

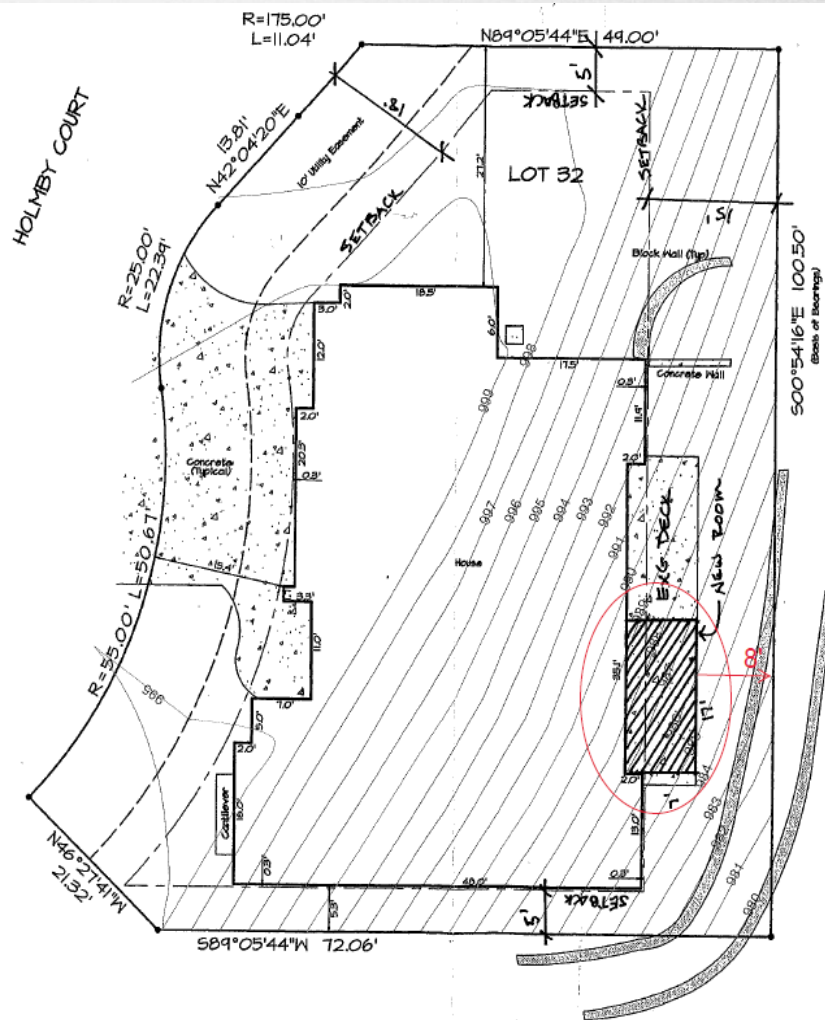
VARIANCE

2166 HOLMBY COURT

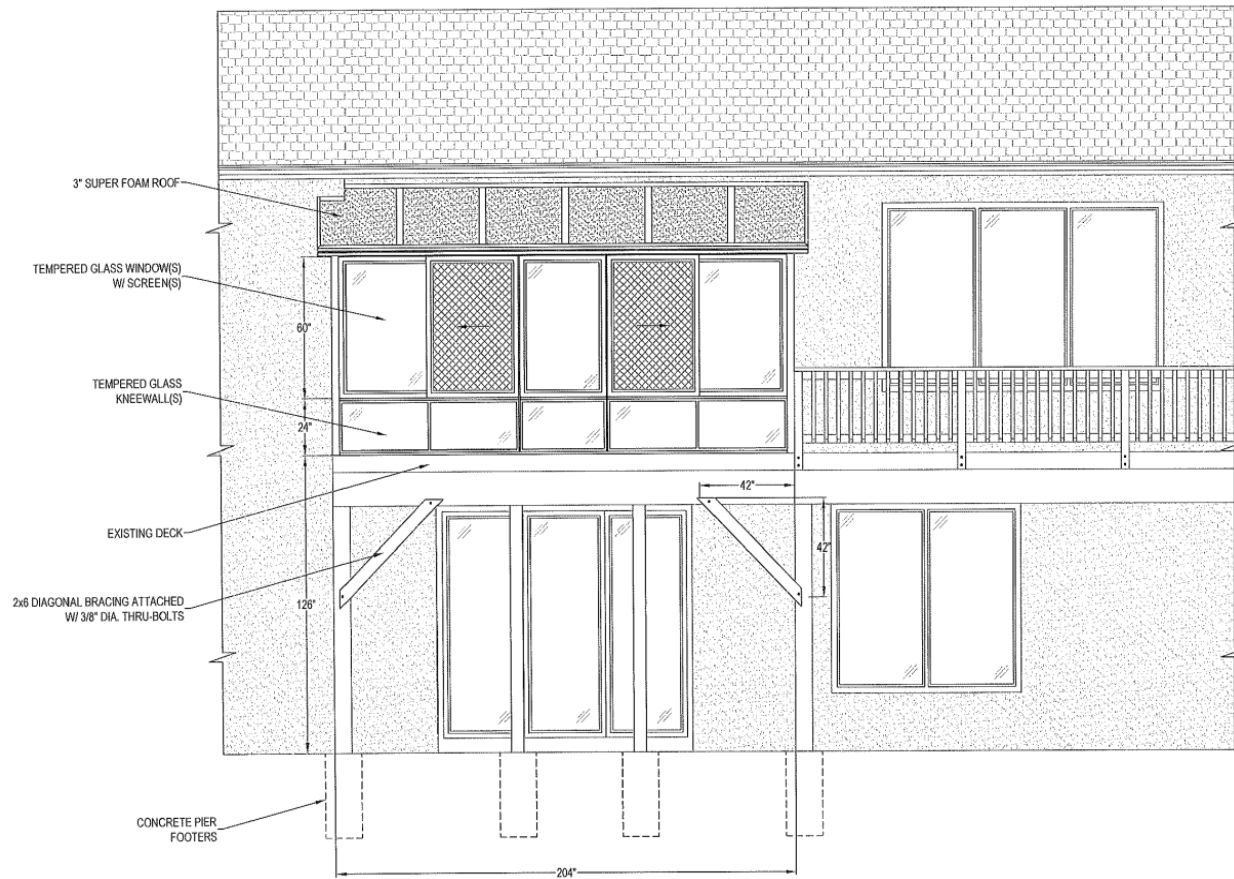
BOARD OF ADJUSTMENT
MARCH 4, 2021



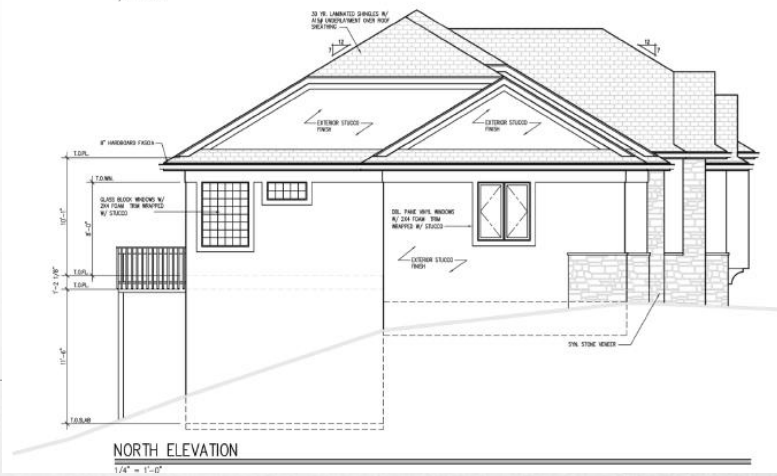
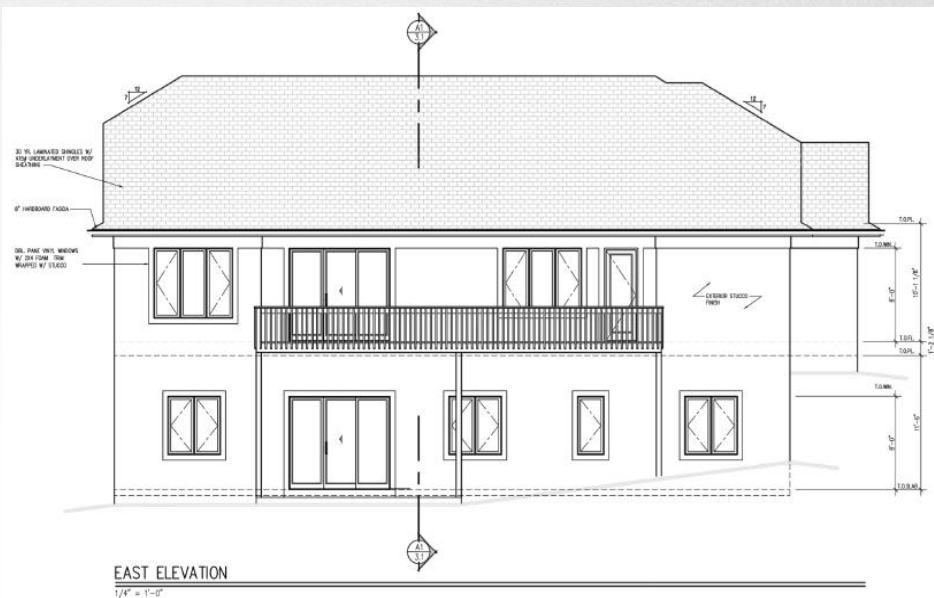








ELEVATION - "B" WALL



ZONING: PD

LOT 32 PLUM CREEK FAIRWAYS 14 2ND FLG

REAR SETBACK: 19'

VARIANCE REQUEST

2166 HOLMBY COURT

To encroach 11' into the 19'
REAR SETBACK for a DECK
ENCLOSURE.

STAFF FINDINGS

STAFF RECOMMENDS APPROVAL OF THIS PROJECT BASED ON:

- The enclosure will be on an existing approved deck.
- The SDP allows for encroachment for decks to be fourteen feet (14') from the rear property line, but structures must meet the nineteen foot (19').
- No objection from neighbors, since public hearing mailings.
- HOA approved October 30, 2020.



THANK YOU

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 Jennifer Hunsingers' request for approval of a variance from the minimum required rear yard setback to construct a deck enclosure on an existing deck on a single-family residence in the PD zone; based upon:

Option 2

I MOVE THAT THE BOARD OF ADJUSTMENT DENY Jennifer Hunsingers' request for approval of a variance from the minimum required rear yard setback to construct a deck enclosure on an existing deck on a single-family residence in the PD zone; based upon 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 1, 2021.