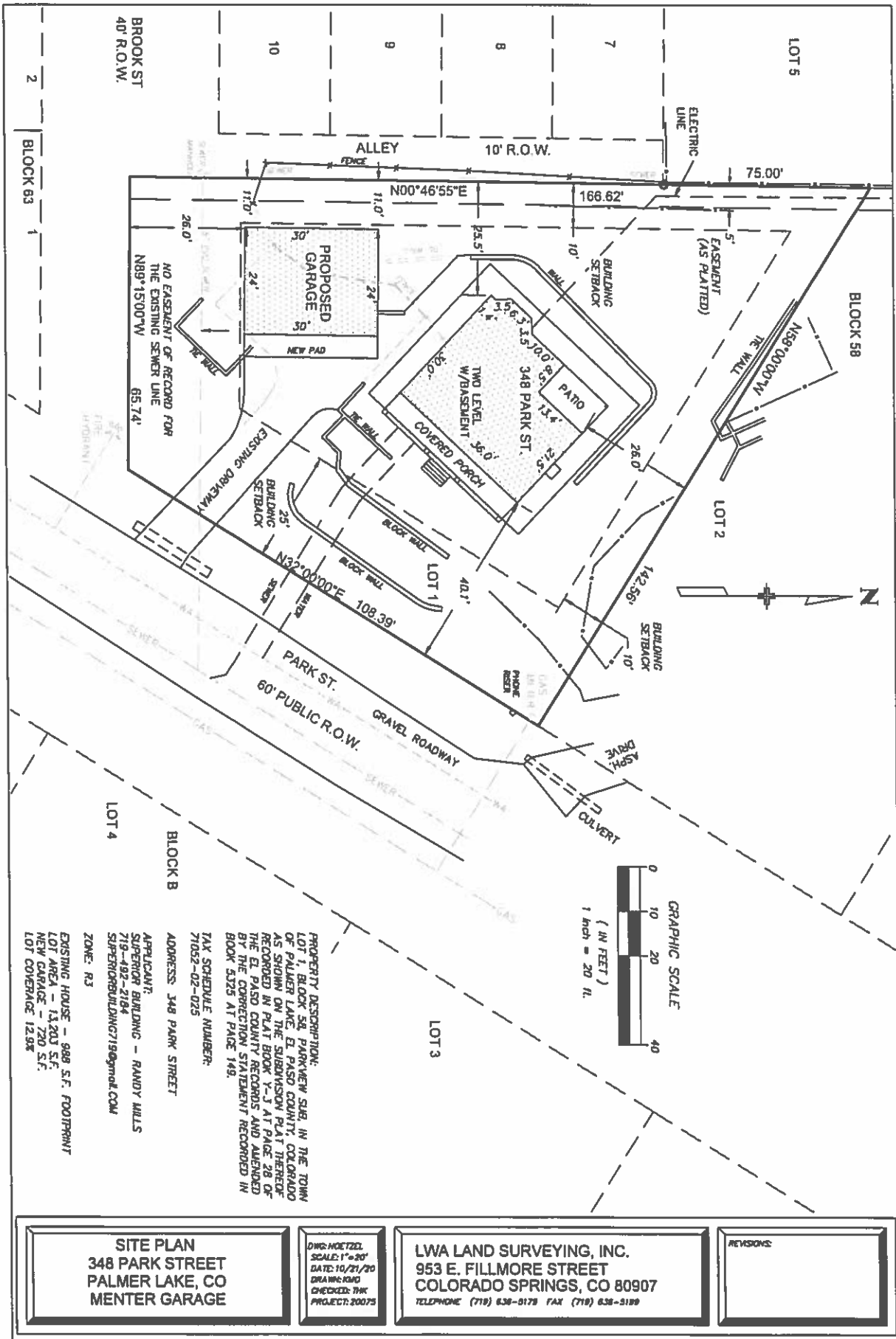
Town of Palmer Lake BOARD OF ADJUSTMENT VARIANCE REQUEST

Property Owner: <u>B. Menter</u>	Town Clerk: _____
Physical Address: _____	Date: _____
Mailing Address: _____	Fee: \$200 Paid: _____
Home Phone: _____	Site Plan and/ or Location Certificate
Work Phone: _____	Must Submitted with Application

Variance Request- A deviance from the adopted Subdivision and/ or Zoning Regulations.

1. State your variance request as you would like it approved. Including the benefit to yourself, neighborhood and the community.
We are asking for an approved variance of 11 feet from the property line (South/SW) for the proposed garage to be built. The garage would allow a safe place to park our vehicles, store garbage away from animals, and store lawn care equipment and tools. It would benefit our neighbors and community by ensuring that our cars are off the street for safe passage during the winter.
2. Please state those regulations that directly relate to the variance request.
Per the sanitation dept. structures need to be 15 ft off of the sewer line for easy and safe access in case of a problem. We are asking to build 11ft off of the line after checking with Jeff from the towns sewer department and confirming that he would have adequate space for safe access. With the limited amount of build-able space we have (due to the steep grade of our property) this is the only option we have.
3. Explain how the variance would not be injurious to health, safety, appearance and general welfare of the community, if granted.
The variance we are requesting would not be injurious to the health, safety, appearance, and general welfare of the community. The property is vacant and the position of the proposed structure is on our property. The building will be a permitted and safe structure that meets or exceeds current building code.
4. Explain how adjacent propertied would not be adversely affected if the variance is granted.
The structure will not be tall enough to block the view from any houses to the West of ours and there are no other homes close to the property line and therefor no one would be adversely impacted.
5. State how strict application of the zoning would place an unusual and unnecessary hardship on you and/ or other parties involved.
We have a limited amount of buildable space due to the steep grade of our property and without the variance we would be unable to add a garage to the property at all. We have two small children and having a garage would allow us safe access to and from our house without slipping and falling down the steep driveway on icy mornings. We have a lot of bear activity. The garage would allow us to keep our vehicles and our trash away from the wildlife more easily, making them and us safer.
6. 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.

NOTE: PLEASE ATTACHED ADDITIONAL NARRATIVE TO THE BACK OF THIS APPLICATION



SITE PLAN
348 PARK STREET
PALMER LAKE, CO
MENTER GARAGE

DWG: M02722
 SCALE: 1"=20'
 DATE: 10/21/20
 DRAWN: RMD
 CHECKED: THK
 PROJECT: 20073

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 638-5178 FAX (719) 638-5189

December 18, 2020

This application was received after discussion with Palmer Lake Sanitation and the property owner.

The PL Sanitation has reviewed the area and is okay with this setback from their line.

As the slope of the driveway is so steep, it appears that this is the most reasonable location.

The applicant misunderstood the setback discussion. The applicant went from the sewer line instead of the setback line.

I amended the Property Posting to show the actual setback from the property line.

A handwritten signature in blue ink, appearing to read 'Bob Radosevich', is positioned above the printed name.

Bob Radosevich