



**BOARD OF ADJUSTMENT
TUESDAY, JUNE 16, 2026
AGENDA
REGULAR MEETING**

Tuesday, June 16, 2026

1:30 PM

Hearing Room

RESCHEDULED - ALL ITEMS HAVE BEEN CONTINUED TO JUNE 30, 2025 AT 1:30 P.M.

- Twin Oaks, 10th Amendment, Lot 33 - Variance - Project File: VA2026-003.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: [Staff Report - VA2026-003](#)

*** CONTINUED TO JUNE 30, 2026, AT 1:30 P.M.***

- Woodmoor Mountain Filing 3, Lot 62 - Variance - Project File: VA2026-004.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: [Staff Report - VA2026-004](#)

*** CONTINUED TO JUNE 30, 2026 AT 1:30 P.M.***

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MEETING DATE: June 16, 2026

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Twin Oaks, 10th Amendment, Lot 33 - Variance - Project File: VA2026-003.

SUMMARY: The request is for approval of a variance to allow for a reduction to the street setback for a new addition to the existing home.

STAFF ASSESSMENT: If the Board determines that the applicants have demonstrated that the variance meets the criteria, then it may be granted. If not, the Board may deny the variance.

REVIEW:

Steven E Koster	Approve	6/4/2026
Jeff Garcia	Approve	6/11/2026
Doug DeBord	Approve	6/11/2026
Samantha Hutchison - FYI	Notified - FYI	6/11/2026

ATTACHMENTS:

Staff Report - VA2026-003

Variance Staff Report

Date: June 1, 2026
To: Douglas County Board of Adjustment
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *K Carter*
CC: Carolyn Washee-Freeland, AICP, Senior Planner
Michael Cairy, Zoning Compliance Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Twin Oaks, 10th Amendment, Lot 33 - Variance**
Project File: **VA2026-003**

Board of Adjustment Hearing:

June 16, 2026 @ 1:30 p.m.

I. APPLICATION INFORMATION

A. Applicants

Matt and Michelle Meunier
1186 Twin Oaks Lane
Castle Rock, CO 80109

B. Request

The applicants request approval of a variance to allow for a reduction to the street setback for a new addition to the existing home. The property is located at 1186 Twin Oaks Lane, Castle Rock, within the Twin Oaks, 10th Amendment subdivision. The variance request will allow a reduction to the street setback from 100 feet to 67 feet, 4 inches.

The property is located within the West Plum Creek Subarea as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

C. Location

The site is located at 1186 Twin Oaks Lane, Castle Rock, approximately one mile south of W. Wolfensberger Road, and one and one-half miles west of Interstate 25. See the attached zoning, vicinity, and aerial maps.

D. Development Standards

The property is zoned Large Rural Residential (LRR) and is approximately 10.32 acres in size. The LRR street setback, for lots that are nine acres or more in size, is 100 feet.

The Twin Oaks, 10th Amendment subdivision plat states that Lot 33 is subject to the following: “An easement 20 feet wide, 10 feet on either side of the lot line is reserved and/or dedicated along all lot lines not abutting roadways, and 20 feet wide on all exterior boundary lines for the installation and maintenance of public utilities and for bridle use.”

II. CONTEXT

A. Background

The Twin Oaks, 10th Amendment subdivision was established in 1973 and originally zoned Agricultural Two (A-2). In 1997, the subdivision was later rezoned to Large Rural Residential (LRR) when the County redefined zone districts that allowed for similar uses and had the same lot sizes.

The property owners, Mr. and Mrs. Meunier, purchased the property in 2024. The County Assessor’s Office shows an existing 2,623 square foot (SF) single-family residence with an attached garage that was built in 1984.

The applicants are seeking a variance to reduce the street setback along Twin Oaks Lane from 100 feet to 67 feet, 4 inches, for a new addition to the existing home. The applicants indicate that the proposed home addition will be approximately 42.51 feet by 27.16 feet in size. The addition will be attached to the existing home on the north side of the structure, and it will encroach into the street setback approximately 32.60 feet.

B. Adjacent Land Uses and Zoning

Parcels adjacent to the property are zoned LRR and Agricultural One (A-1). Vicinity, zoning, and aerial maps are contained in this report as an attachment.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Residential
South	Large Rural Residential	Residential
East	Large Rural Residential	Residential
West	Large Rural Residential	Residential

III. SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Twin Oaks Lane is an unpaved road which is owned and maintained by Douglas County. The Twin Oaks, 10th Amendment subdivision borders the Laton Exemption and a portion of Castle Mesa South to the west and the Town of Castle Rock municipal boundaries to the east. Vegetation on the property consists of native grass, pine trees and native shrubs. The site is constrained by existing power lines which are located approximately 40 feet and 70 feet north from the existing home. A drainage way is

located to the immediate north of the home, with steep slopes ranging from 6,700 feet to 6,740 feet in elevation.

IV. PUBLIC NOTICE AND INPUT

At least 14 days prior to the Board of Adjustment hearing, the applicant is required to mail a written notice by first-class mail to each abutting property landowner and post a notice on the land under consideration in compliance with Section 2606 of the Douglas County Zoning Resolution (DCZR). No public comments have been received regarding the variance request.

Referral requests were sent to referral agencies on May 19, 2026. Referral responses were due on June 2, 2026. Douglas County Public Works Engineering reviewed the request and noted that the proposed addition would need to meet the County's grading criteria, which require constructed slopes to be no steeper than 33%. Engineering advised the applicant to consult with their engineer to ensure the addition is feasible within the constraints of the County criteria and required the applicant to provide an engineered Drainage, Erosion and Sediment Control (DESC) plan. The applicants have agreed to provide the required plan for the proposed addition. The applicants further acknowledge that they would be proceeding forward with the variance request at their own risk, should the addition have to be redesigned due to engineering constraints. They anticipate that should the addition need to be re-designed, it would encroach no further into the setback as proposed and would likely encroach less.

Addressing, Building Services, Mountain View Electric Association, and Xcel Energy reviewed the request and had no comments for the applicant to address. CORE Electric Cooperative provided a referral comment requesting the applicant provide a revised exhibit that accurately depicts the location of existing CORE electric facilities in relation to the proposed addition, in order to gain CORE's support for the variance approval. The applicant stated that they have reached out to a surveyor to prepare a revised exhibit to address CORE's referral comments. Once a revised exhibit has been received, it will be forwarded to the Board for review. Other referral agency comments are forthcoming and will be forwarded to the Board once received.

All referral responses received are included in the referral response report attached to the staff report.

V. STAFF ANALYSIS

The following approval criteria for variances are set forth in Section 2603 of the DCZR:

2603.01: A variance shall be granted only upon the finding that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of the

specific parcel of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land.

Staff Comment: The applicants indicate that due to topographical challenges on the lot, there are limited usable areas in which to construct the addition to the existing home. The proposed addition will connect to the existing structure, which is located within the 100-foot street setback. The site is constrained by existing power lines which are located approximately 40 feet and 70 feet north from the existing home. A drainage way is located to the immediate north of the home, with steep slopes ranging from 6,700 feet to 6,740 feet in elevation. The applicants state that these conditions combined create an exceptional practical difficulty. The proposed location of the addition is the only option to avoid conflicts with the power lines and the topographic constraints.

2603.02: The applicant shall provide reasonable and adequate evidence that the variance request is not a self-imposed hardship which can be rectified by means other than relief through a variance.

Staff Comment: The applicants state that the variance request is not a self-imposed hardship, and the constraints arise from the location of the existing home, the utility corridor which runs through the property, and the steep slope conditions along with the drainageway.

The applicants have considered alternative locations for the proposed addition to the home; however, they indicate that locating the addition outside of the 100-foot street setback would conflict with existing overhead power lines and cause further grading constraints within the steep slopes found on the property.

2603.03: A variance may be granted provided that no substantial detriment to the public good is created and that the intent and purpose of this Resolution are not impaired.

Staff Comment: Should the Board of Adjustment grant a variance for the setback reduction, the applicants will need to meet the requirements of the Douglas County Building Code and Engineering's grading, erosion, and sediment control (GESCC) requirements.

2603.04: The concurring vote of three members of the Board of Adjustment shall be necessary for a variance.

VI. STAFF ASSESSMENT

If the Board determines that the applicants have demonstrated that the variance meets the criteria, then it may be granted. If not, the Board may deny the variance.

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Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglasco.gov. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Residential Addition

Marketing Name: N/A

Presubmittal Review Project Number: _____

PROJECT SITE

Address: 1186 Twin Oaks Lane

State Parcel Number(s): 2505-210-01-024

Subdivision/Block#/Lot# (if platted): Twin Oaks Lot #33

PROPERTY OWNER(S)

Name(s): Matthew and Michelle Meunier

Address: 1186 Twin Oaks Lane, Castle Rock, CO 80109

Phone: 720-288-1026

Email: mmoonie01@gmail.com

AUTHORIZED REPRESENTATIVE

Name: N/A - Owner is the representative

Company: _____

Address: _____

Phone: _____

Email: _____

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Matt Meunier
Digitally signed by Matt Meunier
DN: CN=Matt Meunier, OU=Users, OU=District Office,
OU=Denver, OU=Districts, DC=PCLINC, DC=Network,
DC=ads
Date: 2026.05.12.12:58:51.0000

5/12/26
Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglasco.gov beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglasco.gov.

Project Number (Office Use Only): _____

1186 Twin Oaks Lane Zoning Variance Request Narrative

BACKGROUND:

Property Owners : Matthew and Michelle Meunier

Home purchased: December 19, 2024

Property Address: 1186 Twin Oaks Lane, Castle Rock, CO 80109

Legal Description: Lot #33, Twin Oaks, County of Douglas, State of Colorado

Current property improvements include a 1,600 SF ranch style house over full basement. Home is served by private well and septic and with electrical service by Core Electric Coop by a power line that traverses the property approximately 60 feet north of the existing home.

We want to build a 25 foot by 40 foot addition to the northwest side of the residence. The addition would provide a three-car garage addition on the main level of the residence with living space above and below the garage. The addition has been designed and is submitted to Douglas County for permitting and is logged as permit 26-02399-D. It is through this submission we learned a zoning variance was required, and building permit review is pending this variance approval.

REQUEST:

We request relief from the 100-foot setback requirement to allow the addition to be set back approximately 67 feet 4 inches from the property line.

NARRATIVE:

We are planning an addition to our existing residence located at 1186 Twin Oaks Lane. The proposed addition would add a garage at the main level along with additional living space. Our current home was permitted and built 50 feet from the property line, as shown in Exhibit A. In addition to the existing home's placement, practical difficulties are created by (1) steep topography that drops off rapidly as you move farther from the property line and (2) an existing above-ground electrical utility line on our property to the north. Under Douglas County LRR zoning setbacks (Section 408), the minimum street setback for lots greater than 9 acres is 100 feet (measured from the lot line to the wall of the structure). Meeting this minimum setback is not practical given the site constraints and is the basis for our variance request.

1186 Twin Oaks Lane Zoning Variance Request Narrative

HARDSHIP:

1. What exceptional practical difficulties, exceptional and undue hardship, or other extraordinary and exceptional situation or condition of your land prevents compliance with the DCZR?

Answer: The existing residence was permitted and constructed in 1984 approximately 50 feet from the property line. Because an addition must connect to the existing structure, this placement makes compliance with a 100-foot setback impracticable. In addition, the lot's steep topography becomes significantly more challenging farther from the property line, and an existing above-ground Core Electric power line running east-west north of the residence further limits feasible building locations. Together, these conditions create an exceptional practical difficulty and make the proposed location shown in Exhibit B the only reasonable option that avoids conflicts with the utility line and minimizes topographic impacts.

Grading at the residence is relatively flat between the roadway and the residence and drops off sharply moving east and north of the residence as shown in Exhibit B. The grade drops 15 feet in elevation within 30 from the northwest face of the residence. Rotating the addition to accommodate the 100-foot setback will require significant additional earthwork to fill the void and allow vehicles to access the garage and backfill around the addition.

The Core Electric Coop power lines run east-west across the property approximately 55 feet from the existing residence. We have coordinated with Core and they require a 15-foot clear area between the power line and structures. Rotating the addition to allow for the 100-foot setback makes the addition encroach on the required clear distance from the power lines.

2. A variance may not be granted if it is due to self-imposed hardship that can be rectified by means other than relief through a variance. What other design or development alternatives have you considered and why aren't they feasible?

Answer: The hardships described above are not self-imposed; they arise from the location of the existing permitted residence, the utility corridor, and the natural slope of the lot. We evaluated alternative locations for the addition. Locating the addition to the south or west would further reduce the setback to the property line and would not be functional. Locating the addition directly north would still be within 100 feet of the property line and would create conflicts with the overhead power line and associated grading constraints. An addition to the east is not practical due to the steep topography and the proximity and alignment of the road.

1186 Twin Oaks Lane Zoning Variance Request Narrative

Given these limitations, the proposed location represents the most feasible design that minimizes impacts while providing the needed space.

3. Why do you believe that your variance request is in harmony with the intent and purpose of the DCZR?

Answer: The requested variance is consistent with the intent and purpose of the DCZR because the proposal places the addition as far from the property line as reasonably possible given the existing home and site constraints. The addition will be set back approximately 67 feet 4 inches—nearly 20 feet farther from the property line than the existing residence—thereby improving nonconformity rather than intensifying it. The proposed location also respects the Core Electric Cooperative clearance requirements (minimum 15 feet from the power line) and reduces grading and disturbance by working with the existing topography. Overall, the addition will be compatible with the surrounding area and will not create adverse impacts to neighboring properties.

Respectfully,

Matt and Michelle Meunier

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

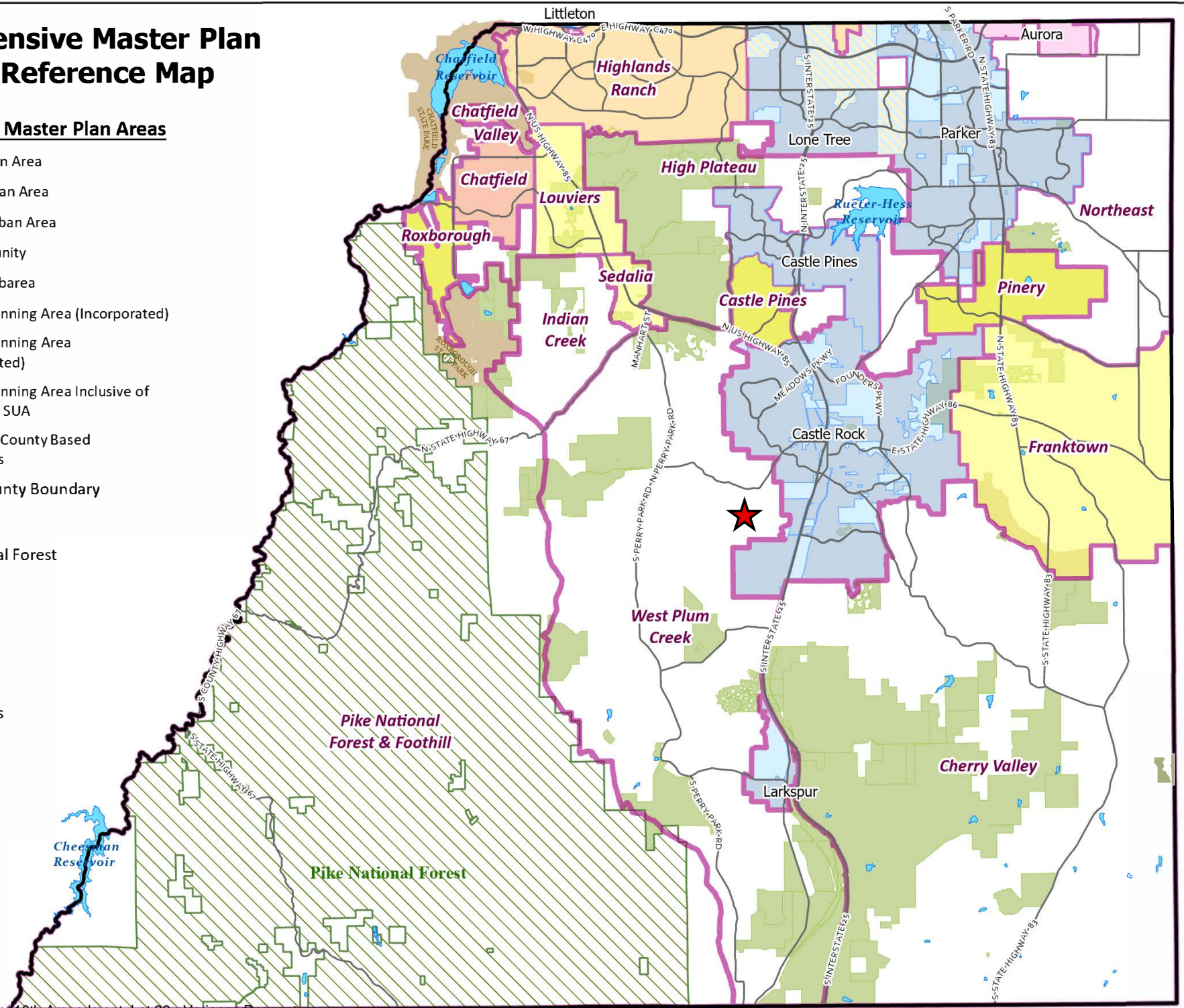
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

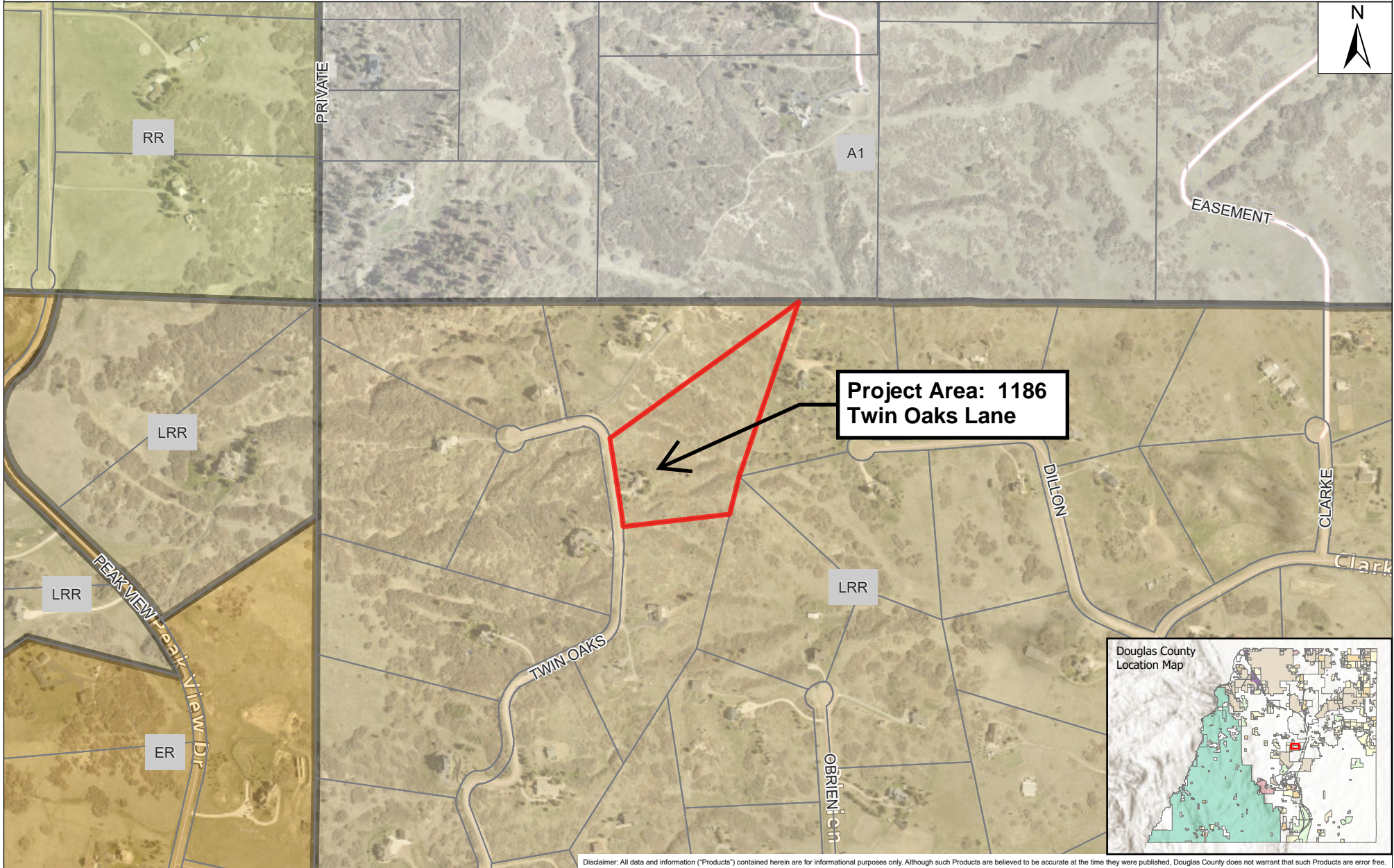
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



TWIN OAKS, 10TH AMENDMENT ZONING MAP

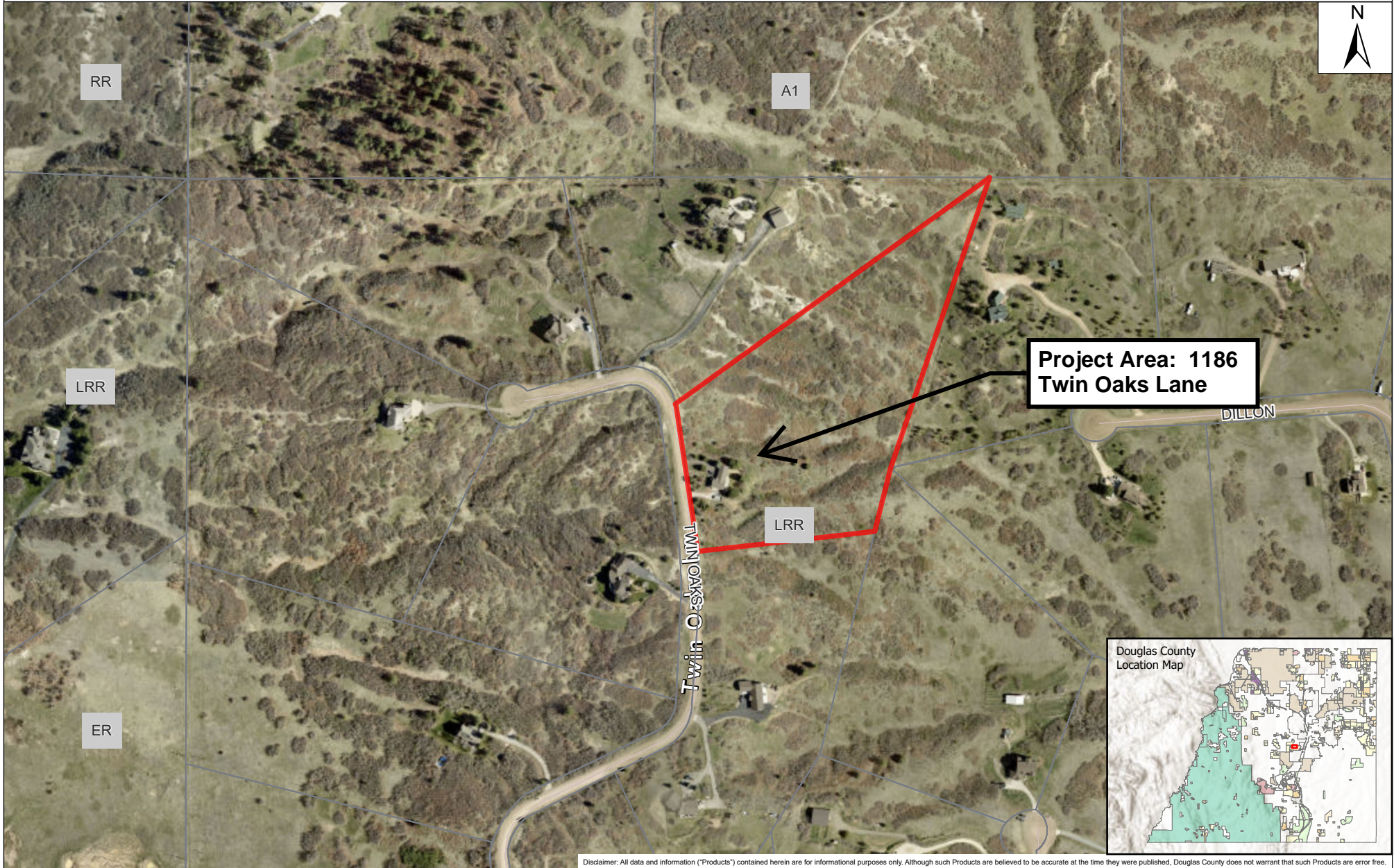


Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 5/28/2026 3:09 PM



- | | |
|--|---|
|  RR - RURAL RESIDENTIAL |  A1 - AGRICULTURAL ONE |
|  ER - ESTATE RESIDENTIAL |  LRR - LARGE RURAL RESIDENTIAL |



TWIN OAKS, 10TH AMENDMENT AERIAL MAP



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Date Saved: 5/28/2026 3:12 PM

 RR - RURAL RESIDENTIAL
 ER - ESTATE RESIDENTIAL

 A1 - AGRICULTURAL ONE
 LRR - LARGE RURAL RESIDENTIAL

Referral Agency Response Report

Project Name: Twin Oaks, 10th Amendment, Lot 33

Project File #: VA2026-003

Date Sent: 05/19/2026

Date Due: 06/02/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	05/27/2026	No Comment (Verbatim)	No action necessary
Assessor		Awaiting response	
AT&T Long Distance - ROW		Awaiting response	
Building Services	05/22/2026	No Comment (Verbatim)	No action necessary
CenturyLink	05/29/2026	See Letter: No Objection	No action necessary
Comcast		Awaiting response	
CORE Electric Cooperative	06/01/2026	CORE Electric Cooperative requires the applicant to revise and resubmit the project exhibits to accurately depict the location of existing CORE electric facilities in relation to the proposed addition. The current exhibits are insufficiently detailed and do not clearly illustrate the conditions described in the project narrative. Updated exhibits must provide precise, legible mapping that clearly distinguishes existing infrastructure from proposed improvements in order to support variance approval. (Verbatim)	Comments forwarded to the applicant to address. The applicant stated that they have reached out to a surveyor to prepare a revised exhibit that will address COREs referral comment.

Referral Agency Response Report

Project Name: Twin Oaks, 10th Amendment, Lot 33

Project File #: VA2026-003

Date Sent: 05/19/2026

Date Due: 06/02/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	0522/2026	<p>See Letter: Note that County grading criteria require constructed slopes to be no steeper than 33%. To make this work will likely required retaining walls and/or grading beyond the extent shown herein. Please consult with your engineer to ensure the addition is feasible within the constraints of County criteria.</p> <p>Please check the scale of the drawing and revise as needed.</p>	<p>Comments forwarded to the applicant to address. The applicant has agreed verbally to provide an engineered DESC Plan to comply with engineering requirements.</p> <p>The applicant further understands that they would be proceeding with the variance request at their own risk. The applicant indicated that if something had to be redesigned due to engineering constraints then the project would be re-designed to encroach no further into the setback as proposed and would likely encroach less.</p>
Mountain View Electric Association	06/01/2026	No comment. Project outside MVEA service territory. (Verbatim)	No action necessary
Xcel Energy-Right of Way & Permits	05/27/2026	<p>See Letter: Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned Variance Request and currently has no apparent conflict.</p> <p>Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com</p>	No action necessary



May 29, 2026

Douglas County
ATTN: Carolyn Washee-Freeland
100 Third Street
Castle Rock, CO 80104

No Reservations/No Objection

SUBJECT: VA2026-003 - Reduction of the 100' Street Setback, 1186 Twin Oaks Lane, Castle Rock, CO 80109 - Douglas County
SPN: 2505-210-01-024

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

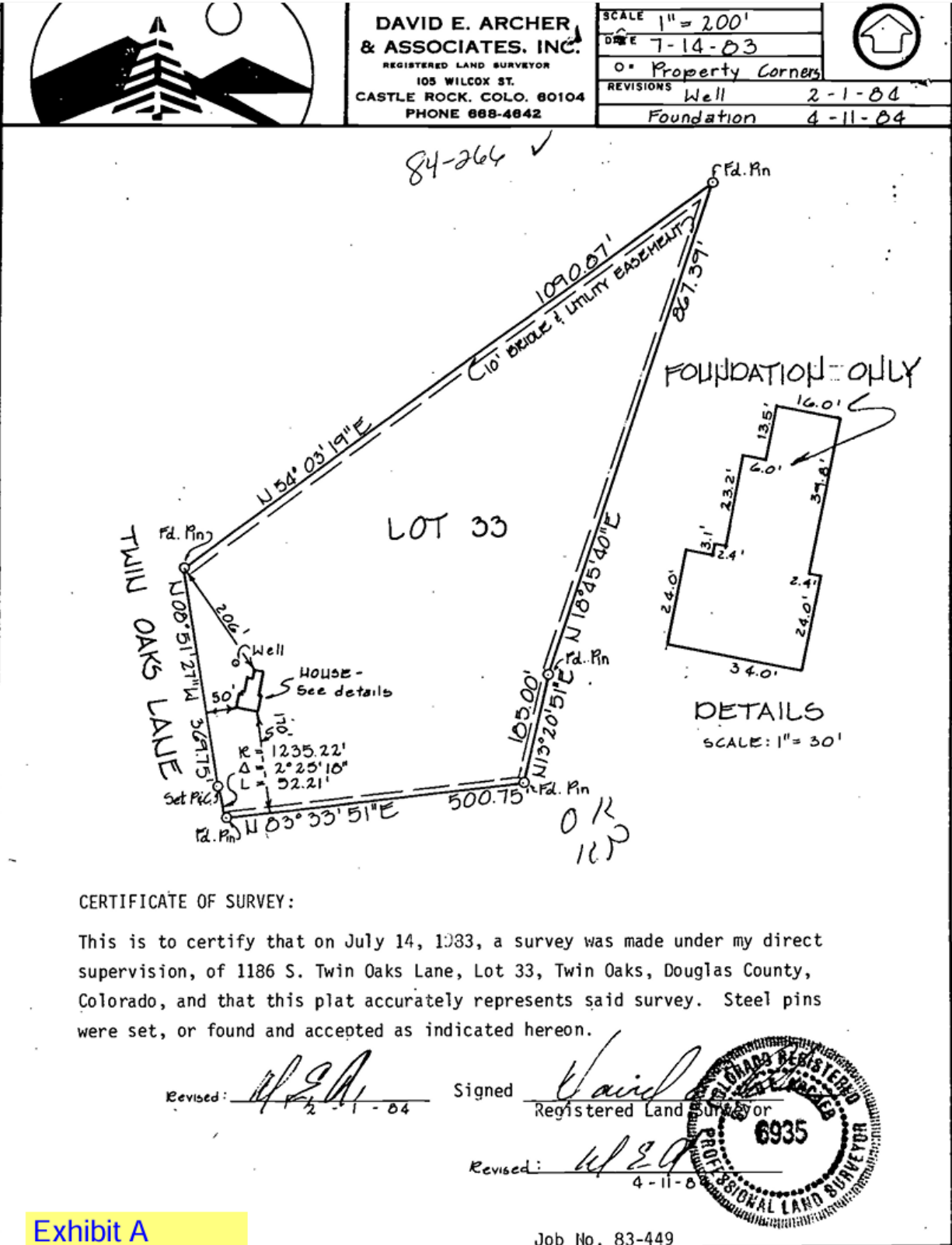
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. If you have any questions, please contact Cloey Kranock at (585)307-3877, Cloey.Kranock@Lumen.com], or nre.easement@lumen.com.

Sincerely yours,

Cloey Kranock
Network Infrastructure Services
Lumen
P870148

Exhibit A



CERTIFICATE OF SURVEY:

This is to certify that on July 14, 1983, a survey was made under my direct supervision, of 1186 S. Twin Oaks Lane, Lot 33, Twin Oaks, Douglas County, Colorado, and that this plat accurately represents said survey. Steel pins were set, or found and accepted as indicated hereon.

Revised: W.E.A. / 2-1-04 Signed: David Registered Land Surveyor
 Revised: W.E.A. / 4-11-04



Exhibit A
Original Permit

Job No. 83-449

REFERRAL RESPONSE REQUEST – VARIANCE


 Date sent: May 18, 2026

 Comments due by: **June 1, 2025**
Project Name: *Twin Oaks, 10th Amendment, Lot 33 –Variance*
Project File #: VA2026-003

Project Summary:

The applicant requests a variance to allow for a reduction in the street setback from 100 feet to 67.5 inches from the property line on Twin Oaks Lane, to accommodate a new 25-foot by 40-foot addition to the northwest side of the existing home on the property. The subject property is located at 1186 Twin Oaks Lane, Castle Rock, CO 80109 (SPN: 2505-210-01-024). The property is zoned Large Rural Residential (LRR) and is 10.32-acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: Please see comments on the attached exhibit.	
<input type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Public Works	Phone #: 303-660-7490
Your Name: Ken Murphy, P.E.	Your Signature: 
<i>(please print)</i>	Date: 22 MAY 2026

A Variance Hearing on this request will be held before the Douglas County Board of Adjustment on Tuesday, **June 16, 2026 at 1:30 pm.**

Sincerely,

Carolyn Washee-Freeland

 Carolyn Washee-Freeland, AICP
 Senior Planner

Enclosure



Siting the addition in this location puts it within 25 feet of the existing drainage to the north.

Per County GESC Manual, additions larger than 500 SF and within 100 feet of a drainageway require an engineered drainage and erosion control plan. The steep grades that are required to construct the addition also warrant professional design of the drainage and erosion control elements.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 27, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Carolyn Washee-Freeland

Re: Twin Oaks, 10th Amendment, Lot 33, Case # VA2026-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned Variance Request and currently has **no apparent conflict**.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

www.douglas.co.us

MEETING DATE: June 16, 2026

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Woodmoor Mountain Filing 3, Lot 62 - Variance - Project File: VA2026-004.

SUMMARY: The request is for approval of a variance to allow for a reduction to the street setback for a new detached garage.

STAFF ASSESSMENT: If the Board determines that the applicants have demonstrated that the variance meets the criteria, then it may be granted. If not, the Board may deny the variance.

REVIEW:

Steven E Koster	Approve	6/4/2026
Jeff Garcia	Approve	6/11/2026
Doug DeBord	Approve	6/11/2026
Samantha Hutchison - FYI	Notified - FYI	6/11/2026

ATTACHMENTS:

Staff Report - VA2026-004

Variance Staff Report

Date: June 1, 2026
To: Douglas County Board of Adjustment
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *K C*
CC: Carolyn Washee-Freeland, AICP, Senior Planner
Michael Cairy, Zoning Compliance Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Woodmoor Mountain Filing 3, Lot 62 – Variance**
Project File: **VA2026-004**

Board of Adjustment Hearing:

June 16, 2026 @ 1:30 p.m.

I. APPLICATION INFORMATION

A. Applicants

Mike and Pam Klinkner
The Klinkner Family Trust
13850 Boulder Lane
Larkspur, Colorado 80118

B. Project Representative

John Trisco
Mr. Handy Hands Renovation
2745 Haystack Drive
Colorado Springs, CO 80922

B. Request

The applicants request approval of a variance to allow for a reduction to the street setback for a new detached garage. The property is located at 13850 Boulder Lane, Larkspur, within the Woodmoor Mountain Filing 3 subdivision.

The variance request will allow a reduction to the street setback from 25 feet to 5 feet.

The property is located within the West Plum Creek Subarea as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

C. Location

The site is located at 13850 Boulder Lane, Larkspur, approximately one mile west of S. Perry Park Road, and two and one-half miles north of the County’s boundary with El Paso County. See the attached zoning, vicinity, and aerial maps.

D. Development Standards

The property is zoned Estate Residential (ER) and is approximately 3.016 acres in size. The ER zoning setback for a street is 25 feet. The Woodmoor Mountain Filing 3 plat notes that all side lot lines are subject to a 12-foot utility easement.

II. CONTEXT

A. Background

The Woodmoor Mountain Filing 3 subdivision was established in 1971 and originally zoned Residential (R). The subdivision was later rezoned to Estate Residential (ER) during a countywide zoning effort.

The property owners, Mr. and Mrs. Klinkner, purchased the property in 2022. The County Assessor’s Office shows a 2,902 square foot (SF) single-family residence that was built in 2024.

The applicants are seeking a variance to reduce the street setback from 25 feet to 5 feet from the front property line to construct a new detached garage. The proposed structure will be 24 feet by 30 feet, and will be located within the existing driveway area, between the front property line and the existing home.

B. Adjacent Land Uses and Zoning

Parcels adjacent to the property are all zoned ER. Vicinity, zoning, and aerial maps are contained in this report as an attachment.

Zoning and Land Use

Direction	Zoning	Land Use
North	Estate Residential	Residential, and Vacant Land
South	Estate Residential	Residential
East	Estate Residential	Vacant Land
West	Estate Residential	Residential

III. SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Boulder Lane is an unpaved private road, owned and maintained by the Woodmoor Mountain Improvement Association. The Woodmoor Mountain Filing 3 subdivision borders the Pike National Forest to the west and residential development to the north, south, and east. Vegetation on the property consists of native grass, pine trees and native shrubs.

The rear of the property slopes sharply downward in elevation ranging from 8,180 feet to 8,060 feet into heavily forested foothills. Boulder Lane is adjacent to the front lot line of the subject property.

The applicants state that the existing driveway is the only developable area to site the proposed garage. The existing home is situated in the southwest portion of the lot, along with a well and septic system with a leach field. The area behind the existing home drops in elevation from 8,180 feet to 8,060 feet. The existing driveway takes access from Boulder Lane, and is relatively level, and accordingly to the applicants, is an area suitable to construct the proposed garage. Please refer to the site plan exhibit attached to this staff report.

IV. PUBLIC NOTICE AND INPUT

At least 14 days prior to the Board of Adjustment hearing, the applicant is required to mail a written notice by first-class mail to each abutting property landowner and post a notice on the land under consideration in compliance with Section 2606 of the Douglas County Zoning Resolution (DCZR). No public comments were received.

Referral requests were sent to referral agencies on May 27, 2026. Referral responses were due on June 6, 2026. Building Services noted that a building permit will be required. AT&T had no conflicts with the request, and other referral agencies did not provide comments for the applicant to address. All referral responses received are included in the referral response report attached to the staff report.

V. STAFF ANALYSIS

The following approval criteria for variances are set forth in Section 2603 of the DCZR:

2603.01: A variance shall be granted only upon the finding that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of the specific parcel of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land.

Staff Comment: The applicants indicate that due to the steep mountainous terrain found on the lot, there are limited usable areas in which to construct a detached garage. The applicants state that without approval of the variance, they are deprived of a reasonable opportunity to construct a customary residential accessory garage on the property.

2603.02: The applicant shall provide reasonable and adequate evidence that the variance request is not a self-imposed hardship which can be rectified by means other than relief through a variance.

Staff Comment: The applicants state that the variance request is not a self-imposed hardship, and the constraints are the result of the natural topography and mountainous terrain found on the property, as well as the location of the existing septic system.

The applicants have considered alternative locations to site the proposed garage on the property and found that the proposed location along the existing driveway would minimize land disturbance. The applicants state that locating the garage elsewhere on the site would result in the encroachment into the existing septic system, tree removal in areas that would affect their neighbors, create unsafe or impractical driveway access to the garage, and disturb steep slopes on the site.

2603.03: A variance may be granted provided that no substantial detriment to the public good is created and that the intent and purpose of this Resolution are not impaired.

Staff Comment: The applicants indicate that the proposed garage is accessory to residential use of the property, and the garage will maintain compatibility with the surrounding neighborhood. The proposed location of the garage will minimize additional site disturbance and will not affect surrounding properties or public safety. The applicants state that locating the garage within the existing driveway area, natural terrain will be preserved.

Should the Board of Adjustment grant a variance for the setback reduction, the applicants will need to meet the requirements of the Douglas County Building Code and Engineering’s grading, erosion, and sediment control (GESC) requirements.

2603.04: The concurring vote of three members of the Board of Adjustment shall be necessary for a variance.

VI. STAFF ASSESSMENT

If the Board determines that the applicants have demonstrated that the variance meets the criteria, then it may be granted. If not, the Board may deny the variance.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	5
Applicants’ Narrative	6
Vicinity, Zoning and Aerial Maps	11
Referral Agency Response Report	14
Referral Response Letters	15
Woodmoor Mountain ACC Approval Letter	18
Plot Plan Exhibit	20

Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglasco.gov. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Variance - garage build

Marketing Name: _____

Presubmittal Review Project Number: _____

PROJECT SITE

Address: 13850 Boulder Lane Larkspur Colorado 80118

State Parcel Number(s): 2771-193-05-006

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S)

Name(s): Klinkner Family Trust

Address: 158 Oakridge Drive Dayton Nevada 89403

Phone: 510.453.2219 (Mike)

Email: mklinkner@at&t.net

AUTHORIZED REPRESENTATIVE

Name: John Trisco

Company: Mr. Handy Hands Renovations

Address: 2745 Haystack Drive Colorado Springs CO 80922

Phone: 719.761.8881

Email: johntrisco@gmail.com

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

John Trisco
Applicant's Signature

5/17/26
Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglasco.gov beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglasco.gov.

Project Number (Office Use Only): VA2026-004

Variance Request for Douglas County

Property Owner: Klinkner Family Trust

Property Address: 13850 Boulder Lane, Larkspur, Colorado 80118

Parcel Number: 2771-193-05-006

Legal Description: Lot 62, WOODMOOR MOUNTAIN 3, 3.016 AM/L

Purchase Date: June 27, 2022

Request

The applicants respectfully request approval of a variance to the required 25-foot street setback for construction of a detached accessory garage on the above-referenced property. The proposed garage is an unfinished detached 24' x 30' structure to be located in place of the existing driveway between Boulder Lane and the existing single-family residence.

The requested variance would allow the structure to be located approximately 5' feet from the front property line at its closest point, resulting in an encroachment of 20' into the required 25-foot street setback.

This request is being made pursuant to Douglas County Zoning Resolution (DCZR) Section 26, Variance Standards and Procedures, specifically Sections 2602 and 2603 regarding setback variances and hardship criteria.

Existing Conditions

The property consists of approximately 3.016 acres located within the Woodmoor Mountain 3 subdivision in unincorporated Douglas County. The existing residence is a two-story walkout single-family home constructed in 2024 without an attached garage.

The site contains significant topographical constraints that severely limit buildable

areas on the parcel. The property slopes steeply upward from the roadway, with substantial mountainous terrain beginning approximately 35' from the street frontage. The only relatively flat and usable portions of the property are occupied by the existing residence, driveway access, septic system, and leach field.

The proposed garage location is the only feasible location on the property that allows safe access from the existing driveway, avoidance of disturbance to the septic and leach field systems, construction on reasonably stable and buildable terrain, and compliance with practical grading and drainage limitations.

All remaining portions of the property contain steep slopes and mountainous terrain unsuitable for development without excessive grading, retaining walls, environmental disturbance, or significant engineering intervention.

Narrative and Hardship Statement

The applicants are requesting relief from the required street setback due to exceptional topographical conditions affecting the property. Strict application of the Douglas County Zoning Resolution would create an exceptional and undue hardship because the physical characteristics of the land prevent reasonable placement of a detached garage in compliance with the standard setback requirements.

The existing driveway and developed area create the only practical and accessible building envelope for the proposed garage. The septic system and leach field occupy the only other relatively level area of the property. Because of the steep terrain and mountain-side conditions across the remainder of the parcel, there is no other feasible location where a garage could reasonably be constructed.

The requested variance represents the minimum relief necessary to allow construction of a functional detached garage accessory to the residence.

Douglas County Zoning Resolution Section 2603.01 states that a variance may be granted when strict application of the Resolution causes "peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition

of the land."

This property contains exceptional topographic constraints that are unique to the parcel. The steep mountainous terrain substantially limits buildable area and prevents reasonable placement of the proposed garage outside of the required setback as discussed above.

Without approval of the variance, the applicants would be deprived of a reasonable opportunity to construct a customary residential accessory garage on the property.

DCZR Section 2603.02 requires that the hardship not be self-imposed and that it cannot reasonably be rectified by means other than a variance.

The hardship associated with this request is not self-created. The constraints are the result of the natural topography and existing site conditions of the property, including steep mountainous terrain and the location of the septic and leach field systems.

Alternative locations and layouts were considered; however, those alternatives were determined to be infeasible because they would:

1. Encroach into the septic or leach field areas.
2. Require excessive changes to the terrain that would impact not only this property, but likely neighboring properties and the neighborhood by introducing large machinery and equipment, tree removal and extensive engineered earth work.
3. Create unsafe or impractical driveway access.
4. Disturb steep slopes and mountainous terrain.
5. Result in unreasonable construction impacts and site disturbance.

The proposed garage location along the existing driveway corridor minimizes land disturbance and represents the least impactful and most practical placement available on the parcel.

DCZR Section 2603.03 provides that a variance may be granted when "no substantial detriment to the public good is created and the intent and purpose of this Resolution are not impaired."

Approval of this variance will not create substantial detriment to the public good and remains consistent with the intent and purpose of the Douglas County Zoning Resolution.

The proposed garage is accessory and subordinate to the existing residential use, maintains compatibility with surrounding residential properties, utilizes the existing driveway access to minimize additional site disturbance, and does not negatively affect neighboring properties or public safety. It preserves the majority of the site's natural terrain and vegetation, and represents the minimum variance necessary to accommodate the unique physical limitations of the property.

The request is reasonable in scope and is directly tied to the unusual physical characteristics of the parcel rather than personal preference or economic gain.

Conclusion

The applicants respectfully request approval of the proposed setback variance for the detached garage at 13850 Boulder Lane.

The request satisfies the variance criteria established in Douglas County Zoning Resolution Sections 2602 and 2603 because of exceptional topographical conditions create a practical difficulty and undue hardship unique to the property, the hardship is not self-imposed and cannot reasonably be resolved without variance relief, and the requested variance will not impair the intent of the DCZR or create substantial detriment to the public good.

The proposed garage location is the only practical and reasonable buildable area available on the parcel and represents the minimum relief necessary to allow reasonable residential use of the property.

We respectfully request favorable consideration and approval by the Douglas County Board of Adjustment.











Submitted by:

Klinkner Family Trust
13850 Boulder Lane
Larkspur, Colorado 80118

Michael E. Klinkner, Trustee, Klinkner Family Trust

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

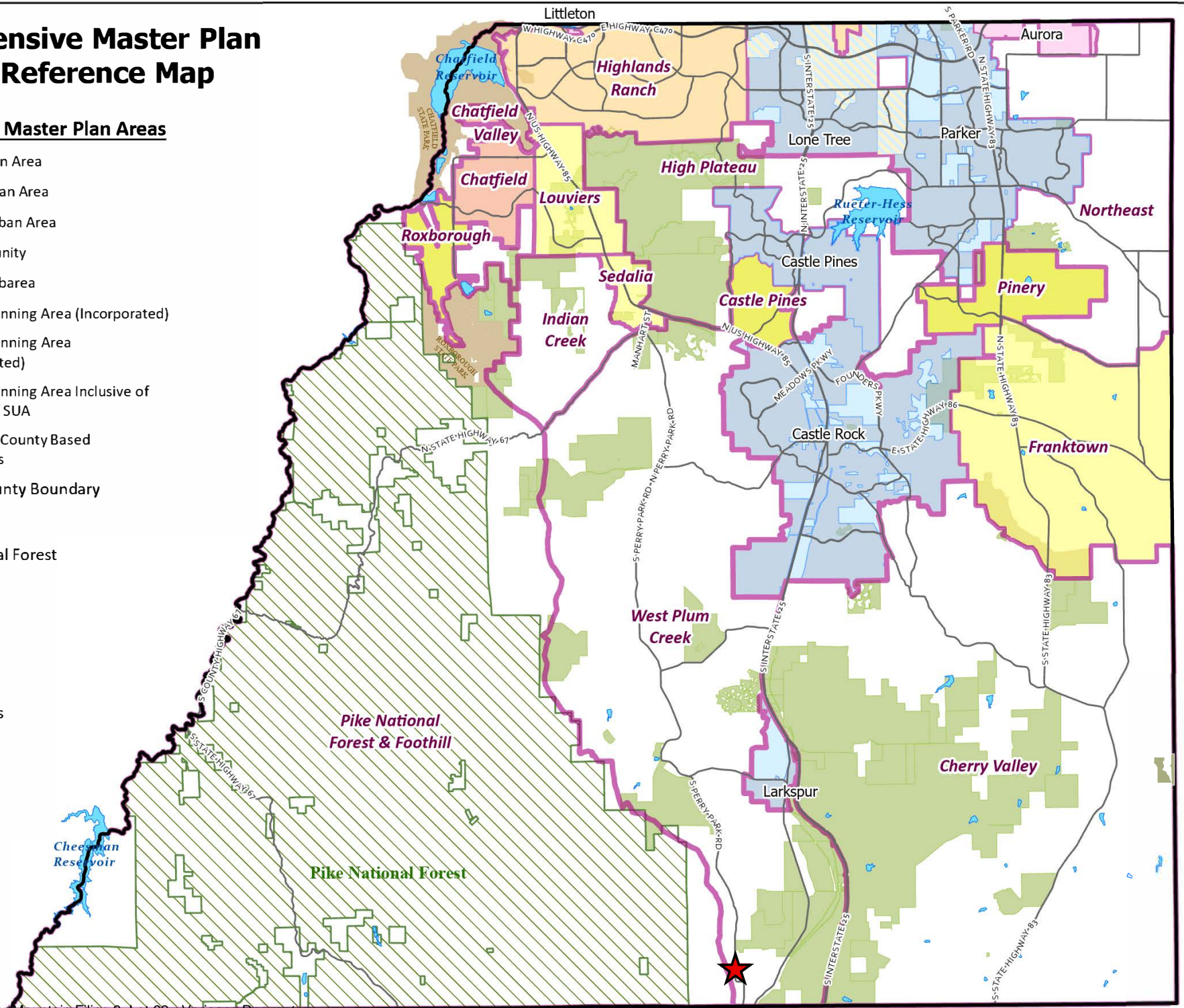
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

Parks

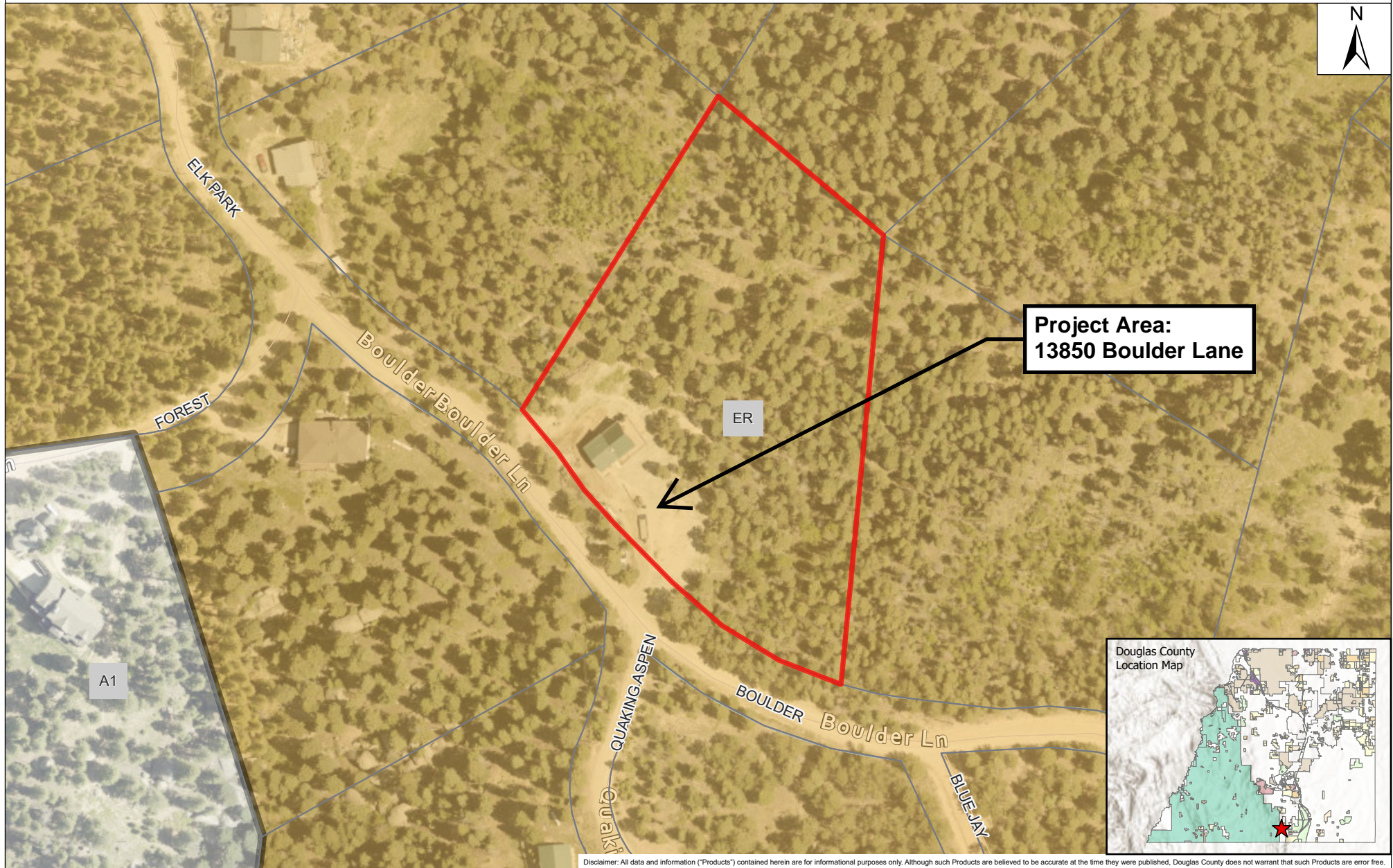
-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways



-  Major Roads



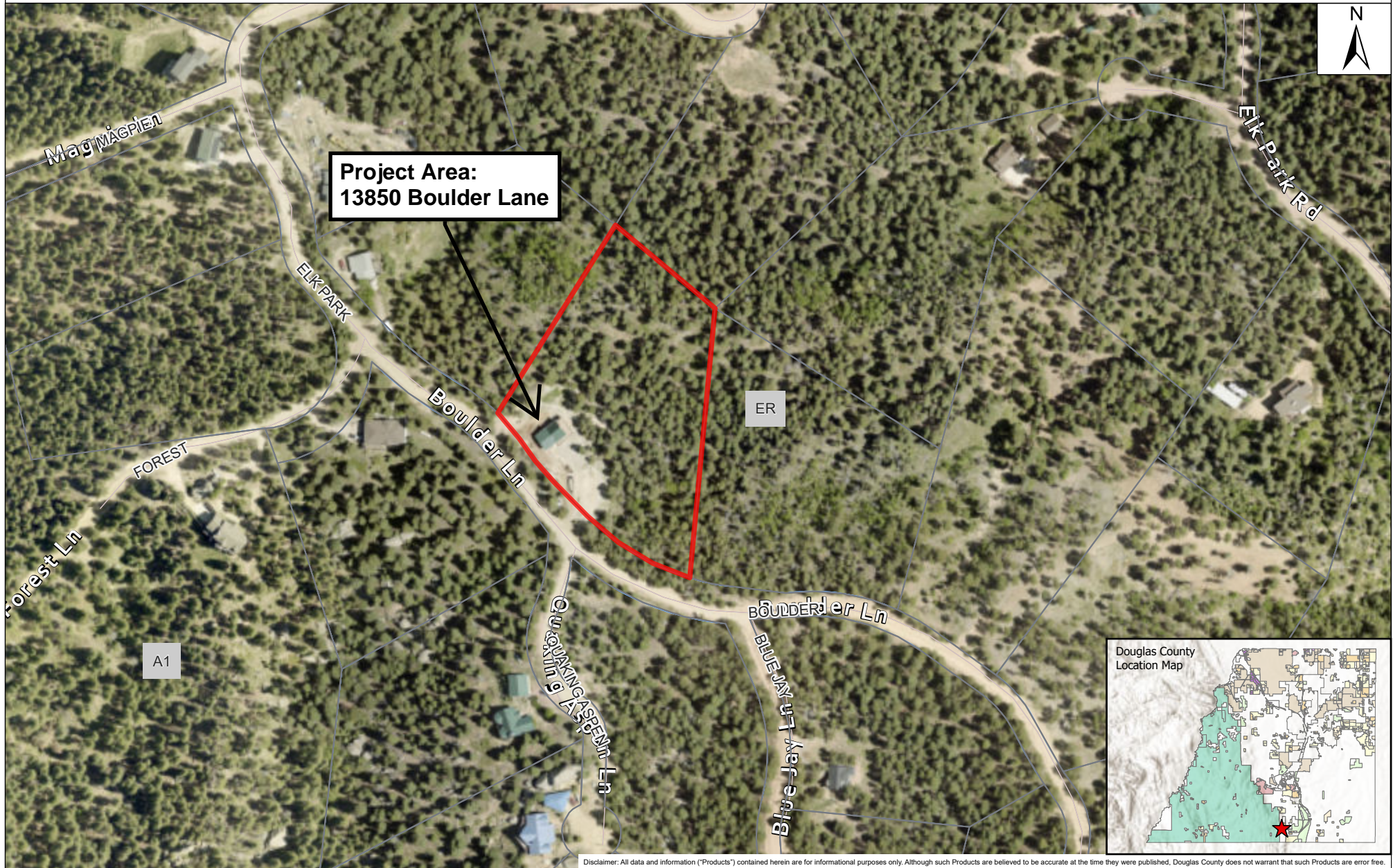
Woodmoor Mountain Filing 3, Lot 62 Zoning Map





Date Saved: 5/28/2026 12:37 PM

-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL

Woodmoor Mountain Filing 3, Lot 62 Aerial Map



Date Saved: 5/28/2026 12:39 PM

-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL

Referral Agency Response Report

Project Name: Woodmoor Mountain Filing 3, Lot 62

Project File #: VA2026-004

Date Sent: 05/27/2026

Date Due: 06/06/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	05/27/2026	No Comment (Verbatim)	No action necessary
Assessor		Awaiting response	
AT&T Long Distance - ROW	05/27/2026	See Letter: No Conflicts	No action necessary
Building Services	05/29/2026	Douglas County's permit records indicate that no permit was issued for the garage. Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7494 if you have any questions. (Verbatim)	Comments forwarded to applicants.
CenturyLink		Awaiting response	
Comcast		Awaiting response	
CORE Electric Cooperative		Awaiting response	
Engineering Services		Awaiting response	
Mountain View Electric Association	06/01/2026	No Comment. Project outside of service area. (Verbatim)	No action necessary
Xcel Energy-Right of Way & Permits	05/28/2026	See Letter: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com	No action necessary

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, May 27, 2026 2:04 PM
To: Carolyn Freeland
Cc: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com
Subject: 13850 S Boulder Ln Larkspur, Colorado Douglas County eReferral #VA2026-004
Attachments: 13850 S Boulder Ln Larkspur, Colorado.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 13850 S Boulder Ln Larkspur, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

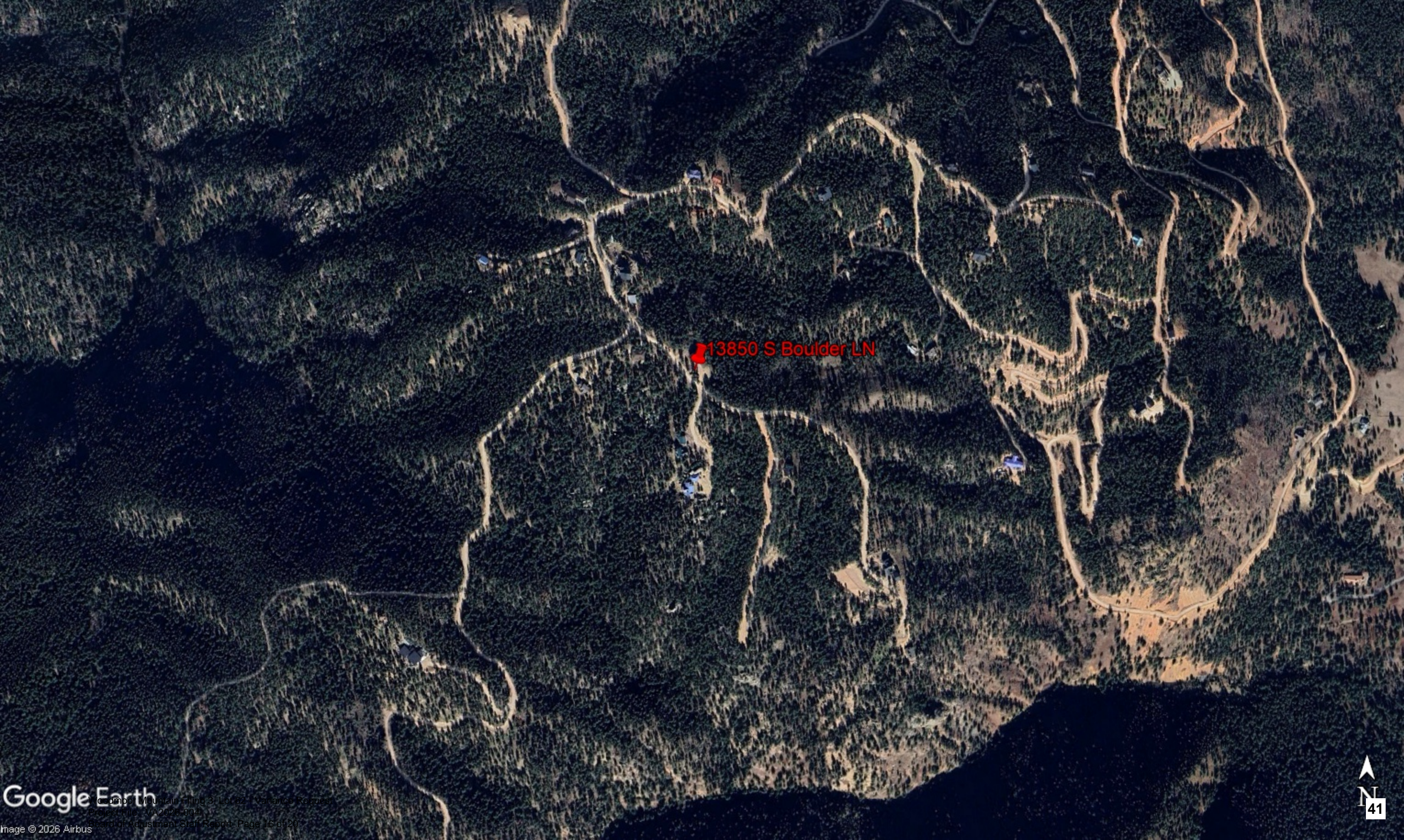
-----Original Message-----

From: cfreeland@douglasco.gov <cfreeland@douglasco.gov>
Sent: Wednesday, May 27, 2026 12:03 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (VA2026-004) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

VA2026-004, Woodmoor Mountain Filing 3, Lot 62 - Variance Request

The applicant requests a variance to allow for a reduction in the street setback from 25 feet to 5 feet from the property line on Boulder Lane. The applicant proposes to construct a new 24-foot by 30-foot detached garage to be located within the existing driveway area between the front property line and the existing single-family residence. The subject property is located at 13850 Boulder Lane, Larkspur, CO 80118, (SPN: 2771-193-05-006). The property is zoned Estate Residential (ER) and is 3.016-acres in size.



13850 S Boulder LN



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 28, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Carolyn Washee-Freeland

Re: Woodmoor Mountain Filing 3, Lot 62, Case # VA2026-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

Woodmoor Mountain ACC Check List

- **SITE PLAN WITH CONTOURS.** Must show location of construction on plot map of property showing setbacks to property line and must be from a licensed surveyor
- **LOCATION OF WELL, SEPTIC and LEACH FIELDS.** (There must be at least 100 feet separation between a well and any septic or leach field system to include neighbors—per Tri-County Health Regulations.)
- **DRIVEWAY ACCESS AND/OR NATURAL RESOURCE MODIFICATION** (Tree clearing and excavation plan)
- **FULL CONSTRUCTION DRAWING SET**
- **COLOR CHIPS FOR ALL EXTERIOR COLORS, AND/OR SAMPLE OF ROOF MATERIAL, FENCING OR OTHER PROJECT MATERIAL**
- **DUMPSTER/Trash removal Plan**
- **TOILET LOCATION** (toilet required by Tri-County Health/Douglas County)

The above list of documents, as applicable to your project, are required to obtain Architectural Control Committee approval of any structure, driveway, lot access road, retaining wall or fence on any lot or parcel within the Woodmoor Mountain development.

To obtain consideration /review of your plan, please submit all documents described above along with this form to any Board member to be discussed at the next scheduled Architectural Control Committee (ACC) meeting. The ACC will retain all documentation (do not submit originals).

The ACC will rule on your request based on the recorded covenants and your plans as submitted. Design, materials used in construction, color and location should reflect, and be in harmony with the nature of the community and setting.

Lot/ Parcel # 62 Owners Name Michael Klinkner Trustee, Klinkner Family Trust
 Phone # 510 453 2219 Date 4/1/26 Name of Contractor John Trisco
 Contractor Phone # 719 761 8881 Start date _____ Proposed Completion date _____

FOR ACC USE ONLY			
<u>APPROVAL / DENIAL</u>	<u>CIRCLE ONE</u>		<u>REASON</u>
Design	Approve	Disapprove	N/A
Color	Approve	Disapprove	N/A
Location (setbacks)	Approve	Disapprove	N/A
Natural Resource Preservation	Approve	Disapprove	N/A
Well, Septic and Leach Field	Approve	Disapprove	N/A
Culvert Location	Approve	Disapprove	N/A
Trash Removal Plan & Toilet	Approve	Disapprove	N/A

CONSTRUCTION REQUIREMENTS: SEE NEXT PAGE

CONSTRUCTION REQUIREMENTS:

1. Property owners are directly and financially responsible for the conduct of their contractors and any fines or consequences imposed by the Woodmoor Mountain HOA related to contractors'/builders' actions in the community.
2. Advise your contractors regarding our driving policy (voluntary one way system, uphill traffic courtesy right of way), speed limits and the operation of the gate.
3. Provide your trash disposal plan. The construction site must be kept reasonably clean and construction trash and/or materials must be secured from blowing onto adjacent private or community property.
4. Construction trash is NOT permitted in the dumpsters at the gate. Contractors must be informed that if they throw trash in the dumpsters or litter in the community, you could be fined.
5. Any damage caused by your contractors to the common road system, or gate is your responsibility and repairs will be at your expense. Any concrete spilled on the roads by concrete mixer trucks must be cleaned up and removed.
6. You are responsible for drainage from your property: drainage that damages the road will be repaired at your expense.
7. Construction noise may not exceed 75db(A) from 7:00 pm to 7:00 am and 80db(A) from 7:00 am and 7:00 pm per Douglas County Ordinance No. 0-991-001.
8. Prior to commencing work, a copy of all required Douglas County Permits must be on file with the Woodmoor Mountain ACC. Upon approval by Douglas County, the Site Improvement Survey must be filed with the ACC.

Compliance with the above requirements will ensure that your project has a minimal impact on the community and its residents

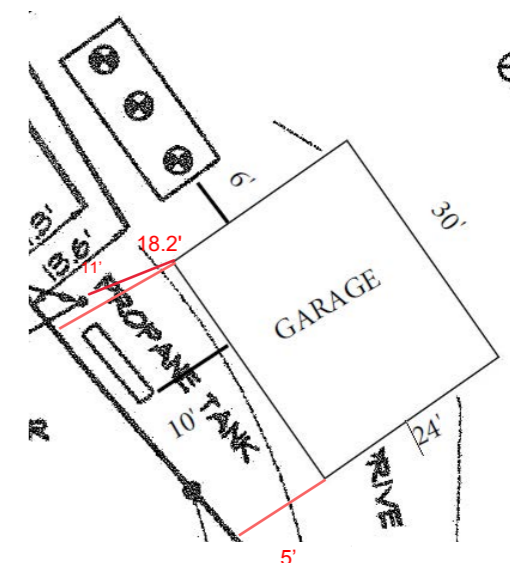
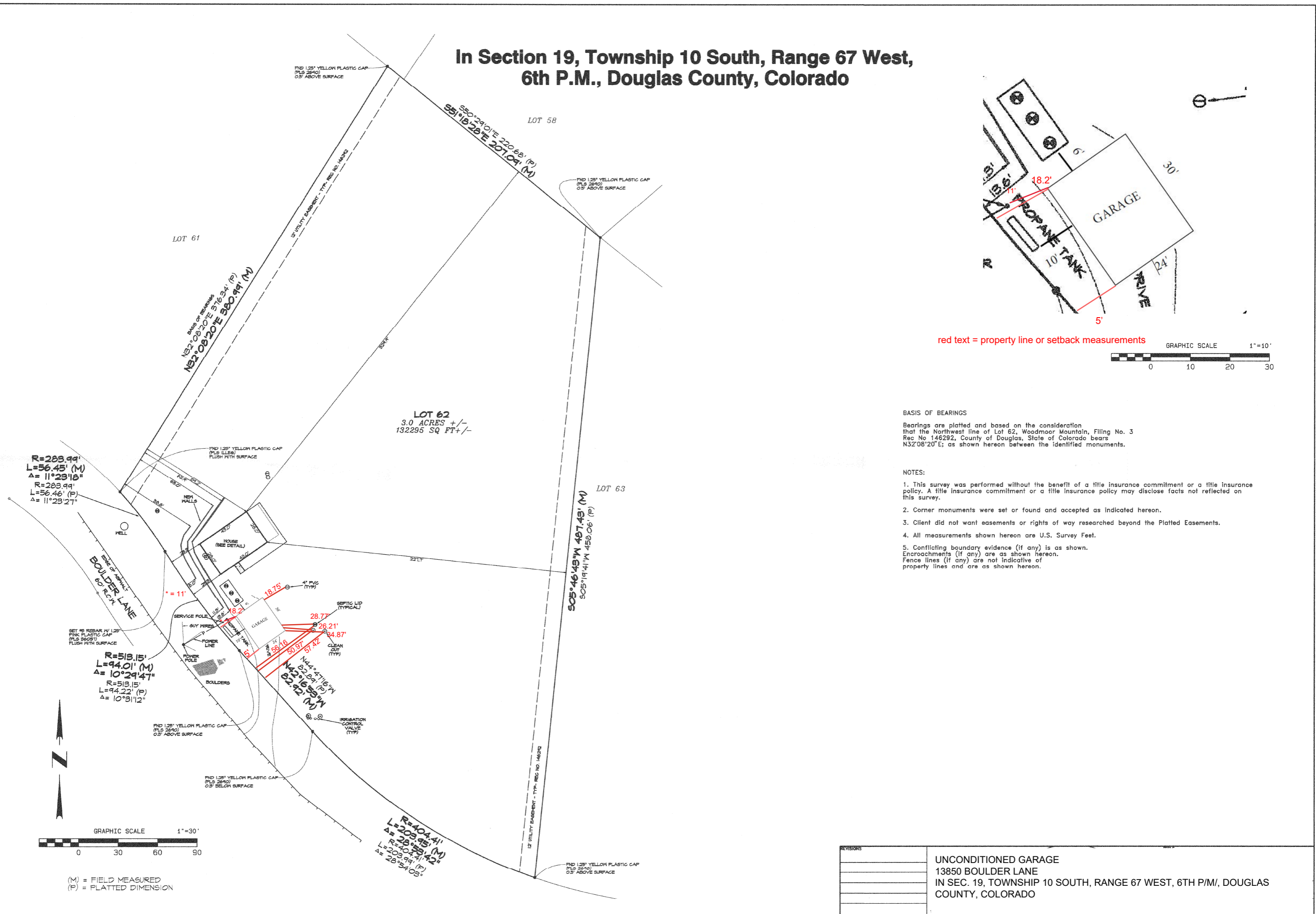
Signed: Richard Klunkner-Trusker, Klunkner Family Trust 4-1-26
Property Owner Date

Signed: Byrd 4-9-26
Board Member Date

Signed: Diana L. Meyer 4-9-26
ACC Member Date

WMHOA ACC approval date: April 9, 2026

In Section 19, Township 10 South, Range 67 West,
6th P.M., Douglas County, Colorado



red text = property line or setback measurements
 GRAPHIC SCALE 1"=10'
 0 10 20 30

BASIS OF BEARINGS

Bearings are plotted and based on the consideration that the Northwest line of Lot 62, Woodmoor Mountain, Filing No. 3 Rec No 146292, County of Douglas, State of Colorado bears N32°08'20"E; as shown hereon between the identified monuments.

NOTES:

1. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.
2. Corner monuments were set or found and accepted as indicated hereon.
3. Client did not want easements or rights of way researched beyond the Platted Easements.
4. All measurements shown hereon are U.S. Survey Feet.
5. Conflicting boundary evidence (if any) is as shown. Encroachments (if any) are as shown hereon. Fence lines (if any) are not indicative of property lines and are as shown hereon.

REVISIONS

UNCONDITIONED GARAGE
 13850 BOULDER LANE
 IN SEC. 19, TOWNSHIP 10 SOUTH, RANGE 67 WEST, 6TH P/M, DOUGLAS
 COUNTY, COLORADO