



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

Office Use Only	
Case Number:	_____
Date:	_____
Fees:	\$200 (non-refundable)
Check #:	516
Rec'd By:	MAC
Application Complete:	11/7

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

Variance Application Form

Name of Applicant/Property Owner: Jack and Victoria Lynch

Address: 101 Highland Road Phone#: 609-819-2229

Email: jack.l.lynch@gmail.com

Name of Proposal: Front deck

Legal Description or Address: 7105306031
Tax Schedule #

This is a Variance – A deviation from 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: _____
 E: _____
 S: _____
 W: _____

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

Replace the front deck. The current size is 8' wide by 4' deep. The deck is cantilevered. To replace this deck at the current size would require new support posts that will land in the middle of a walkway between the house and a retaining wall. This request is to increase the depth of the deck to 8'. This will allow the placement of the support posts to be out of the narrow walkway. There is no impact to the community. The deck will not be visible from the street or adjoining properties. The deck is inset into the eaves by 2'. An 8' deep deck will be 6' from the outer edge of the eaves.



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Please state the regulation/code that directly relates to the variance request.

The front setback is 25'. The house is already 3' into the setback. An 8' deck would be 6' into the setback. Note - The deck sits 2' into the eaves.

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

There is no effect to the community. The deck is not visible from the street or adjoining property. View of Palmer Lake star is enhanced.

Explain how adjacent properties will be affected if the variance is granted.

There is no effect to adjacent properties.

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

The replacement at the original size places new support posts in the middle of a narrow walkway between the house and retaining wall.

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

No.



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

Applicant Signature: Jack Lynch Date: Nov/7th/22

If the applicant is not the owner:

As owner of the above property, I agree to this application.

Owner - Print: Jack Lynch
Owner - Signature: Jack Lynch Date: Nov/7th/22



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PROCEDURAL CHECKLIST

All applications must be submitted to the Town office 30 days before the Board of Adjustment meeting. Board of Adjustment meetings are held the 1st Tuesday of each month as need, or as otherwise posted date.

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

Submittal Requirements

- ✓ Application
- ✓ Plot Plan or Site Plan. A dimensioned plan that provides a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
 - 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.
 - Existing buildings and structures on the parcel, including all property line setback measurements.
 - Related physical conditions that may influence the variance request.
 - Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/property names, if known.
 - Adjacent streets, including street names, right-of-way widths.
- ✓ An ILC (Improvement Location Certificate) will be required BEFORE and AFTER construction and be filed with El Paso County Clerk/Recorder by applicant when completed.
- ✓ All requested set back variances must be shown depicting distance from the property boundary to the outer edge of the roof eaves (provide a “bird’s eye” view).
- ✓ Applicant is responsible for locating and marking property (boundary) corners and staking the area of the proposed variance. Stakes must be painted orange or have red flags attached. Utility locates must be called for and marked properly.
- ✓ Upon receipt and review of the Application, the Town will prepare and place a sign on the property posting the meeting date/time. The sign must be left in place until after the Board of Adjustment meeting/hearing.

Note: If the applicant is different than the property owner, applicant must provide a notarized letter giving permission to be the representative in this action.



