



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

Office Use Only	
Case Number:	_____
Date:	<u>7/9/24</u>
Fees:	<u>\$200</u> (non-refundable)
Check #:	_____
Rec'd By:	<u>[Signature]</u>
Application Complete:	<u>8/6 BOA</u>

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

*publish
7/17*

Variance Application Form

Name of Applicant/Property Owner: Christy and Robert McKie

Address: 389 Glen Ave Phone#: 952-221-9238

Email: robertmckiel@gmail.com

Name of Proposal: McKie Garage

Legal Description or Address: 389 Glen Ave Lots 27-28
** Tax Schedule # 7105 311022*

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: <u>PUD</u>	<u>Estemere Mansion</u>
	E: <u>R3</u>	<u>Single Family home</u>
	S: <u>RA</u>	<u>Forrest and trail</u>
	W: <u>R3</u>	<u>Single family home</u>

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

We are requesting a vairance in the front easement of our lots 27-28 from the required 25' to a reduced 15'.



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

Regulation states that a permanent structure must have a 25' easement from the front and back property line to the structure.

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

If granted the garage will be built to match the house on the property, allowing for vehicle and item storage within the unit creating a cleaner, more tidy property. Safety would also be increased as items stored on property today would be moved into the garage space,

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

The only adjacent property that would be affected is to the east of us at 365 Glenside road as the garage would be next door. That property is currently being used as an Airbnb so there would be no impact.

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

Our current property was built originally in 1895. It is grandfathered into zoning currently with 13 adjoining lots. Lots 1-9 are extremely challenging to build on due to the slope of the terrain and the distance of the garage to the home. Lots 27-28 where the proposed garage is to be located also slopes dramatically down the mountain,

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

Yes, we own lots 1-9 on the west side of the home, with approximately 22,501 square feet on those lots.



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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: Christy McKie **Date:** 7-8-2024
Robert McKie

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ **Date:** _____



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PROCEDURAL CHECKLIST

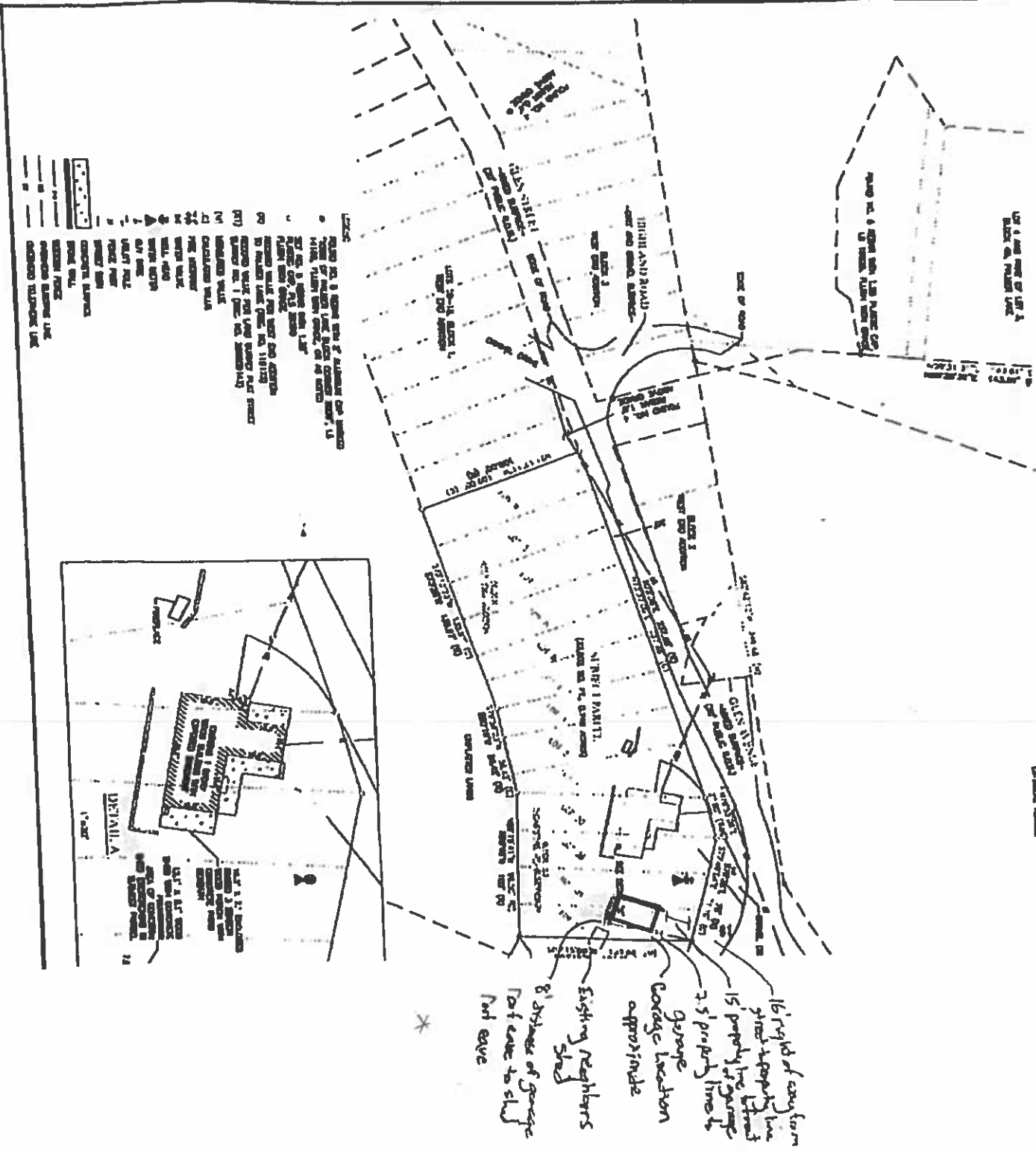
All applications must be submitted to the Town office 30 days before the Board of Adjustment meeting. Board of Adjustment meetings are held the 1st Tuesday of each month as need, or as otherwise posted date.

All submittals must be in compliance with the corresponding Palmer Lake Municipal Code.

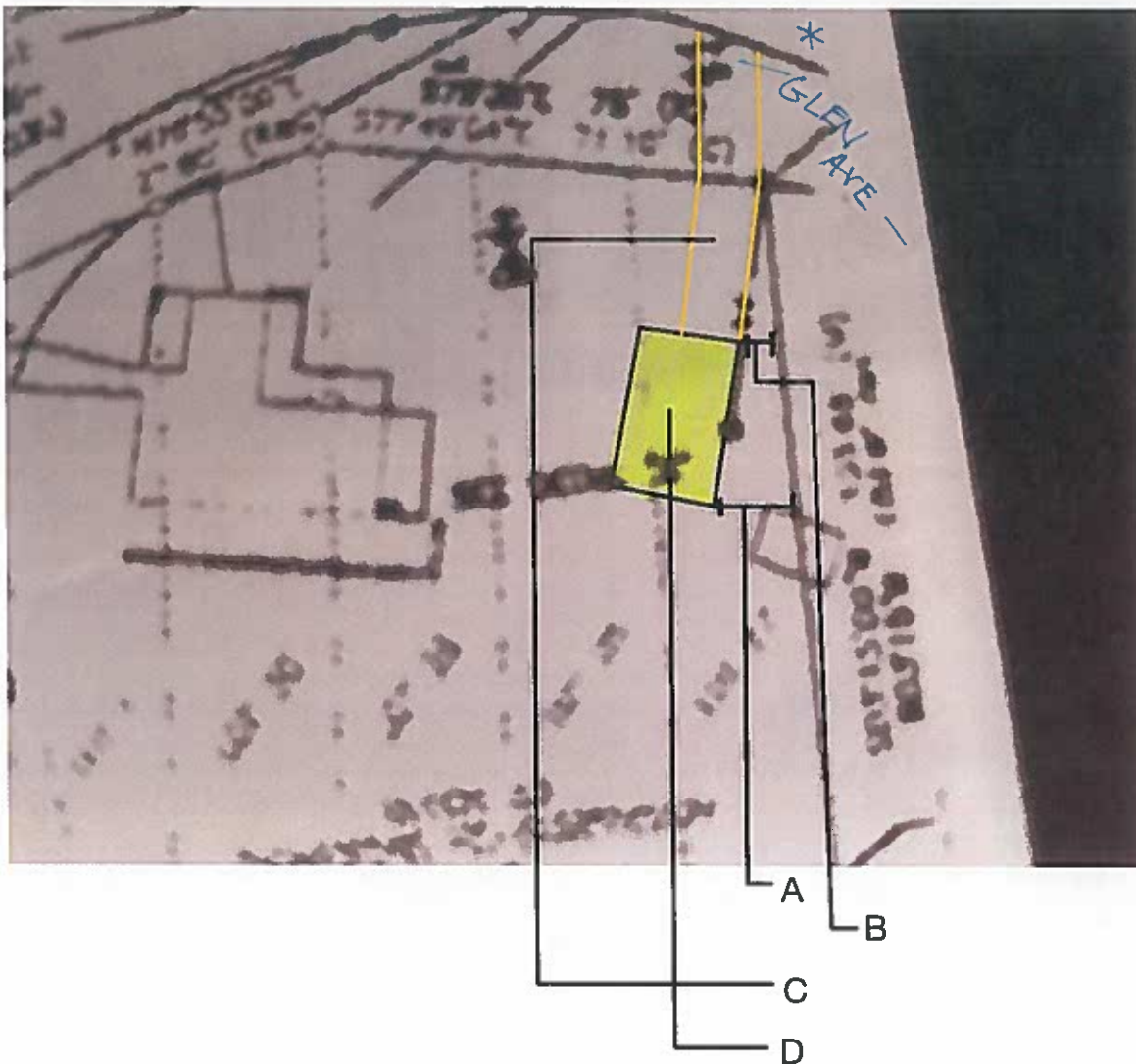
Submittal Requirements

- ✓ Application
- ✓ Plot Plan or Site Plan. A dimensioned plan that provides a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
 - The boundaries of the parcel proposed for a variance, based on the legal description, and using a scale of one-inch equals 100 feet or larger.
 - Existing buildings and structures on the parcel, including all property line setback measurements.
 - Related physical conditions that may influence the variance request.
 - Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/property names, if known.
 - Adjacent streets, including street names, right-of-way widths.
- ✓ An ILC (Improvement Location Certificate) will be required BEFORE and AFTER construction and be filed with El Paso County Clerk/Recorder by applicant when completed.
- ✓ All requested set back variances must be shown depicting distance from the property boundary to the outer edge of the roof eaves (provide a “bird’s eye” view).
- ✓ Applicant is responsible for locating and marking property (boundary) corners and staking the area of the proposed variance. Stakes must be painted orange or have red flags attached. Utility locates must be called for and marked properly.
- ✓ Upon receipt and review of the Application, the Town will prepare and place a sign on the property posting the meeting date/time. The sign must be left in place until after the Board of Adjustment meeting/hearing.

Note: If the applicant is different than the property owner, applicant must provide a notarized letter giving permission to be the representative in this action.



- LEGEND**
- 1. 16' RIGHT OF WAY FROM STREET TO PROPERTY LINE
 - 2. 15' PROPERTY LINE TO GARAGE
 - 3. 3' PROPERTY LINE TO GARAGE LOCATION
 - 4. GARAGE LOCATION APPROXIMATE
 - 5. EXISTING NEIGHBORS SHED
 - 6. 8' DISTANCE OF GARAGE LOT CENTER TO CITY LOT LINE
- NOTES**
- (1) 16' RIGHT OF WAY FROM STREET TO PROPERTY LINE
 - (2) 15' PROPERTY LINE TO GARAGE
 - (3) 3' PROPERTY LINE TO GARAGE LOCATION
 - (4) GARAGE LOCATION APPROXIMATE
 - (5) EXISTING NEIGHBORS SHED
 - (6) 8' DISTANCE OF GARAGE LOT CENTER TO CITY LOT LINE
- CONCRETE SERVICE**
- ELECTRIC SERVICE**
- SEWER SERVICE**
- WATER SERVICE**
- GAS SERVICE**
- TELEPHONE SERVICE**



- A) The distance from the property line to the corner eave of our garage is approximately 13.5'
- B) Front corner of garage located 7.5' or more from property line *(side yard setback)*
- C) Proposed driveway in yellow, driveway approximately 10' wide entering from Glenside road with length approximately 31' being comprised of 16' right of way passage and 15' from the property line to the garage *(with variance approval) (front yard from Glen Ave)*
- D) Garage structure 18' width x 24' depth angled to match house and adhere to property lines. Design will be to closely match cabin for aesthetic appeal.

Garage will sit on lots 27-28