



BOARD OF ADJUSTMENTS

Tuesday, December 07, 2021 at 5:00 PM

Palmer Lake Elementary School Library, Upper Glenway

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5:01 PM.

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

Approval of Minutes

1. Minutes from September 14, 2021. MOTION (Ehrhardt, Havenar) to approve the minutes. Motion passed.

Public Hearing

2. Variance Request for 35 Mystic Lane. Property owner Candace Richey was present to address the Board. Chair Ehrhardt provided background to the front setback not including the eaves. Town Clerk Dawn Collins offered the discussion had with the contractor. It was stated that this seemed to be a true misunderstanding of the expectation for measuring setback from the structure vs. the furthest point of the structure (by bird's eye view). Collins suggested that the language in the land use permit application be amended to make it clear. Discussion took place about the dimensions all around and whether there was negative impact. Collins stated that one citizen contacted the office but, upon learning, supported the request. MOTION (Miner, Richards) to approve the request as the ILC is presented allowing a front setback of 23 feet. Discussion ensued. Chair Ehrhardt noted from the ILC provided that the west side setback was also less than the required 7.5 ft because of the overhang and requested amending the motion to include it. Amendment accepted to allow the 6 ft setback as drafted as well as directing the applicant to amend the application to include the 6 ft setback for the west side. Motion passed 5-0.

Discussion took place about what evidence/proof to require of variance allowed. It was agreed to continue to request an Improvement Location Certificate (ILC) and staff to consider requiring an ILC for completed new construction prior to signing off for occupancy.

Adjourn. MOTION (Kinney, Havenar) to adjourn at 5:31 PM.

Town Clerk

Date