



BOARD OF ADJUSTMENTS

Tuesday, November 07, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5 pm.

Roll Call. Present: Mike Richards, Bob Miner, Eddie Kinney, Kurt Ehrhardt, Charlie Ihlenfeld. Excused: Kevin Dreher.

Approval of Minutes

1. Minutes from August 1, 2023. MOTION (Miner, Richards) to approve the minutes from August 1, 2023. Motion passed 5-0.

Public Hearing

2. Application for a Variance of Side Yard Setback, 17 South Valley. Mr/s Greg and Remi Woodrow addressed the Board about their request to rebuild the existing deck at their residence, which has been nonconforming to the setbacks. Board member Bob Miner inquired about the home not being compliant to zoning code setbacks. Discussion took place about nonconforming structures, by code, not being able to improve without complying with zoning code. It was discussed that the way to obtain compliance for these long-time noncomplying structures is with an approved variance. MOTION (Ihlenfeld, Kinney) to approve the variance to include the existing structure as is. An ILC is required to complete the record. No improvement should encroach beyond the existing setbacks. Motion passed 5-0.

Other Business

3. Memo Relating to Non Compliance to Zoning Code (Krob Law). Discussion took place about the memo provided by Attorney Krob about nonconforming structures or use and assisting properties to become compliant to code with an approved variance.

Adjourn. MOTION (Kinney, Richards) to adjourn at 5:18 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk