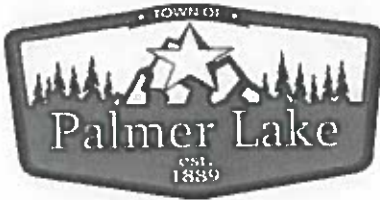


NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, November 5, 2024, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for street frontage of 25 feet, located at 0 Aurelia St, Palmer Lake, parcel 7105100010. 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
9-17-2024

PAID
check # 158

Office Use Only

Case Number: _____

Date: 9-17-2024

Fees: ~~\$200~~ (non-refundable) Res. 300.00

Check #: _____

Rec'd By: [Signature]

Application Complete: 9118

BOA 11/5

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: Nanette S. Drobniak

Address: physical: 57 Pineview St. Phone#: 719-322-1300
Palmer Lake, CO 80133 P.O. Box 522

Email: manusue@yahoo.com

Name of Proposal: _____

Legal Description or Address: 0 Aurelia St. Monument, CO 80132
Tax Schedule # Parcel # 7105100010

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: R3	RESIDENTIAL
	E: R3	RESIDENTIAL
	S: R3	RESIDENTIAL
	W: RA	VACANT

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

WE WOULD LIKE THE 50' ALONG A CITY STREET TO BE REDUCED TO THE 25' THAT WAS DEEDED WHEN THE PROPERTY WAS PURCHASED.



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

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

17.36.030 MINIMUM LOT WIDTH 50 FEET STREET FRONTAGE

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

IT WOULD MAKE NO IMPACT AS THIS PROPERTY HAS ONLY HAD 25 FEET AT THE DEAD END OF AURELIA STREET SINCE BEING PURCHASED.

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

THE ADJACENT PROPERTIES WOULD NOT BE AFFECTED BY THE STATUS QUO

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

A BUILDING PERMIT WOULD NOT BE OBTAINABLE.
IT WOULD BE A FINANCIAL BURDEN ON THE OWNER IF THEY HAD TO PURCHASE AN ADDITIONAL 25 FEET FROM THE ADJACENT OWNER TO THE SOUTH.

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

YES, FOUR LOTS LOCATED AT 57 PINEVIEW STREET 12,500 S.F.



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

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

Applicant Signature: Nanette Drobnick Date: 9-17-24

If the applicant is not the owner:

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

Owner - Print: Nanette Drobnick

Owner - Signature: Nanette Drobnick Date: 9-17-24



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

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.

17.36.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an R3 zone are as follows:

- (1) Minimum lot size: 5,000 square feet.
- (2) Minimum lot width: 50 feet street frontage.
- (3) front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: 7.5 feet.
- (5) Rear yard setback from property line: 25 feet.

(Code 1973, § 17.28.030; Ord. No. 15-1973, § III:8:c, 1973)

17.36.040. - Structure height and area.

The structure height and area requirements for an R3 zone shall not exceed 30 feet.

(Code 1973, § 17.28.040; Ord. No. 15-1973, § III:8:d, 1973)

17.36.050. - Required off-street parking.

For required off-street parking, see chapter 17.84.

(Code 1973, § 17.28.050; Ord. No. 15-1973, § III:8:e, 1973)

17.36.060. - Signs.

Signs in the R3 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.28.060; Ord. No. 15-1973, § III:8:f, 1973; Ord. No. 18-2000, § 9, 2000)

17.36.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.28.070; Ord. No. 14-1987, § 5, 1987; Ord. No. 3-1981, § 1, 1981)