



Huerfano County Board of Adjustment Staff Report – Permit # LU-24-006, Variance Appel Meeting Type – Public Hearing

Meeting Date: April 8, 2024

Request Summary

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

The applicants Claude and Michele Appel, are seeking a variance from setback requirements established in Section 1.03 of the Land Use Code to build an ADA covered, wooden footbridge from the top of their driveway to the second story of their home. This build would allow better entrance and egress for themselves as well as for any possible emergency service purposes. The Lot 113, Panadero Development, Filing No. 2 (parcel number 195754), 214 Valley Vista Road in Cuchara, CO. A public hearing will be held to consider a variance to County setback requirements on this property.

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

A letter was issued to referral agencies; no objections or concerns were voiced.

Background

On February 16, 2024, Appel's submitted an application for a variance, paid an application fee of \$75 plus fees for public noticing of \$20.00 and notifying adjacent owners for \$5.40 was billed by the County.

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

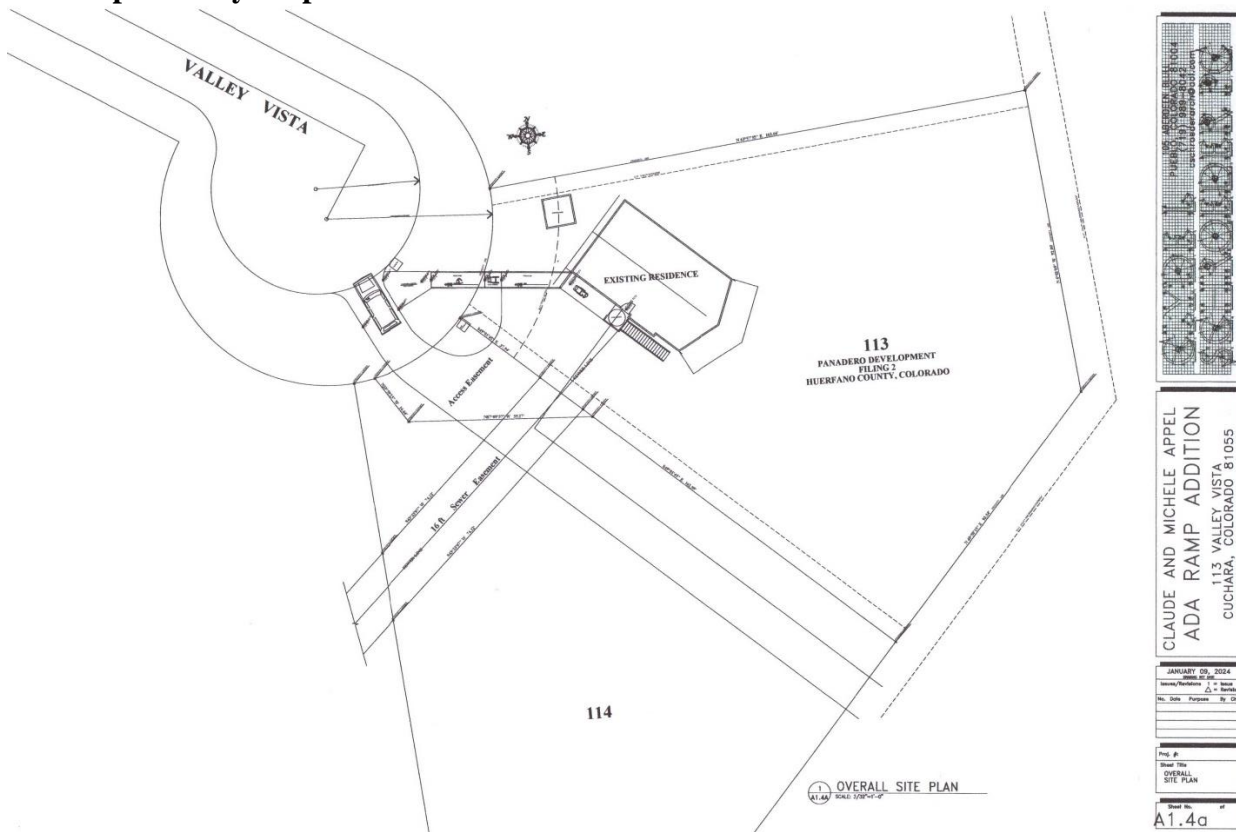
Staff Recommendation:

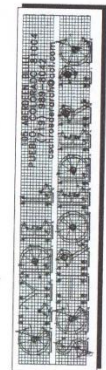
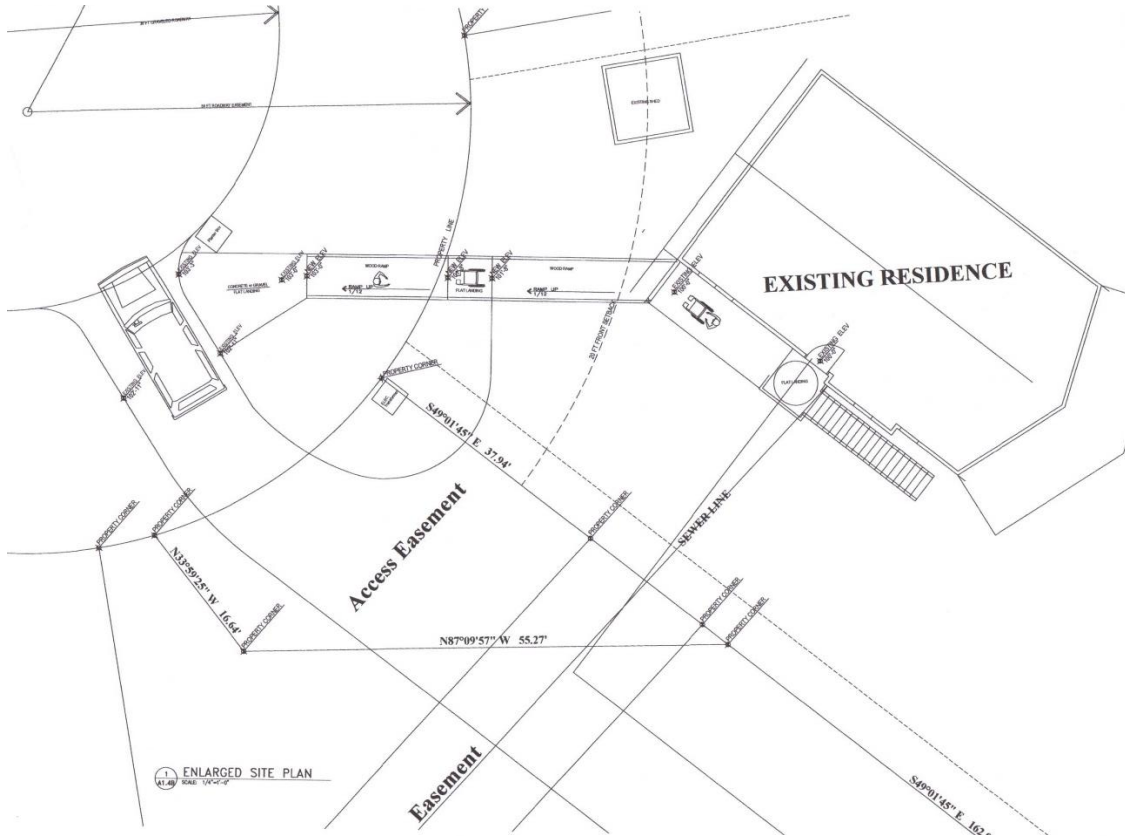
1. **Approval-** without any special conditions.
2. **Conditional-** approval with a description of the special conditions.
3. **Denial-** indicating for the record the reason(s) for such action.
4. **Continuation-** until a future date to gather more information or obtain clarification or for any other

Enclosures

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

Site Map/Vicinity Maps



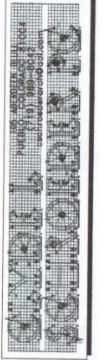


CLAUDE AND MICHELE APPEL
 ADA RAMP ADDITION
 113 VALLEY VISTA
 CUCHARA, COLORADO 81055

JANUARY 05, 2024			
Drawn/Revised	By	Scale	Sheet
No.	Date	Purpose	By

Proj. #
 Sheet Title
ENLARGED SITE PLAN

Sheet No.
A1.4B



CLAUDE AND MICHELE APPEL
 ADA RAMP ADDITION
 113 VALLEY VISTA
 CUCHARA, COLORADO 81055

JANUARY 05, 2024			
Drawn/Revised	By	Scale	Sheet
No.	Date	Purpose	By

Proj. #
 Sheet Title
WEST ELEVATION

Sheet No.
A2.0

