



## BOARD OF ADJUSTMENTS

Tuesday, July 05, 2022 at 5:00 PM

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

---

### MINUTES

---

**Call to Order.** Chair Miner called the meeting to order at 5:00 PM.

**Roll Call.** Present: Bob Miner, Glant Havenar, Charlie Ihlenfeld, Ed Kinney, Kevin Dreher. Excused: Kurt Ehrhardt, Mike Richards.

#### Approval of Minutes

1. Minutes from June 7, 2022. MOTION (Havenar, Ihlenfeld) to approve the minutes. Motion passed.

#### Public Hearing

2. Request for Variance - 130 Oakdale (Deck Replacement). Collins provided the background that upon receipt of a land use application to replace a current deck, Town staff identified the deck within the setbacks. After discussion with the contractor, it was learned the deck was not permitted nor to code. Owners Jerred and Sharon Jantzen spoke to the request for a variance to improve the deck and get it compliant for the requirement and safety of a short term rental and improve the current deck as well as proper permits and code requirements. Discussion took place about the original build of the home. There are two access points to the deck from the interior that the property owners identified as a hardship if had to seal. MOTION (Kinney) to approve the request as presented. No second; motion failed. Discussion took place about keeping it to the existing footprint. MOTION (Ihlenfeld, Dreher) to grant the variance up to the existing footprint – not more than 18 ft setback – and allow all existing cantilever into the setback “as is” and Miner added a stairway if required by code to exit the deck. Roll call vote taken – aye 4; nay 1 (Kinney). Motion passed.

**Other Business.** Miner inquired about Kurt and Charlie conducting pre-construction meetings for new build land use permits and offered any of the members to assist.

**Adjourn.** MOTION (Dreher, Ihlenfeld) to adjourn at 5:55 PM. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk