

**NOTICE OF PUBLIC HEARING**

**TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, March 5, 2024, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for a rear yard setback to 20 ft for a single-family home, located at 826 Meadow Lane, Palmer Lake (parcel 7110006134). A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953. /s/ Dawn A. Collins, Town Clerk

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

Office Use Only	
Case Number:	_____
Date:	<u>1/11/24</u>
Fees:	<del>\$200</del> (non-refundable) <u>\$400<sup>00</sup></u>
Check #:	<u>1932</u>
Rec'd By:	<u>Toni</u>
Application Complete:	<u>Yes</u> <span style="float: right;">MWR BWA</span>

**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: E-Rock LLC Kurt Ehrhardt - Manager

Address: 823 Meadow Lane PL 80133 Phone#: 719-491-0309

Email: MKEhrhardt@gmail.com

Name of Proposal: Request variance of 5' setback from 25' Rear

Legal Description or Address: Lot 43 71100-06-134 ; 826 Setback  
Tax Schedule # meadow Ln.

**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:	<u>R-3</u>	<u>Residential</u>
E:	<u>"</u>	<u>"</u>
S:	<u>"</u>	<u>"</u>
W:	<u>"</u>	<u>"</u>

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

Reduce setback on rear of lot to 20'

\_\_\_\_\_

\_\_\_\_\_

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

Existing setback requirement for this particular zone is 25' for front + rear of lot and 7.5' for the sides

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

By allowing this variance I will be able to build a nice home for the area. Increasing tax revenue for the town!

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

No change of property values to be affected by allowing me to build a comparable size house as the rest of the community

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

The floodplain does not allow me to build a comparable size house to the adjacent homes in the area.

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

Yes, Lots 44 + 42. They both have approximately 12,000 Sq. Ft.



**EL PASO COUNTY - COLORADO**7110006134  
826 MEADOW LNTotal Market Value  
\$21,100**OVERVIEW**

Owner:	EROCK LLC
Mailing Address:	PO BOX 307 MONUMENT CO, 80132-0307
Location:	826 MEADOW LN
Tax Status:	Taxable
Zoning:	-
Plat No:	R01421
Legal Description:	LOT 43 BLK 1 ELEPHANT ROCK ACRES PALMER LAKE

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$21,100	\$5,890
Improvement	\$0	\$0
Total	\$21,100	\$5,890

No buildings to show.

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT RESIDENTIAL LOTS	27.900	0.367378 Acres	\$21,100

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: PER Levy Year: 2023 Mill Levy: 71.244

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	8.279	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719)481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
LEWIS-PALMER SCHOOL DISTRICT #38	38.336	BRETT RIDGWAY	(719)488-4705
PIKES PEAK LIBRARY DISTRICT	3.061	RANDALL A GREEN	(719)531-6333
PALMER LAKE SANITATION DISTRICT	0.000	BECKY ORCUTT	(719)481-2732
EL PASO COUNTY CONSERVATION DISTRICT	0.000	MARIAH HUDSON	(719)600-4706

