



BOARD OF ADJUSTMENTS

Tuesday, March 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: Bob Miner, Kevin Dreher, Eddie Kinney, Kurt Ehrhardt, Charlie Ihlenfeld. Introduction of new alternate member Bob Radosevich was made and introduction of new Board of Trustee member Kevin Dreher. Alternate Mike Richards arrived after 5 pm. Staff: Dawn Collins.

Approval of Minutes

1. Minutes from December 6, 2022. MOTION (Kinney, Dreher) to approve the minutes as presented. Motion passed 5-0.

Public Hearing

2. Hearing and Consideration of a Variance Application for a Front Setback (34 Pineview St). Mr. Greg Trowbridge provided background for the requested front yard variance into the setback to allow a deck to accommodate his parents. He explained the prior plans, subdivision, building the home, and original plan of a stoop at grade that was altered due to encountering granite. He explained the encroachment of about 5 ft into the front setback with a constructed deck for a total of a 6 ft front yard variance. Discussion took place about access from the back vs. front and alternate access options. Members inquired why Mr. Trowbridge built the deck without permission/approval for a variance and without a land use application to construct it. Mr. Trowbridge stated he still needs to complete final grading for final occupancy but wanted some manner of access for his parents. Discussion about parking for the occupants took place. Ms. Madeline Stevens stated that she is a neighbor and is concerned about space for parking along the roadway without a driveway. Mr. Bob Radosevich inquired if there was a previous variance and expressed concern about parking. Collins confirmed that the residential code requires two parking spaces. There will not be a garage. Discussion took place about different options for appropriate parking at the rear or side yard and a slab at the front of the property. Board member Miner stated it was presumptuous that the deck was built. MOTION (Miner, Dreher) to deny the request for a front yard variance. Motion passed 5-0.

Other Business

3. Municipal Code Chapter 2.16 Relating to Board of Adjustment. The adopted code was distributed to the members.

4. Memo from Krob Law Relating to BOA Role. A memo was distributed from Attorney Krob about the role of members, managing quasi-judicial matters and identifying a hardship for the record. Collins stated that members are welcome to present questions or request training from Attorney Krob.

Adjourn. MOTION (Ehrhardt, Dreher) to adjourn at 5:49 pm.

Minutes by: Dawn A. Collins, Town Clerk