



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 items needed.

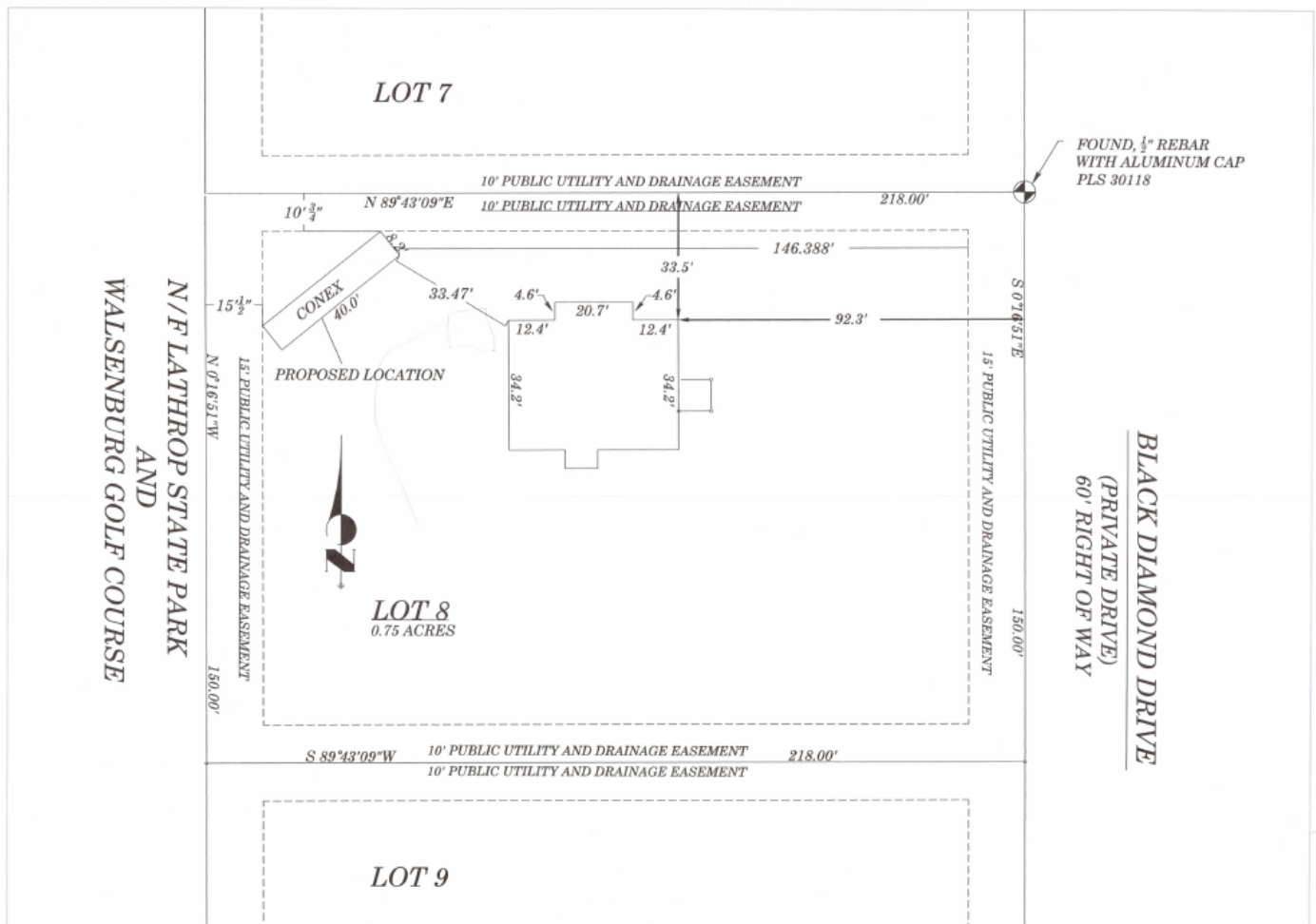
Board of Adjustment Public Hearing Decision:

On Monday May 20th the Huerfano County Board of Adjustment made a motion, a second and a unanimous vote to approve Michelle Glenn's Variance to be able to change the setbacks by 4.5 feet. For an alternative building. The alternative building must first be approved by the Huerfano County Building Authority Board prior to being built.

Enclosures

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

Site Map/Vicinity Maps



SITE PLAN
SCALE: 1/8" = 1'0"