

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, May 7, 2024, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance to 7.5 ft for the rear yard setback for a single-family home, located at Lake/Star View, Palmer Lake, parcel 7105424041. 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



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

| Office Use Only | |
|-----------------------|-----------------------------------|
| Case Number: | _____ |
| Date: | _____ |
| Fees: | \$200 (non-refundable) |
| Check #: | _____ |
| Rec'd By: | <u>DAB</u> |
| Application Complete: | <u>5/7 BOA</u> |

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: Ronald R. Harris

Address: 8237 E. Lavender Drive, Gold Canyon, AZ. 85118-3351 Phone#: 612-554-5634

Email: rharristpc@gmail.com

Name of Proposal: Set Back Variance/Adjustment

Legal Description or Address: 7105424041
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>Residential</u> |
| | E: _____ | <u>Residential</u> |
| | S: _____ | <u>Residential</u> |
| | W: _____ | <u>Residential</u> |

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

We request a variance to the rear setback requirement. We ask that our proposed new home be permitted to be built on the lot with the setbacks as seen on the attached site plan.

We've owned the lot for quite some time and our daughter would like to live in the Palmer Lake area as this neighborhood fits her and her families needs. Palmer Lake will receive tax benefit and tap fees along with a quality built home that should fit into the neighborhood quite nicely.



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

Regulation 17.3 2.030 sizes and dimensions is the code related to the situation we have encountered with this lot. Item number three; Front setback 25 feet, Item number four minimum side yard set back from property line 7.5 feet, minimum rear yard setback from property line 25 feet due to a previous adjustment. These setbacks will not work and will need to be adjusted for the current proposed use.

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

Adding another professionally built, well designed home along with a good family who is excited to live in the community is a positive. In addition, adding tax revenue and more small business participation by customers is a net benefit as a whole.

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

The addition of new homes help to improve property values and safety due to new codes. The slope of the property and the way the home will be situated on the lot will result in very minimal, if any, impact to any of the adjacent properties

Additionally, over the years, this lot has been a spot where many people park their vehicles overnight and for extended periods of time which won't happen anymore. The trash generated as well as general public appearance would be significantly enhance with this construction.

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

As originally platted it would be nearly impossible to build on with current setbacks. We saw the original plat and could see this clearly, however this difficulty was amplified when the east lot line was moved/redrawn, significantly reducing the square footage at a critical point on the lot. This created a more challenging shape to deal with when the 25 foot and rear setbacks are taken into account on the lot. This is due to the fact that it fronts on both Lake Drive and Star View Circle, and it is almost impossible to meet even the minimum requirement of finish square footage along with an attached garage. This can be clearly seen in the setbacks of this irregular shape lot with the house plan we have proposed.

The second unique condition for this lot being buildable is the steep slope from two separate angles on our lot. The lowest elevation on our lot at Lake Drive is 489 feet the highest elevation of the lot 100 feet to the east is 509 feet this represents a 20 foot vertical change from the back of our lot. Similarly, the topography also slopes up rapidly as you move from the south along Lake Drive and Star View Circle climbing from 489 feet to 504 feet. This is a 15 foot vertical change in elevation along the road frontage

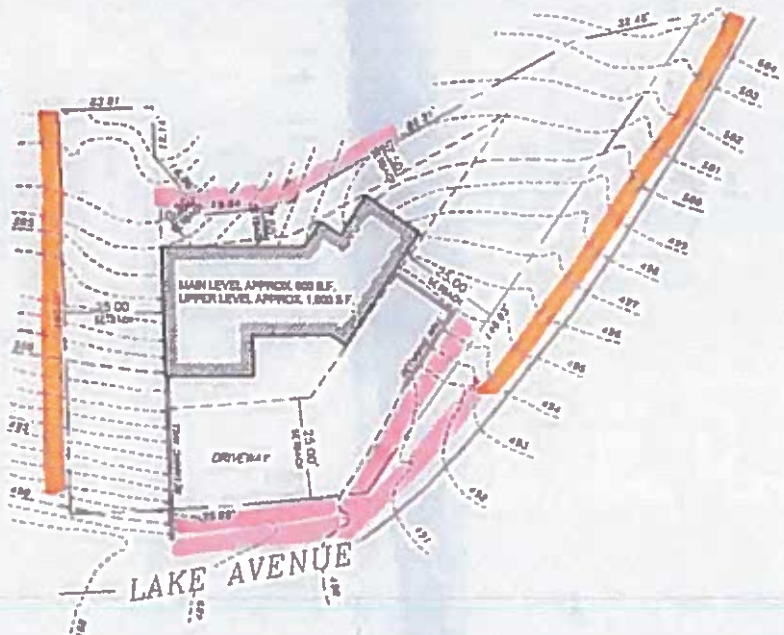
We've given this consideration and with our builder's guidance, we would like to propose a solution to the steep slope issue in the following manner: 1) we would respectfully like to propose that the garage be accessed from the Star View Circle side on the south side of the property as the narrowing of the property and the designated setbacks will allow this. This will also effectively place the home in a south facing direction and clearly front it onto Star View Circle not Lake Drive.

The bottom line is that we purchased this lot assuming some day we would be able to build a home on it. If we are unable to build on the lot, more than likely no one will be able to and the value of the lot will decrease to next to nothing.

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

No, neither the builder or the owner of the lot have any adjoining lots.

NOTES & LEGEND:
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LAKE AVENUE

SITE PLAN



ENTECH
 ENGINEERING, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202


MASTERBILT
 HOMES, INC.

SITE PLAN
 LAKE AVENUE
 PALMER LAKE, CO
 FOR: MASTERBILT HOMES

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