



Board of Adjustment Special Meeting Agenda

Ryan Purcell - Chair
Mindy Bandimere-Jordan - Vice Chair
Susan MacAfee
Nicholas Moore

Thursday, March 19, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

Special Meeting

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form: CRgov.com/A11yRequest.

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER

ROLL CALL

CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

December 4, 2025 Board of Adjustment Meeting Minutes

6:15 pm PUBLIC HEARING ITEMS

Request for Approval of Variance from the Minimum Front Yard Setback
PD (Planned Development - Single Family) 3671 Rocky View Place

Request for Approval of Variance from the Minimum Rear Yard Setback
Zoned R-2 (SINGLE-FAMILY & DUPLEX RESIDENTIAL) 607 Sixth
Street

6:55 pm TOWN COUNCIL UPDATE

7:00 pm BOARD MEMBER ITEMS

7:05 pm ITEMS FROM STAFF

7:10 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/19/2026

Item #: **File #:** BOA 2026-001

To: Members of the Board of Adjustment

From: Board of Adjustment Administrator

December 4, 2025 Board of Adjustment Meeting Minutes

Executive Summary

Attached are the meeting minutes from the December 4, 2026 Board of Adjustment meeting for your review and approval.



Board of Adjustment Meeting Minutes - Draft

Ryan Purcell - Chair
Mindy Bandimere-Jordan - Vice
Chair
Susan MacAfee
Chuck Kocher

Thursday, December 4, 2025

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

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**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER

ROLL CALL

Present 3 - Boardmember Ryan Purcell, Boardmember Chuck Kocher, and Boardmember Susan MacAfee

Not Present 1 - Boardmember Mindy Bandimere-Jordan

Staff in Attendance 1 - Tammy King, Carissa Ahlstrom

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[BOA 2025-004](#)

September 4, 2025 Board of Adjustment Meeting Minutes

Moved by Boardmember Kocher, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2025-004 as presented. The motion passed by a vote of:

Yes: 3 - Boardmember Purcell, Boardmember Kocher, and Boardmember MacAfee

PUBLIC HEARING ITEMS

[BOA 2025-007](#)

Request for Approval of Variance from the Rear Yard Setback PD (Planned Development)

Tammy King presented a request for a variance to the rear-yard setback at 3962 Scarlet Oak Court. She explained that the existing deck backs to open space and does not impact neighboring properties. The proposed deck cover would encroach 10 feet into the required 20-foot rear setback but would not affect the utility

easement, and CORE has no concerns with either the existing deck or the variance request. Tammy provided photos illustrating the deck layout, adjacent open space, and the lot's irregular shape, which contributes to the need for the variance. She noted that the neighborhood's developer did not establish a separate setback for decks, the HOA previously approved the request, and no complaints or inquiries have been received. The Board had no questions. The applicant met all six BOA criteria and is requesting approval for the existing deck as built and for the proposed cover encroaching 10 feet into the rear setback.

Moved by Boardmember Purcell, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2025-007 as presented. The motion passed by a vote of:

Yes: 3 - Boardmember Purcell, Boardmember Kocher, and Boardmember MacAfee

TOWN COUNCIL UPDATE

BOARD MEMBER ITEMS

ITEMS FROM STAFF

Tammy gave an update on next month's meeting moved from January 1 to January 15.

ADJOURN

Moved by Boardmember Purcell, seconded by Boardmember Kocher, to Approve to adjourn as presented. The motion passed by a vote of:

Yes: 3 - Boardmember Purcell, Boardmember Kocher, and Boardmember MacAfee

Minutes approved by the Board of Adjustment on _____ by a vote of ____ in favor, ____ opposed with ____ abstentions.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/19/2026

Item #: **File #:** BOA 2026-002

To: Members of the Board of Adjustment

From: Tammy King, Zoning Manager

**Request for Approval of Variance from the Minimum Front Yard Setback PD
(Planned Development - Single Family) 3671 Rocky View Place**

Executive Summary

The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by the Yarnell Family Revocable Trust for variance from the minimum required 50' front setbacks for a detached garage on a single-family property in the PD Zone (Planned Development - Single Family). The subject property is addressed as 3671 Rocky View Place, also known as LOT 6A Castle Oaks Estates 3rd Flg 1st Amended & 1/6 UND INT IN TRACT D Castle Oaks Estates 3rd Flg.

The applicant has submitted a site plan which will require a 25' front variance.

Attachments

Attachment A: BOA Application Packet

Attachment B: Petition of Support

Attachment C: HOA Approval



Meeting Date: March 19, 2026

AGENDA MEMORANDUM

To: Board of Adjustment

From: Tammy King
Zoning Manager

Title: Request for Approval of Variance from the Minimum Front Yard Setback
PD (Planned Development - Single Family)

Subject Property: 3671 Rocky View Place

Summary

The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by the Yarnell Family Revocable Trust for variance from the minimum required 50' front setbacks for a detached garage on a single-family property in the PD Zone (Planned Development - Single Family) The subject property is addresses as 3671 Rocky View Place, also known as LOT 6A Castle Oaks Estates 3rd Flg 1st Amended & 1/6 UND INT IN TRACT D Castle Oaks Estates 3rd Flg

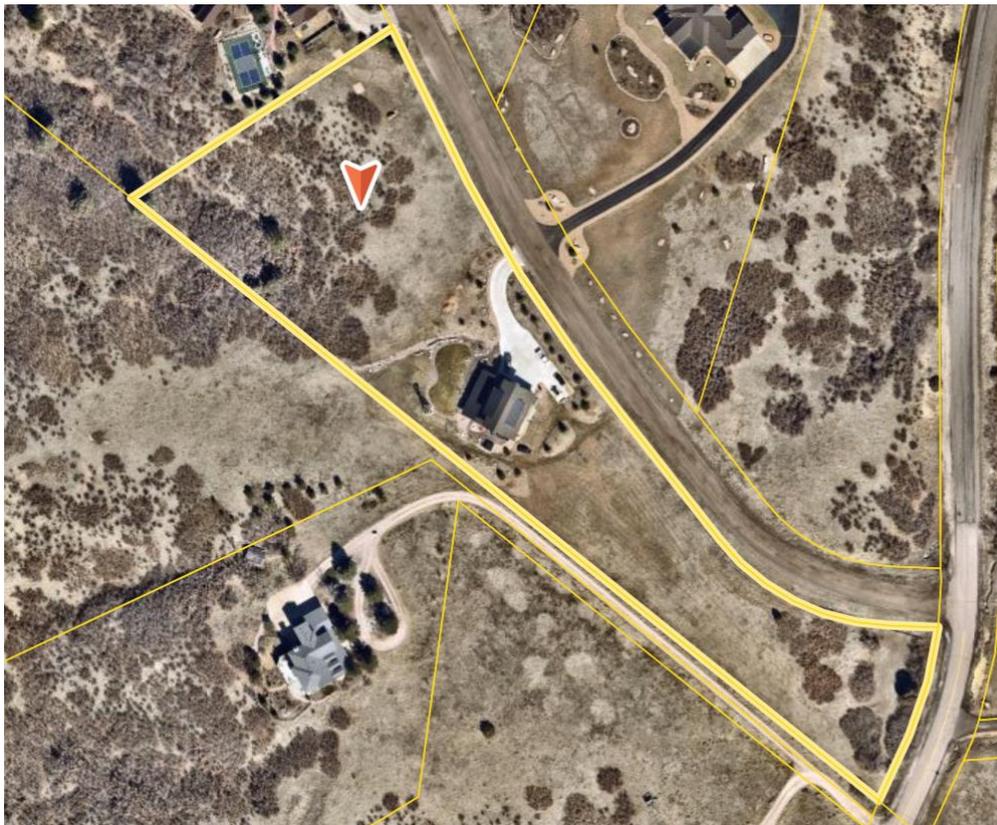
The applicant has submitted a site plan which will require a 25' front variance.

Discussion

- The HOA has approved the detached garage
- The owners have provided a petition of support from adjacent neighbors
- The detached garage will access an existing driveway.
- The detached garage will 30' long x 28' wide.
- The placement will be the least disruptive of existing vegetation.
- The lot is irregular in shape.
- The required setback:

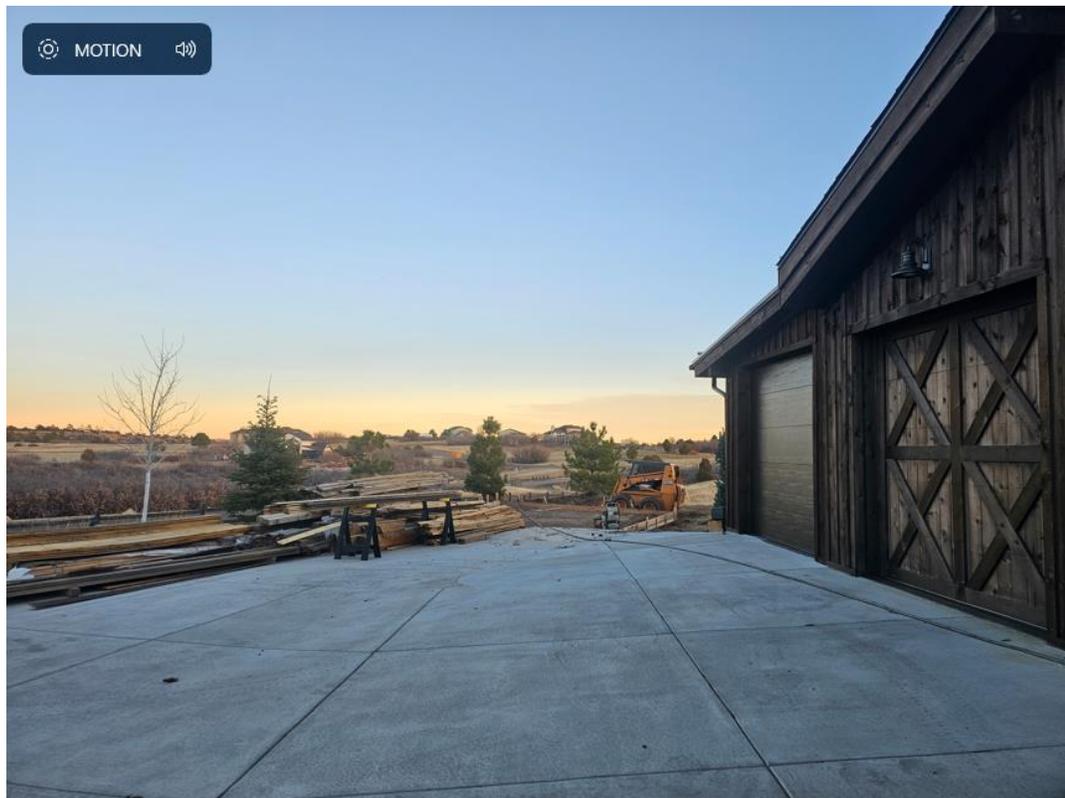
Minimum setback:
Front to Living area: 40'
Front to garage: 50'
Side: 50'; Street: 50'
Rear: 40'

Aerial Views:





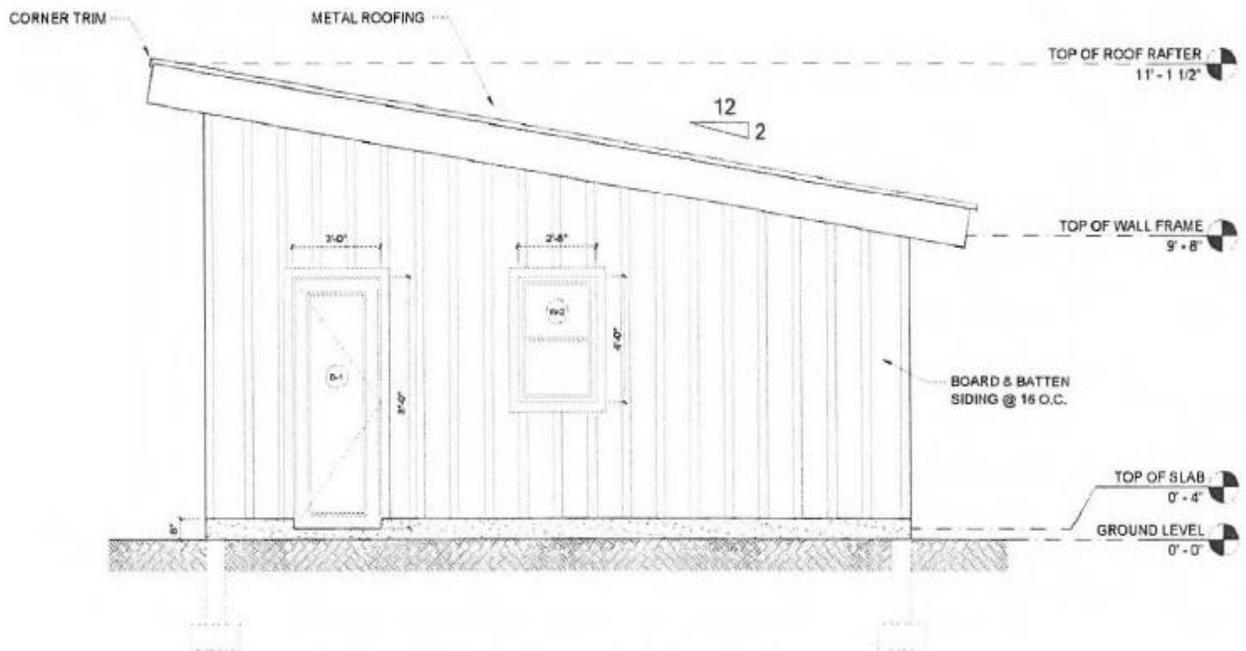
Existing Residence:



Proposed Detached Garage Elevations:

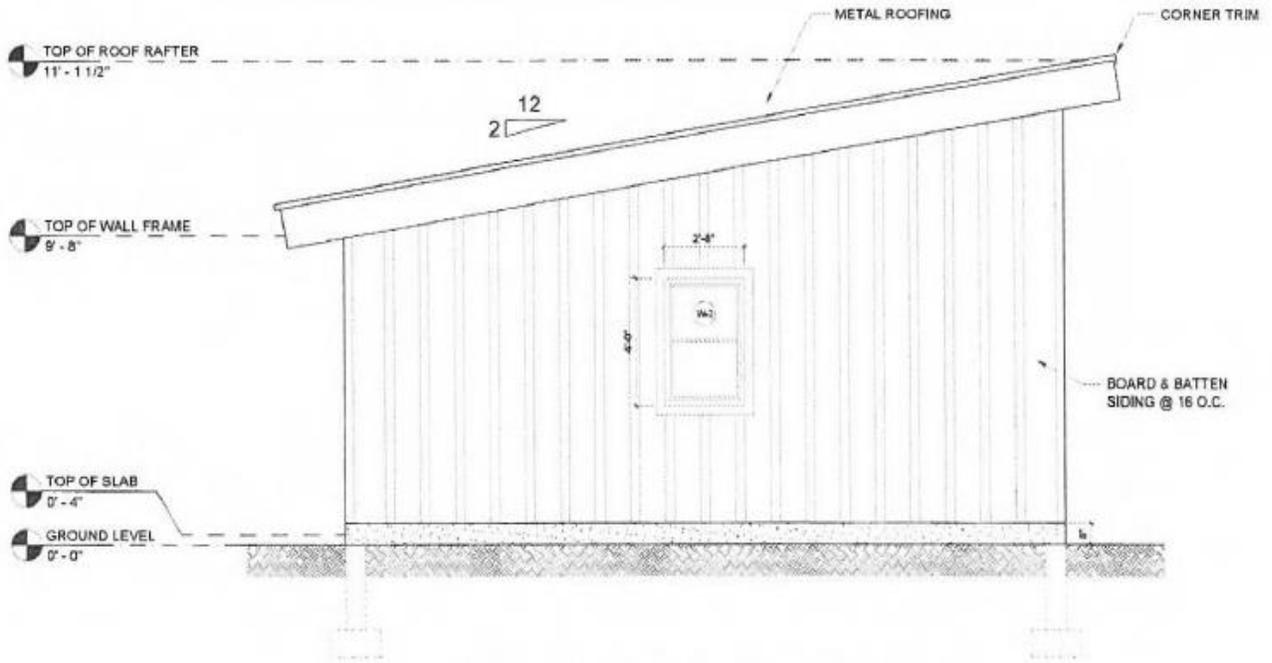


FRONT ELEVATION

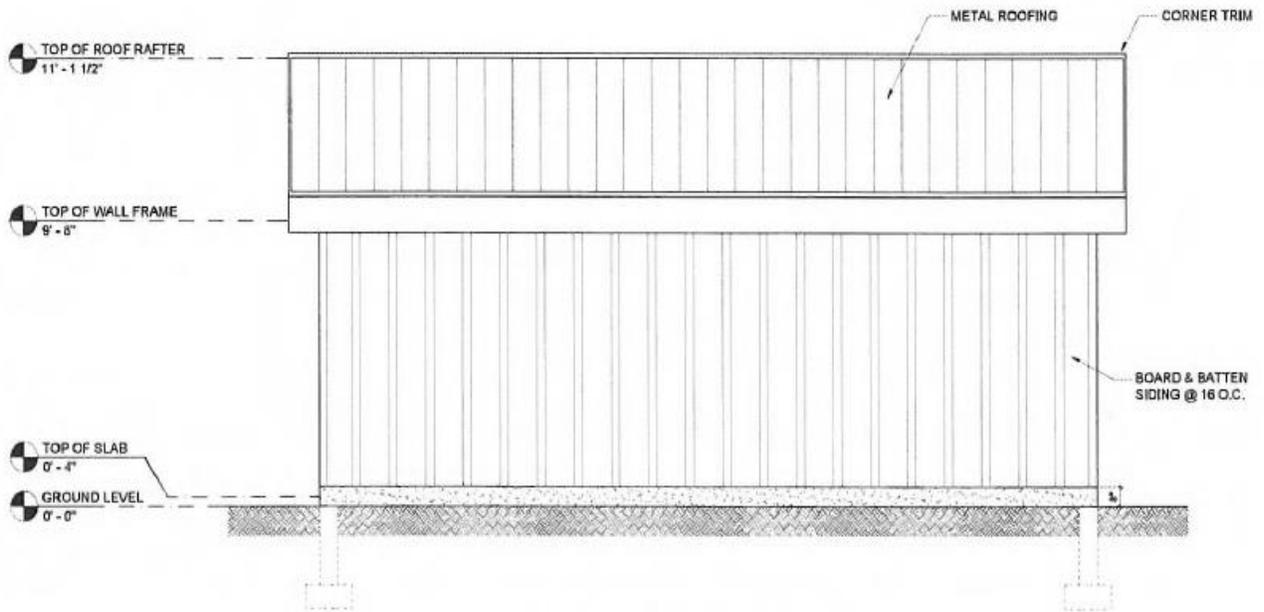


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION



REAR ELEVATION



Town of Castle Rock Municipal Code 17.06.020 Powers and Duties

B. Variances

1. Following proper notice; the Board shall hear and decide an appeal on specific cases for a variance to the following: *Minimum front and rear yard.*
2. In making its decision on a variance application, the Board shall consider the following and find:
 - a. The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code;
 - b. The practical difficulties or unnecessary hardship were not created by the applicant;
 - c. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
 - d. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;
 - e. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property; and
 - f. The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.
3. The Board may impose reasonable conditions on the grant of a variance. In addition, upon approval of a variance, the Board shall determine whether the variance is limited to the condition existing on the property at the time of approval, or whether the variance runs with the land regardless of whether the conditions on the property change.
4. The decision of the Board shall be final, subject to judicial review.

Staff Findings

- A. The strict enforcement of the provisions of this Code will result in practical difficulties or un-necessary hardship to the applicant, inconsistent with the intent and purpose of this Code:

Staff finds that strict enforcement of the Code may result in practical difficulties inconsistent with the intent and purpose of the Code due to the irregular shape of the lot and the presence of existing vegetation. These site constraints limit the reasonable placement of structures in full compliance with the Code requirements.

- B. The practical difficulties or unnecessary hardship **were not** created by the applicant:

Staff finds that the practical difficulties or unnecessary hardship were not created by the applicant, but rather are the result of the existing lot configuration and established site conditions.

- C. Unique physical conditions or exceptional topography exist on the subject property and similar, unique conditions do not exist on neighboring properties:

Staff finds that unique physical conditions exist on the subject property due to the irregular shape of the lot and the presence of established vegetation. These conditions are specific to this property and are not generally applicable to neighboring properties.

- D. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography:

Staff finds that, due to the unique physical characteristics of the lot, reasonable development in strict conformity with the Code is limited. The proposed detached garage will allow for the removal of outdoor storage of recreational vehicles from neighboring view and will utilize the existing driveway, thereby minimizing additional site disturbance.

- E. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property:

Staff finds that the variance, if granted, will not substantially alter the character of the surrounding neighborhood. The proposed addition to the single-family residence will be generally harmonious with other nearby properties. Additionally, the homeowner's association and adjacent property owners have indicated their support for the proposal.

- F. The variance, if granted, will not create an adverse effect on public health, safety and welfare, or cause harm to adjacent properties:

Staff finds that the variance, if granted, will not create an adverse effect on public health, safety, or welfare, nor cause harm to adjacent properties, provided that all new construction complies with current building and safety code requirements.

Staff Recommendation

Staff recommends APPROVAL due to:

- The HOA has approved the detached garage
- The owners have provided a petition of support from adjacent neighbors
- The detached garage will access an existing driveway.

- The detached garage will 30' long x 28' wide.
- The placement will be the least disruptive of existing vegetation.
- The lot is irregular in shape.

Motion Options

In accordance with criteria as stated in the Town of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:

Option 1

I MOVE THAT THE BOARD OF ADJUSTMENT APPROVE Yarnell Family Revocable Trust request for approval of a variance from the minimum required front setbacks to construct a detached garage on an existing single-family property, as shown in the attached plot plan in the PD zone; based upon the required hardship has been demonstrated.

Option 2

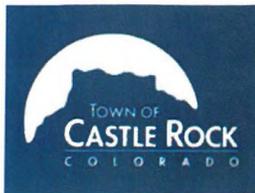
I MOVE THAT THE BOARD OF ADJUSTMENT DENY Yarnell Family Revocable Trust request for approval of a variance from the minimum required front setbacks to construct a detached garage on a single-family property, as shown in the attached plot plan, in the PD zone based on the required hardship has not been demonstrated.

Option 3

I MOVE THAT THE BOARD OF ADJUSTMENT CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON April 2, 2026.

Attachments:

Attachment A: BOA Application Packet
Attachment B: Petition of Support
Attachment C: HOA Approval



Development Services Department
100 N. Wilcox Street, Castle Rock CO 80104
Zoning Manager
720-733-3557
zoning@crgov.com

BOARD OF ADJUSTMENT (BOA)

Achieving the Community Vision through Excellence, Dedication and Service

Applications are due 30 days prior to the hearing you wish to attend.
Meetings are held the first Thursday of each month at 6:00pm

Applicant Information

APPLICANT: Tammy Yarnell COMPANY:
PHONE: 720-840-9734 E-MAIL: tyarnell@msn.com
ADDRESS: 3671 Rocky View Pl. CITY/ZIP: Castle Rock, CO 80108
APPLICANT'S SIGNATURE: [Handwritten Signature]

Owner Information

OWNER: Timothy & Tammy Yarnell COMPANY:
PHONE: 720-454-6203 / 720-840-9734 E-MAIL: timyarnell@msn.com / tyarnell@msn.com
ADDRESS: 3671 Rocky View Pl. CITY/ZIP: Castle Rock, CO 80108
OWNER'S SIGNATURE: [Handwritten Signatures]

Property Information

SITE ADDRESS: 3671 Rocky View Pl., Castle Rock, CO 80108
LEGAL DESCRIPTION: LOT 6A CASTLE OAKS ESTATES 3 1ST AMD & 1/6 UND IN TRACT D CASTLE OAKS ESTATES 3 3.59 AM/L
CURRENT ZONING: Residential
VARIANCE REQUEST: See attached.

Is this Variance requested pursuant to the Americans with Disabilities Act (ADA) Americans with Disabilities Act of 1990 (ADA) [42 U.S.C. 12101, et seq.] Yes X No

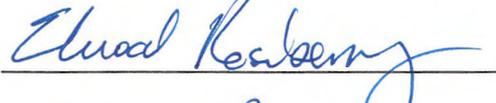
Submittal Requirements

- Fee of \$500.00
Plot Plan/Elevation Plan
Narrative of the variance requested and evidence of meeting the difficulties and hardships, as outlined in CRMC 17.06.020.B.2 and 19.04.080.G
Other information, as applicable:
Photos
Drawings or simulations
Construction plans
Letter of approval from the HOA
Letters of no objection from affected neighbors

To: Board of Adjustment, Town of Castle Rock

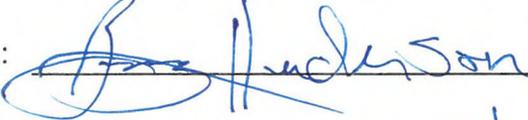
I, the undersigned, have no objection to the proposed variance as depicted in the attached plot plan for 3671 Rocky View Pl., Castle Rock, CO 80108.

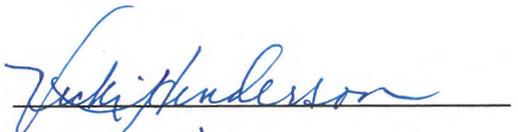
Roseberry - 3725 Rocky View Pl., Castle Rock, CO 80108

Signature: 
Printed Name: ELWOOD ROSEBERRY
Date: 2/2/2026

Signature: 
Printed Name: Brenda Roseberry
Date: 2/2/2026

Henderson - 3807 Rocky View Pl., Castle Rock, CO 80108

Signature: 
Printed Name: BARRY HENDERSON
Date: 1/31/2026

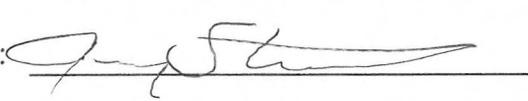
Signature: 
Printed Name: Vicki Henderson
Date: 1-31-2026

Hubbach - 3811 Rocky View Pl., Castle Rock, CO 80108

Signature: 
Printed Name: Jeff Hubbach
Date: 2-2-2026

Signature: 
Printed Name: Jocelyn J Hubbach
Date: 2/2/2026

Starkweather - 3716 Rocky View Pl., Castle Rock, CO 80108

Signature: 
Printed Name: Jeremy Starkweather
Date: 1/31/2026

Signature: 
Printed Name: Amy Starkweather
Date: 2/1/26

Roughen - 3618 Rocky View Pl., Castle Rock, CO 80108

Signature: 
Printed Name: Chris Roughen
Date: 2/2/26

Signature: 
Printed Name: Mary Roughen
Date: 2/2/26

January 17, 2026

Tammy & Tim Yarnell
3671 Rocky View Place
Castle Rock, CO 80108

Tammy and Tim,

The Rocky View Place Homeowner Association's executive board have reviewed the architectural drawings and associated documentation which were prepared for the Yarnell detached garage to be built at 3671 Rocky View Place.

As a member of the executive board and consequently a member of the architectural control committee, I find the details for the planned structure meet the architectural control guidelines and are approved. Fellow executive board member, Jeff Hubbach, concurred with this approval.

Thank you.

Regards, Barry

A handwritten signature in cursive script, appearing to read "Barry Henderson".

Barry Henderson, VP Executive Board
Rocky View Place Homeowners Association



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/19/2026

Item #: **File #:** BOA 2026-003

To: Members of the Board of Adjustment

From: Tammy King, Zoning Manager

Request for Approval of Variance from the Minimum Rear Yard Setback Zoned R-2 (SINGLE-FAMILY & DUPLEX RESIDENTIAL) 607 Sixth Street

Executive Summary

The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by Luke and Elissa Peach for variance from the minimum required 25' rear setbacks for an addition on a single-family property in the R-2 Zone (Single Family & Duplex Residential) The subject property is addresses as 607 6th Street, also known as LOT 5A BLOCK 2 CRAIG & GOULDS ADD TO CASTLE ROCK 19TH AMD

The applicant has submitted a site plan which will require a 11' 2 ¼" rear variance from the required 25' rear setback.

Attachments

Attachment A: BOA Application Packet



Meeting Date: March 19, 2026

AGENDA MEMORANDUM

To: Board of Adjustment

From: Tammy King
Zoning Manager

Title: Request for Approval of Variance from the Minimum Rear Yard Setback Zoned R-2 (SINGLE-FAMILY & DUPLEX RESIDENTIAL)

Subject Property: 607 Sixth Street

Summary

The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by Luke and Elissa Peach for variance from the minimum required 25' rear setbacks for an addition on a single-family property in the R-2 Zone (Single Family & Duplex Residential) The subject property is addresses as 607 6th Street, also known as LOT 5A BLOCK 2 CRAIG & GOULDS ADD TO CASTLE ROCK 19TH AMD

The applicant has submitted a site plan which will require a 11' 2 ¼" rear variance from the required 25' rear setback.

Discussion

- The existing home was built in 1939
- Existing home is 1320sf with 960sf finished basement
- The existing home is 13' 9 3/4" from the rear property line.
- The addition will be in line with the existing rear setback of the home.
- If Approved by the Board of Adjustment (BOA), owner will also need approval from the Historic Preservation Board (HPB) for final approval.
- The Peach family also owns the property to the east and the most affected property.
- No opposition.
- The required setback:

Minimum Setbacks:
Front: 25'
Rear: 25'
Accessory Rear: 10'
Side: 5'
Accessory Side: 2' (in rear 1/3)
Accessory Side: 5' (not in rear 1/3)
Street: 20'
Height: 35'

Vicinity Map:



Existing Residence:



Town of Castle Rock Municipal Code 17.06.020 Powers and Duties

B. Variances

1. Following proper notice; the Board shall hear and decide an appeal on specific cases for a variance to the following: *Minimum front and rear yard.*
2. In making its decision on a variance application, the Board shall consider the following and find:
 - a. The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code;
 - b. The practical difficulties or unnecessary hardship were not created by the applicant;
 - c. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
 - d. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;

- e. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property; and
 - f. The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.
3. The Board may impose reasonable conditions on the grant of a variance. In addition, upon approval of a variance, the Board shall determine whether the variance is limited to the condition existing on the property at the time of approval, or whether the variance runs with the land regardless of whether the conditions on the property change.
 4. The decision of the Board shall be final, subject to judicial review.

Staff Findings

- A. The strict enforcement of the provisions of this Code will result in practical difficulties or un-necessary hardship to the applicant, inconsistent with the intent and purpose of this Code:

***Staff finds** that strict enforcement of the Code may result in practical difficulties inconsistent with the intent and purpose of the Code due to the existing grandfathered rear setback.*

- B. The practical difficulties or unnecessary hardship **were not** created by the applicant:

***Staff finds** that the practical difficulties or unnecessary hardship were not created by the applicant, but rather are the result of the existing construction.*

- C. Unique physical conditions or exceptional topography exist on the subject property and similar, unique conditions do not exist on neighboring properties:

***Staff finds** that unique physical conditions exist on the subject property due the grandfathered setback on the existing home. This condition is not specific to this property and are not generally applicable to neighboring properties.*

- D. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography:

***Staff finds** that, due to the existing grandfathered setbacks. The addition will follow the existing grandfathered setback.*

- E. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property:

***Staff finds** that the variance, if granted, will not substantially alter the character of the surrounding neighborhood. The proposed addition to the single-family residence will be generally harmonious with other nearby properties, as other such variances have been granted in the Craig & Gould neighborhood.*

- F. The variance, if granted, will not create an adverse effect on public health, safety and welfare, or cause harm to adjacent properties:

***Staff finds** that the variance, if granted, will not create an adverse effect on public health, safety, or welfare, nor cause harm to adjacent properties, provided that all new construction complies with current building and safety code requirements.*

Staff Recommendation

Staff recommends APPROVAL due to:

- The existing home was built in 1939
- Existing home is 1320sf with 960sf finished basement
- The existing home is 13' 9 3/4" from the rear property line.
- The addition will be in line with the existing rear setback of the home.
- The Peach family also owns the property to the east and the most affected property.
- No opposition

If Approved by the Board of Adjustment (BOA), owner will also need approval from the Historic Preservation Board (HPB) for final approval

Motion Options

In accordance with criteria as stated in the Town of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:

Option 1

I MOVE THAT THE BOARD OF ADJUSTMENT APPROVE Luke and Elissa Peach's request for approval of a variance from the minimum required rear setback to construct an addition on an existing single-family home, as shown in the attached plot plan in the R-2 zone; based upon the required hardship has been demonstrated.

Option 2

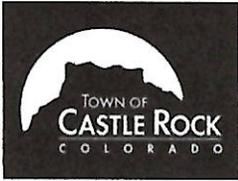
I MOVE THAT THE BOARD OF ADJUSTMENT DENY Luke and Elissa Peach's request for approval of a variance from the minimum required rear setback to construct an addition on a single-family home, as shown in the attached plot plan, in the R-2 zone based on the required hardship has not been demonstrated.

Option 3

I MOVE THAT THE BOARD OF ADJUSTMENT CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON April 2, 2026.

Attachments:

Attachment A: BOA Application Packet



Development Services Department
100 N. Wilcox Street, Castle Rock CO 80104
Zoning Manager
720-733-3557
zoning@crqov.com

BOARD OF ADJUSTMENT (BOA)

Achieving the Community Vision through Excellence, Dedication and Service

Applications are due 30 days prior to the hearing you wish to attend.
Meetings are held the first Thursday of each month at 6:00pm

Applicant Information

APPLICANT: Robert Akins COMPANY: Akins CADD Works
PHONE: 909-921-3537 E-MAIL: robert@acw.red
ADDRESS: 106 Birch Avenue CITY/ZIP: Castle Rock, CO 80104
APPLICANT'S SIGNATURE: [Handwritten Signature]

Owner Information

OWNER: Luke & Elissa Peach COMPANY:
PHONE: 949-531-8490 E-MAIL: luke@theeldenhouse.com
ADDRESS: 607 Sixth Street CITY/ZIP: Castle Rock, CO 80104
OWNER'S SIGNATURE: [Handwritten Signature]

Property Information

SITE ADDRESS: 607 Sixth Street
LEGAL DESCRIPTION: Lot 5a Block 2 Craig & Gould Addition
CURRENT ZONING: R-2
VARIANCE REQUEST:

The existing residence does not conform to the rear yard setback. The variance request is to allow an addition to be built keeping the existing line of the rear of the house. The existing rear yard setback is 13'-9 3/4", and the rear yard setback at the proposed addition would be 13'-6 1/2". See Exhibit A.

Is this Variance requested pursuant to the Americans with Disabilities Act (ADA) Americans with Disabilities Act of 1990 (ADA) [42 U.S.C. 12101, et seq.] Yes No

Submittal Requirements

- Fee of \$500.00
Plot Plan/Elevation Plan
Narrative of the variance requested and evidence of meeting the difficulties and hardships, as outlined in CRMC 17.06.020.B.2 and 19.04.080.G
Other information, as applicable:
Photos
Drawings or simulations
Construction plans
Letter of approval from the HOA
Letters of no objection from affected neighbors