

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, November 7, 2023, at 5:00 PM at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for a side yard setback to 5 ft to replace an existing deck, located at 17 South Valley Road, Palmer Lake (parcel 7105405011). 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



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

received
9-19-23

Office Use Only	
Case Number:	_____
Date:	9-19-23
Fees:	\$200 (non-refundable)
Check #:	3162
Rec'd By:	_____
Application Complete:	_____

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

Variance Application Form

PAID

Name of Applicant/Property Owner: Gregory and Remi Woodrow

Address: 17 South Valley Road Palmer Lake, CO 80133 Phone#: 719-649-0970

Email: RGWOODROW@MSN.COM

Name of Proposal: Request for Side Variance (East) 17 South Valley Road Palmer Lake, CO 80133

Legal Description or Address: 7105405011
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:	<u>Town Road</u>	<u>17 South Valley Road</u>
	E:	<u>R3</u>	<u>Single Family Residential</u>
	S:	<u>Not Noted</u>	<u>Single Family Residential</u>
	W:	<u>R3</u>	<u>Single Family Residential</u>

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

-We are requesting a variance for the above address to seek relief of the required side (east) yard setback of 7 1/2 ft., to allow us to replace our current deck with a new deck having the same footprint as the old deck (5 ft. setback).

Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.



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

17.28.030 (ORD. 15-1973, III: 8c, 1973)

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

Granting the variance will not be materially detrimental to the health, safety, appearance, and general welfare of the community, if granted.

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

Granting the variance will not be materially detrimental to the adjacent properties.

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

Strict application of the zoning would not allow us to replace our 40+ year old deck with the same foot print. This will cause hardship by eliminating use of an existing exit door on the affected side (east).

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

Yes. 1 lot to the west (25 South Valley Road). 18,944 Sq Ft



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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: *Ken Woodrow* Date: 19 Sept 2023
Bregan Woodrow

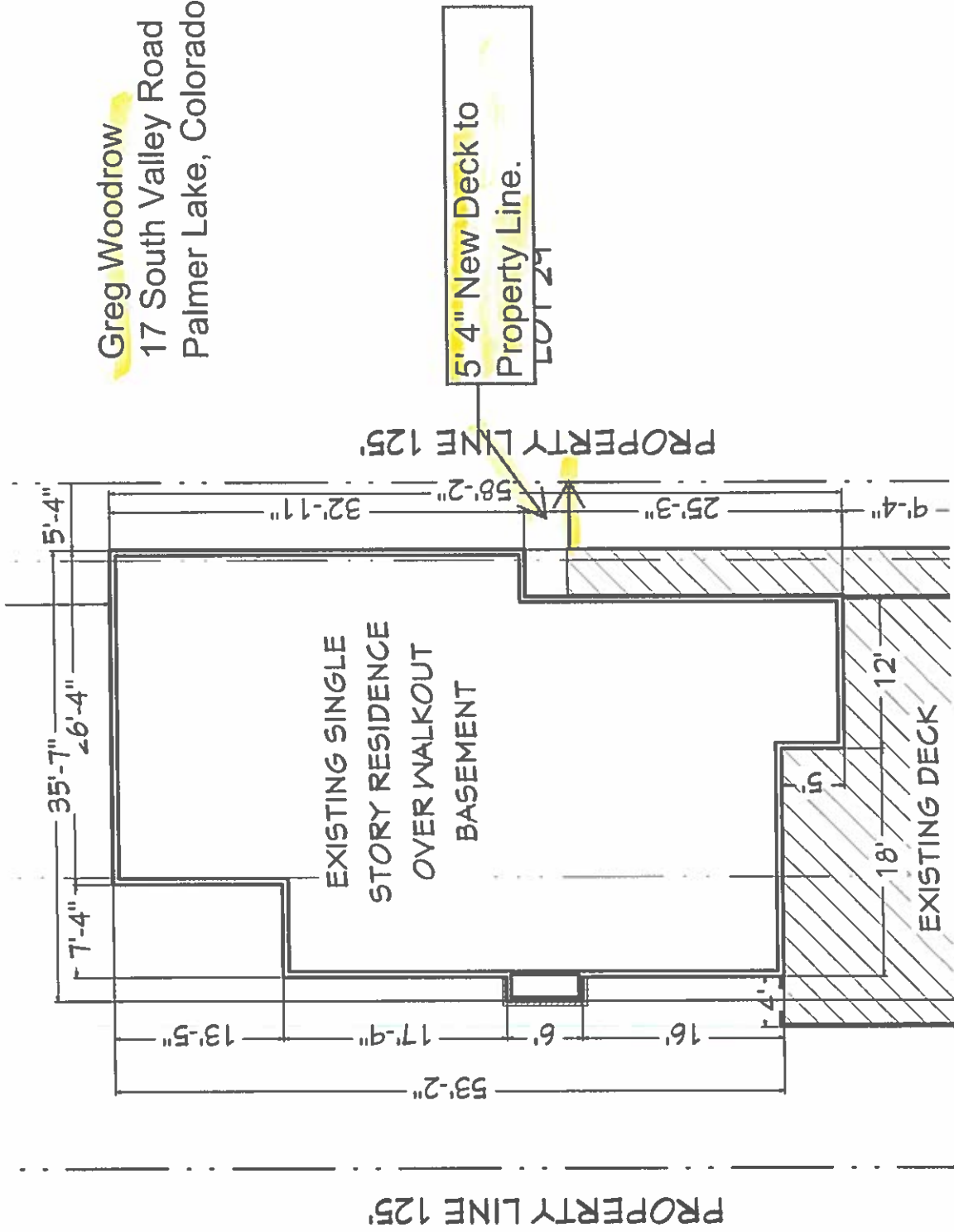
If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ Date: _____

Greg Woodrow
17 South Valley Road
Palmer Lake, Colorado



LOT 26