



Huerfano County Board of Adjustment Staff Report – Permit # LU-24-015, Variance Glenn Meeting Type – Public Hearing

Meeting Date: Monday May 20, 2024

Request Summary

With this Application Michelle Glenn (the Applicant) requests the following:

The applicant Michelle Glenn, is seeking a variance from setback requirements established in Section 1.03 of the Land Use Code to place a shipping container on property lines. Her intent is to create privacy between the campground nearby and her property.

The subject property is zoned Rural Residential. Zoning standards for this district are set forth in LUR Section §1.03.

Background

On April 25, 2024, Glenn submitted an application for a variance and has paid an application fee of \$75, plus fees for public noticing of \$20.00 and postage for notifying adjacent owners for \$27.00.

Code References

The following Code Sections are applicable to this application and may be referenced by the Huerfano County Board of Adjustment in their evaluation of the request:

§ 1.03.02

UR Urbanizing Residential District

This district is created to accommodate the urbanizing areas of Huerfano County where relatively high density residential and associated commercial and service development has occurred, is occurring or is desired to occur.

Minimum district size: 10 acres

Minimum lot area: ½ acre

Minimum lot width: 50 feet

Front yard setback: 20 feet

Side yard setback: 10

Rear yard setback: 20 feet

Maximum structure height: 40 feet

Maximum lot coverage: 30 percent

Staff Recommendation:

1. **Approval-** without any special conditions.
2. **Conditional-** approval with a description of the special conditions.
3. **Denial-** indicating for the record the reason(s) for such action.
4. **Continuation-** until a future date to gather more information or obtain clarification or for any other

Enclosures

- Application Materials
 1. Land Use Application
 2. Letter of Intent
 3. Proof of Ownership
 4. Adjacent Property Owners

Site Map/Vicinity Maps

