



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

Office Use Only	
Case Number:	# BOA - 317
Date:	1/23 2023
Fees:	\$200 (non-refundable) 400 -
Check #:	
Rec'd By:	
Application Complete:	V31-MOC

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: Gregory A. and Abby L. Trowbridge

Address: 32 Pineview St., Palmer Lake, CO Phone#: 719-481-5867

Email: greg@dadsforhirellc.com

Name of Proposal: Front Entry Deck

Legal Description or Address: 34 Pineview St., Palmer Lake, CO
Tax Schedule #

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>R-3</u>	<u>Single Family</u>
	E: <u>R-3</u>	<u>Single Family</u>
	S: <u>R-3</u>	<u>Single Family</u>
	W: <u>R-3</u>	<u>Single Family</u>

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.
The property needs a deck added to the front of the house in order to have ingress and egress. The addition of the deck will enhance the appearance and value of the property. This will benefit the neighborhood and community by enhancing the value of the adjacent properties.



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

Deck will encroach on the front property set-back (6 ft).

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

The residents of this house will be seniors with limited mobility so the deck will need to be accessible with a ramp in lieu of stairs. Future use of this property will benefit from the accessibility for disabled or physically compromised people. The deck will also beautify the front elevation of the property. This will have aesthetic and material value for the community.

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

The adjacent properties will not be adversely affected by this variance.

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

Strict application of zoning will make ingress and egress to and from the property impossible.

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

We own the adjoining property to the east. Property occupies 12,206 sq ft.



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

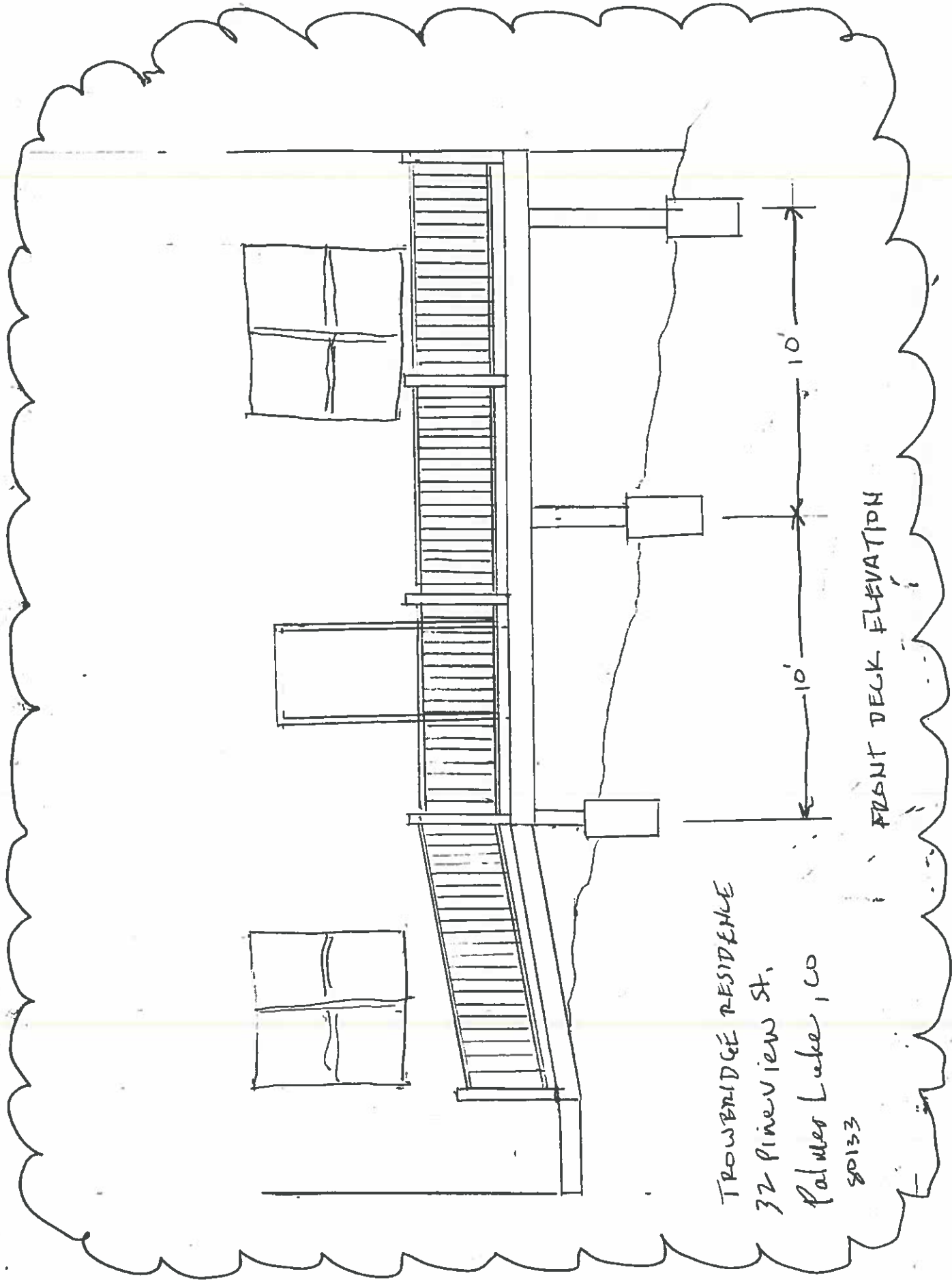
Applicant Signature:  Date: Jan. 17, 2023

If the applicant is not the owner:

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

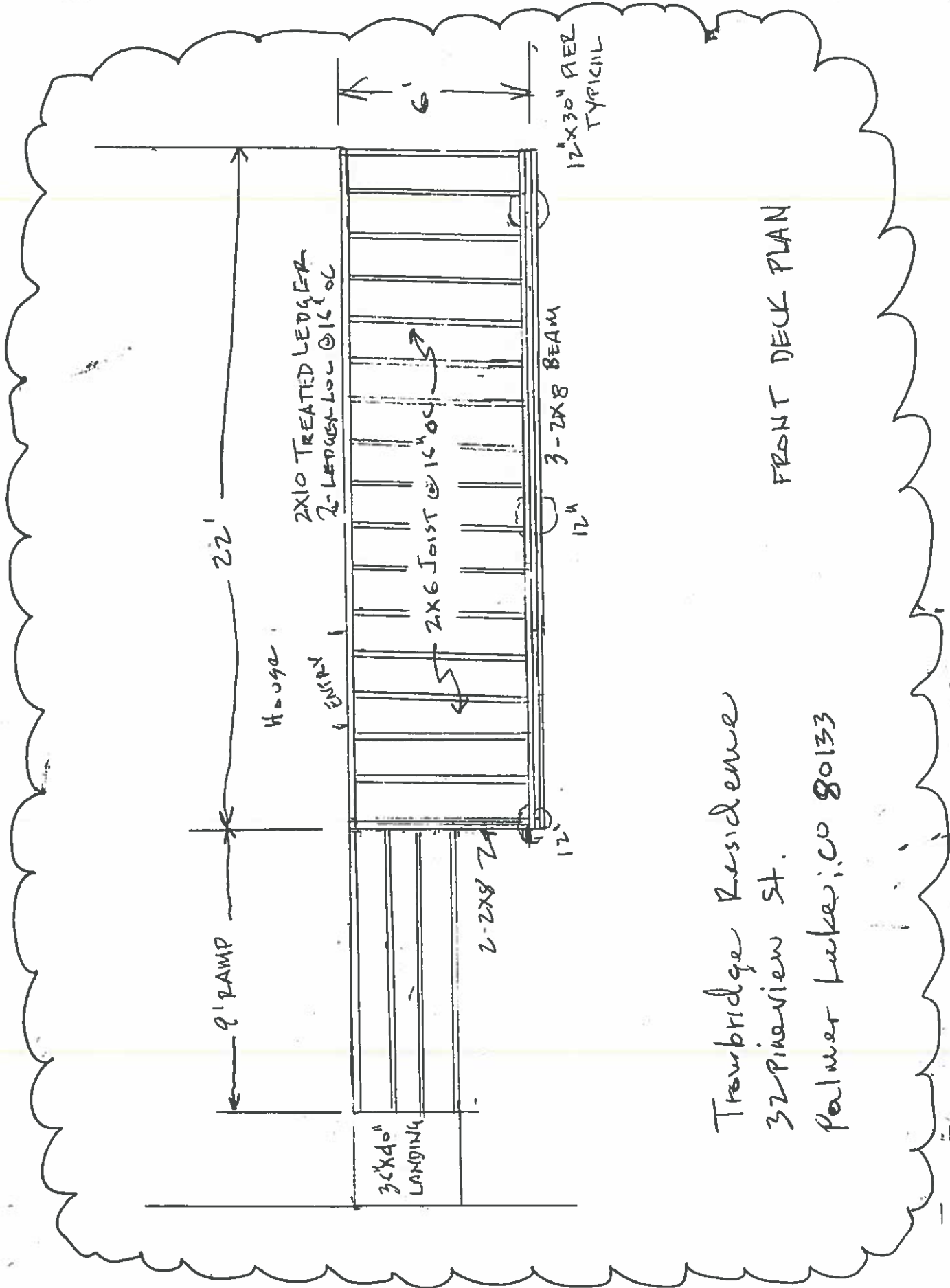
Owner - Print: Gregory A. Trowbridge

Owner - Signature:  Date: Jan 17, 2023



TROWBRIDGE RESIDENCE
32 Pineview St.
Palmer Lake, CO
80133

FRONT DECK ELEVATION



FRONT DECK PLAN

Trembridge Residence
 32 Pineview St.
 Palmer Lake, CO 80133

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, March 7, 2023, at 5:00 PM at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for the front yard setback to add a deck, approximately six feet in the front setback, located at 34 Pineview St. 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