



## BOARD OF ADJUSTMENT

**Tuesday, August 06, 2024 at 5:00 PM**

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

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### MINUTES

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**Call to Order.** Chair Ehrhardt called the meeting to order at 5:15 pm.

**Roll Call.** Present: Kurt Ehrhardt, Kevin Dreher, Michael Richards, Bob Radosevich.

#### **Approval of Minutes**

1. Minutes from May 7, 2024. MOTION (Radosevich, Richards) to approve the minutes with the correction of a name spelling. Motion passed 4-0.

#### **Public Hearing**

2. Application for Variance of Front Yard Setback, Parcel 7105311022 (Glen Ave). Mr. Malin Jones introduced himself and presented the application for Christy and Robert McKie. A letter was provided from the applicants to be represented by Mr. Jones. The property is located at 389 Glen Ave., Lots 27 & 28. The request is for a variance of ten feet to the front setback from the front property line. Mr. Jones explained that with the variance approval this would allow for a garage to be constructed for storage, creating a cleaner, more tidy property. The adjacent property is currently a short term rental, and the variance would not affect the property. Mr. Jones addressed the drastic slope of the property, limiting where a garage can be built, and explained that dirt will be brought in to fill for the garage to be more level to the roadway. The property owner intends to retain the trees on the property. Discussion took place about the side setback, and Collins noted to members that it was discussed with the applicants, and she pointed out the drawing stating eight feet from the roof eave to the side property line. There was discussion about the position of the garage, and it was decided the applicant's proposal was the best to accommodate drive access. Board members discussed the requirement of an ILC to make sure that setbacks are met in accordance with Board approval. MOTION (Ehrhardt, Dreher) to grant the variance for fifteen feet from the front property line to the garage with the requirement of a completed ILC. Motion passed 4-0.

**Other Business.** None

**Adjourn.** MOTION (Radosevich, Richards) to adjourn at 5:35 pm. Motion passed.

*Minutes by: Grace A. McNeil, Deputy Town Clerk*