



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

Office Use Only	
Case Number:	_____
Date:	<u>6/23/2021</u>
Fees:	<u>\$200</u> (non-refundable)
Check #:	<u>274.</u>
Rec'd By:	<u>DAE</u>
Application Complete:	_____

8/3
BOA

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: JOSE R. GALAVIZ

Address: 14655 SILVERTON RD., COLORADO SPRINGS, CO 80921 Phone#: 719-491-0460

Email: agruiz37@gmail.com

Name of Proposal: REQUESTING A 7' 6" SIDE YARD SET BACK WHERE A 25' SET BACK IS REQUIRED ON THE WESTERN SIDE OF THE LOT

Legal Description or Address: 33 MYSTIC LANE, LOT 1 TAHAWUS TERRACE SUBDIVISION, PALMER LAKE, COLORADO

Tax Schedule # : 71005418003

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	RESIDENTIAL
	E: R-3	RESIDENTIAL
	S: C-1	VACANT LAND
	W C-1	VACANT LAND

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

ALLOW A 7' 6" SIDE YARD SET BACK WHERE A 25' SIDE YARD SET BACK IS REQUIRED ON THE WESTERN SIDE THE SUBJECT LOT. THIS WILL ALLOW THE CONSTRUCTION OF A HOME ON THE LOT WHICH WILL CONFORM TO NORMAL WIDTH AND APPEARANCE OF HOMES WITHIN THE NEIGHBORHOOD.

* Per email, also request a 21' rear setback for deck (from 25') .



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

25' SIDE YARD SET BACK FROM SIDE STREET RIGHT OF WAY TO PROPOSED STRUCTURES OR HOME. THIS IS CONSIDERED A CORNER LOT

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

A NORMAL HOME WILL BE BUILT ON THE PROPERTY WHICH WILL CONFORM TO THE STANDARDS OF THE NEIGHBOR HOOD. RATHER THAN A HOME THAT WOULD HAVE TO BE VERY NARROW(20') IN ORDER TO COMPLY WITH THE STANDARD SIDE YARD SET BACK OF 25'

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

PROPERTIES WILL NOT BE ADVERSLY AFFECTED BY CONSTRUCTING A HOME OF A NORMAL WIDTH. THE EASTERN SIDE YARD SET BACK WILL BE NORMAL FOR THE NEIGHBORHOOD.

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

IT WILL MAKE THE HOME EXTREMELY NARROW AND THEREBY GREATLY REDUCE THE HOMES VALUE AND LOOK OUT OF PLACE WITHIN THE NEIGHBORHOOD



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

I DON'T OWN ANY ADJACENT LOTS

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

Applicant Signature: Jose R. Galiviz **Date:** 6-22-21

If the applicant is not the owner:

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

Owner – Print: JOSE R. GALIVIZ

Owner – Signature: Jose R. Galiviz **Date:** 6-22-21

Request for Additional Setback Variance:

Galaviz Residence

The applicant is proposing a rear yard setback variance to reduce the standard rear yard setback from 25' to 23' to construct a small deck. The current plot plan is showing the building to be 6'x20' in area. The applicant is requesting to extend the dwelling area to 8'x20' to allow the construction of a small deck towards the rear of the house. The required setback, per zoning regulations, currently stands at 25'. The variance proposal is for a decrease in setback to 23'.

Per the plot plans, all dimensions will be mirrored or 'reflected vertically' to allow more surface area to utilize every square foot per compliance.

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on August 3, 2021, at 6:00 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance request from 25' to 7'-6" for a side yard setback AND a variance from 25' to 21' for a rear yard setback for property located at 33 Mystic Lane, tax schedule #71005418003. 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