



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

| Office Use Only | |
|-----------------------|--|
| Case Number: | _____ |
| Date: | <u>6/7</u> |
| Fees: | <u>\$200</u> (non-refundable) <u>400</u> - |
| Check #: | _____ |
| Rec'd By: | <u>MAC</u> |
| Application Complete: | <u>8/1 BOA</u> |

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: Jay Rudey

Address: 7455 Osceola Street, Westminster, CO 80030 Phone#: 720-436-3507

Email: jayrudey@yahoo.com

Name of Proposal: Buena Vista Avenue Addition

Legal Description or Address: 418 Buena Vista Avenue, Palmer Lake, CO 80133
Tax Schedule # 7105334009

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: R 3 _____
 E: _____
 S: _____
 W: _____

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 in order to build an addition on the North side of the existing house. We are requesting this variance because if you look at the existing site plan on Sheet A1.0, you will see that with the existing front and rear required setbacks, that we would only have 10 feet of area to build within for new construction. Due to this, we need a variance for lesser front and rear setbacks in order to build our proposed addition. There is also currently an existing deck that extends off of the existing house on the north and east sides. We will also need the variance to allow for an extension of this existing deck to extend along the east side of the new addition, which will encroach into the proposed front setback as shown on Sheet A1.0. The new addition would align with the existing east and west walls of the house. The addition would create a new, oversized 3-car garage, with new living space above. The added living space would create new bedrooms and beneficial added area in which a family could live. The existing house is very small and has been empty for a long time. The addition would greatly improve the house and would create a positive opportunity to improve the lot, bringing potential buyers and new revenue to the neighborhood.

Variance Application
 Rev 03/25/2021



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

In the zoning code, it states that there is a required 25-foot front setback and a 25-foot rear setback. Our lot is only 60 feet deep in the east/west direction, therefore, we need a variance for lesser front and rear setbacks for our proposed addition.

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

The new addition would bring great value in that the house would be newly worked on and substantially upgraded. This would not only visibly improve the lot, but would also bring potential new buyes/families to live in the home. The newly developed lot would be safe, clean, upgraded in appearance and functionality, and would bring positive money/revenue to the neighborhood.

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

With the proposed addition and upgrades, the area would become more visibly appealing. It would also raise surrounding property values and bring in new revenue for the Palmer Lake area.

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

Considering that the existing house is already a non-conforming structure to the R-3 zoning code, we would just want to align our proposed east and west walls with the existing. The hardship is that the site is only 60 feet deep in the east/west direction. With the 25-foot front and rear setback requirements, we would only have 10 feet to work with for any new construction. That is why we need the variance.

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

No



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

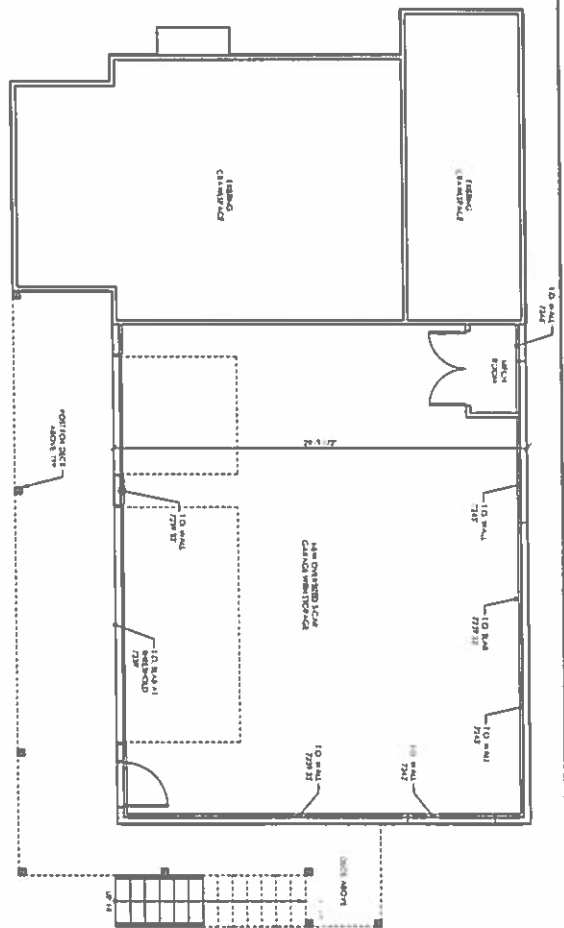
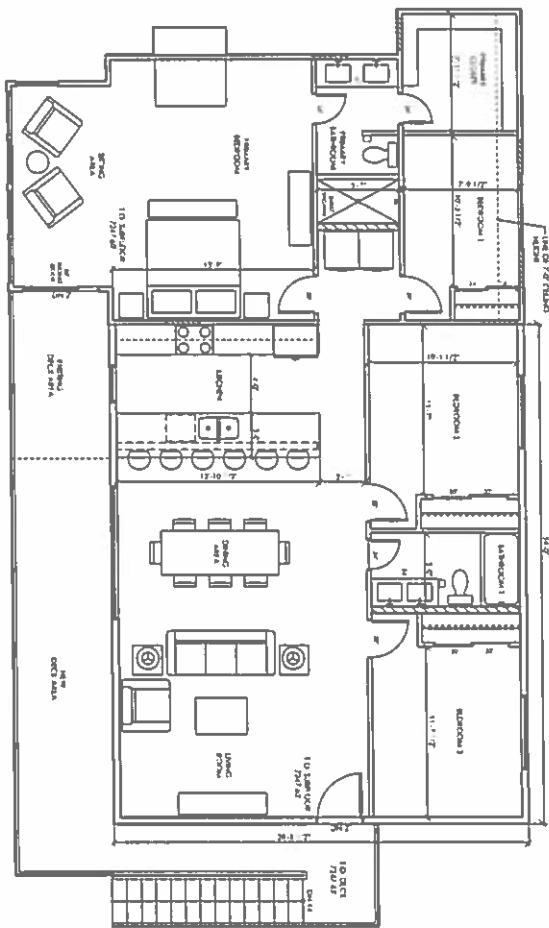
Applicant Signature: Jay Ridey Date: 6/05/2023

If the applicant is not the owner:

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

Owner - Print: _____

Owner - Signature: _____ Date: _____



PROPOSED MAIN LEVEL FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



PROPOSED GARAGE PLAN 2
SCALE: 1/8" = 1'-0"

A2.1

PROPOSED FLOOR PLANS

| NO. | DESCRIPTION | DATE |
|-----|--------------------|------------|
| 1 | ISSUED FOR PERMITS | 08/20/2023 |
| 2 | ISSUED FOR PERMITS | 08/20/2023 |
| 3 | ISSUED FOR PERMITS | 08/20/2023 |
| 4 | ISSUED FOR PERMITS | 08/20/2023 |
| 5 | ISSUED FOR PERMITS | 08/20/2023 |
| 6 | ISSUED FOR PERMITS | 08/20/2023 |
| 7 | ISSUED FOR PERMITS | 08/20/2023 |
| 8 | ISSUED FOR PERMITS | 08/20/2023 |
| 9 | ISSUED FOR PERMITS | 08/20/2023 |
| 10 | ISSUED FOR PERMITS | 08/20/2023 |

Buena Vista Avenue Addition
418 Buena Vista Avenue
Palmer Lake, Colorado 80133

SUR
Design, Inc.
14800 E. Harvard
Suite 100
Denver, CO 80231
720.390.1000