



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

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**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 3<sup>rd</sup> Flg 1<sup>st</sup> Amended & 1/6 UND INT IN TRACT D Castle Oaks Estates 3<sup>rd</sup> Flg

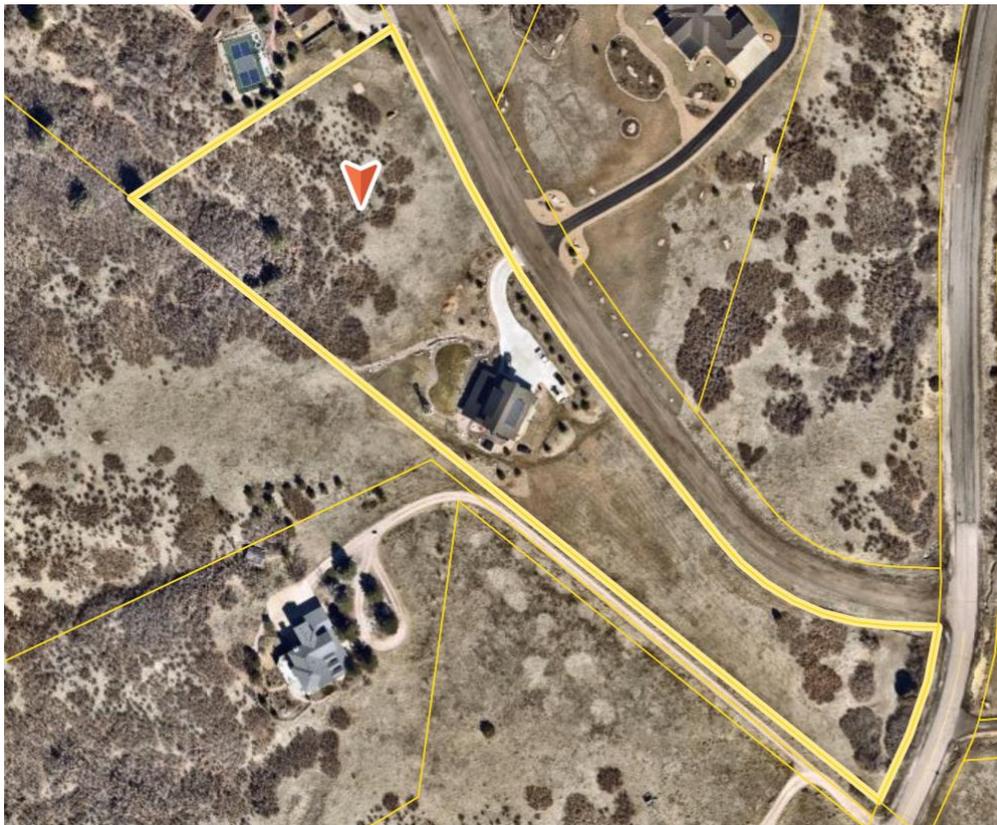
The applicant has submitted a site plan which will require a 25' front variance.

**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'**

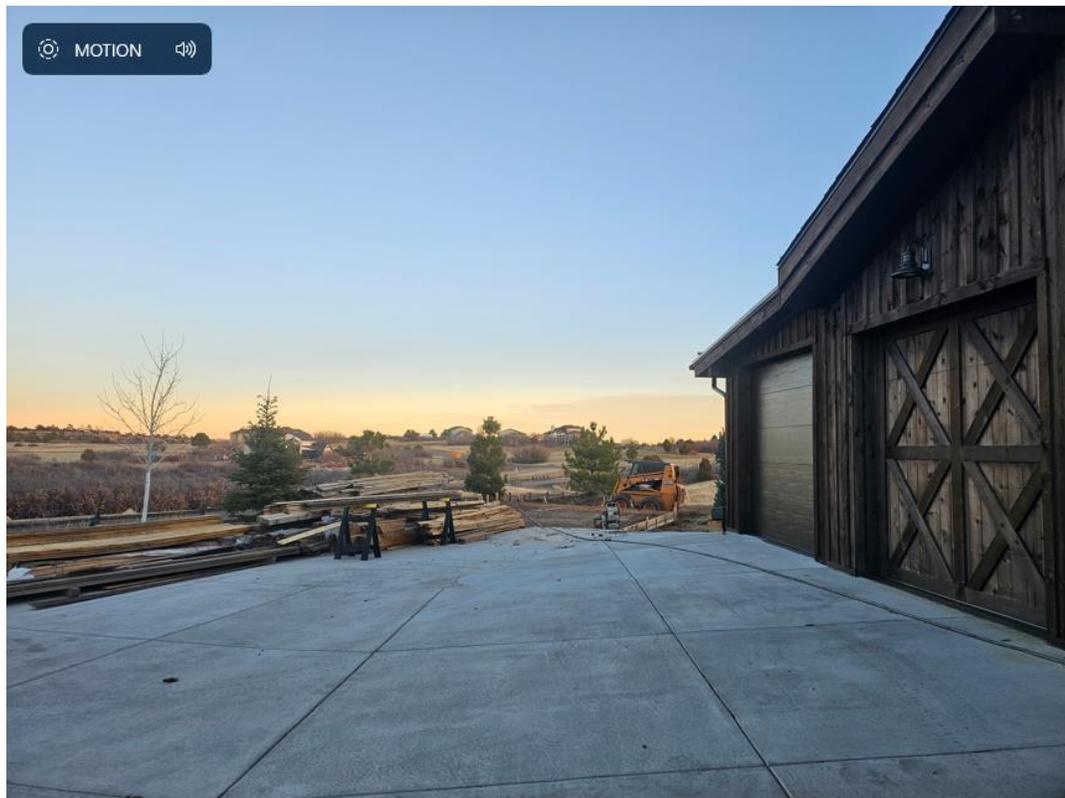
**Aerial Views:**







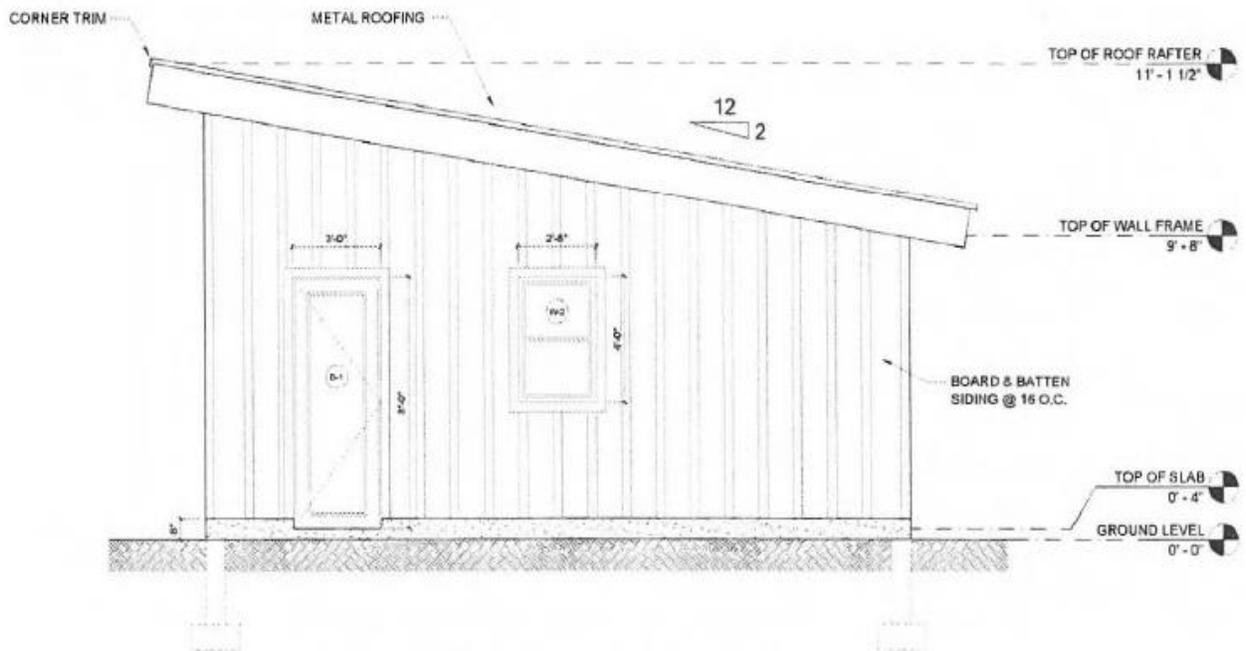
**Existing Residence:**



**Proposed Detached Garage Elevations:**

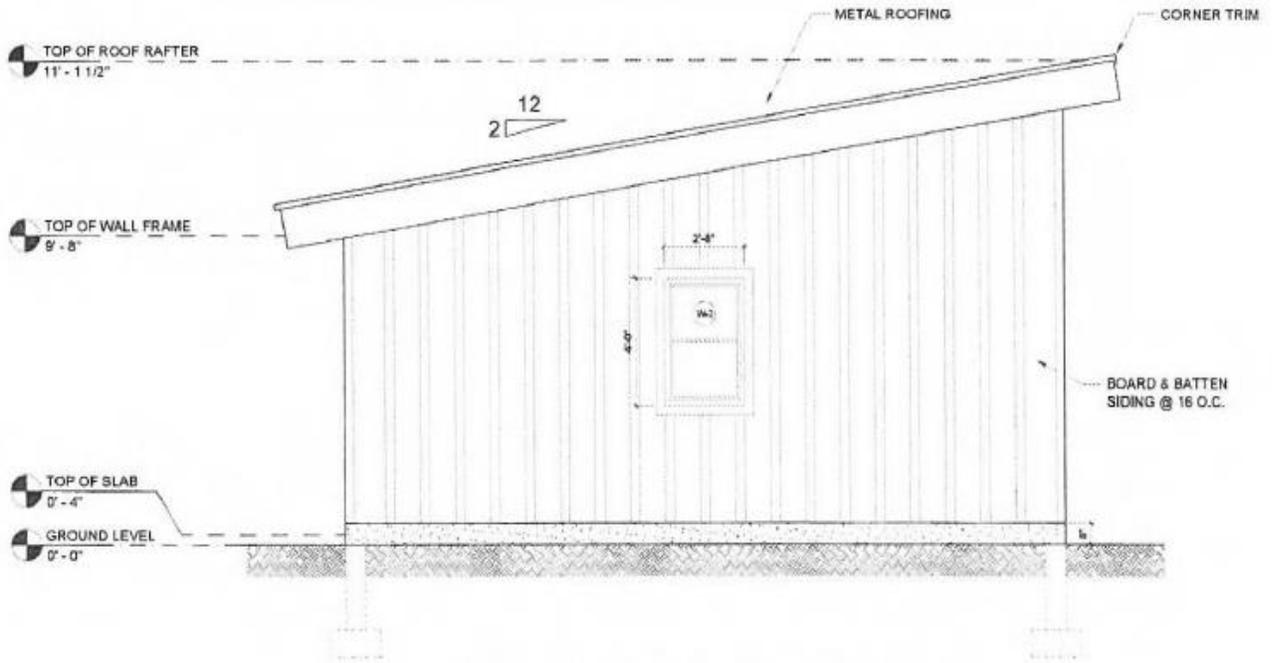


**FRONT ELEVATION**

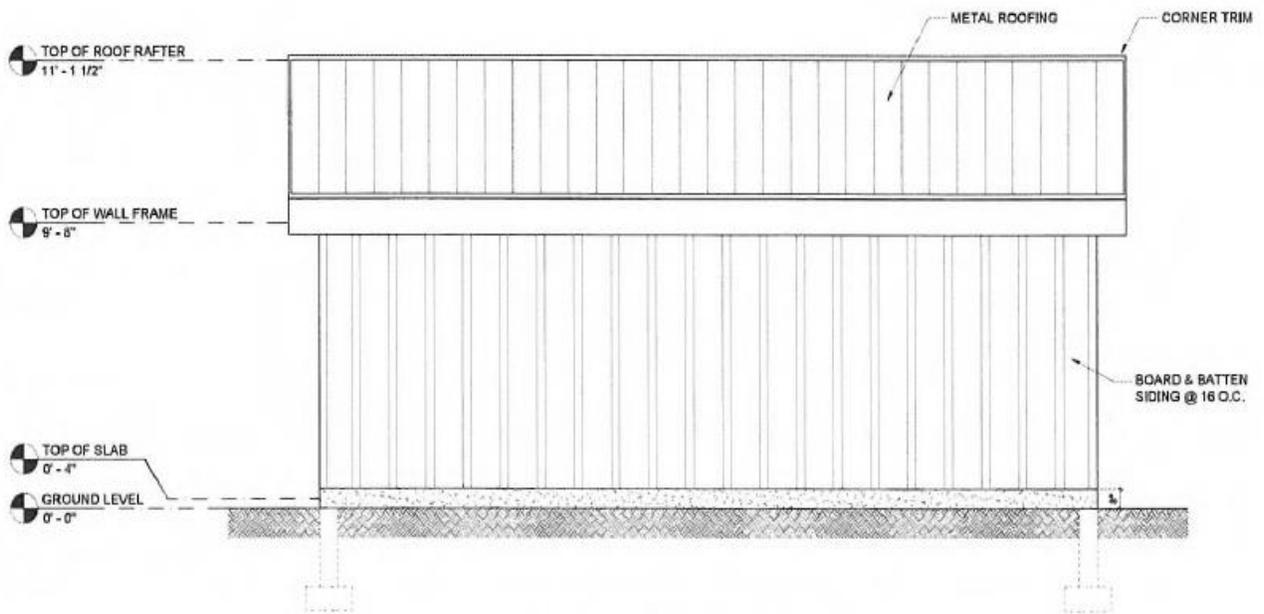


**RIGHT SIDE ELEVATION**

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