



Meeting Agenda

Board of Adjustment/Board of Appeals

Wednesday, July 22, 2026

6:00 PM

645 Holbrook Street

In Person Meeting
[Watch or Comment Virtually](#)
[Sign Up for Public Comment](#)

I. Call Meeting to Order and Pledge of Allegiance

II. Roll Call

III. Approval of the Agenda

IV. Approval of Minutes

A. Approval of the February 27, 2025 Board of Adjustment Meeting Minutes

V. Public Comments

This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.

VI. General Business

A. Election of the Chair, Vice Chair, and Secretary of the Board of Adjustment & Appeals

B. A Resolution of the Board of Adjustment of the Town of Erie Approving a Variance for 790 Kattell Street to Allow a 4' Street Side Setback where 10' is Required by the UDC; and Allow Building Eaves to Encroach as Close as 2' from the North Property Line, where 3' is Required by the UDC.

VII. Staff Reports

This agenda item is reserved for specific items from Staff requiring Commission direction or just relaying important information.

VIII. Commissioner Reports and Discussion Items

This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.

IX. Adjournment

Translation Services

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the Town Clerk's Office](#) or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor [llame a la Ciudad](#) 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Thursday, February 27, 2025

6:00 PM

In Person Meeting

Link to Watch or Comment Virtually:

Council Chambers
<https://bit.ly/27Feb25BOAMtg>

To Sign Up for Public Comment: www.erieco.gov/PublicComment

Board of Adjustment

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Farr called the February 27, 2025 Board of Adjustment Meeting to order at 6:00pm.

II. ROLL CALL

Roll call:

Board Member Percell - present
Board Member Bowker - present
Board Member Davis - present
Chair Farr - present

A quorum is present.

III. APPROVAL OF THE AGENDA

Board Member Percell moved to approve the February 27, 2025 Agenda of the Board of Adjustment. The motion, seconded by Board Member Bowker, carried with all voting in favor thereof.

IV. APPROVAL OF THE MINUTES

[25-084](#) Approval of the May 11, 2022 Board of Adjustment Meeting Minutes

Attachments: [May 11, 2022 Board of Adjustment Meeting Minutes](#)

Board Member Percell moved to approve the May 11, 2022 Meeting Minutes of the Board of Adjustment. The motion, seconded by Board Member Bowker, carried with all voting in favor thereof.

V. PUBLIC COMMENT

No public comment was taken.

VI. BOARD REPORTS AND DISCUSSION ITEMS

[25-085](#) Discussion: Board of Adjustment Expansion of Duties to include Board of Appeals

Attachments: [2021 International Building Code Section 113 Means of Appeal](#)
[2021 International Building Code Appendix B Board of Appeals](#)

Chair Farr announced Agenda Item 25-085: Discussion: Board of Adjustment Expansion of Duties to include Board of Appeals.

Chair Farr turned it over to staff to present and discuss said agenda item.

Ed Kotlinski, Chief Building Official and Joel Champagne, Deputy Chief Building Official introduced themselves to the Board. Both Mr. Kotlinski and Mr. Champagne gave some background and information on why a Board of Appeals is needed, what the expansion of duties would entail, and the general expectations as the Board moves forward with the town's requirements of having a Board of Appeals in place.

For the purpose of this meeting and provided there are no objections from staff, Chair Farr noted that the Board would suspend the general Robert's Rule of Order to allow for a general discussion during this meeting. With no objections, the Board moved forward with the general discussion of the agenda item.

The Board discussed the types of matters that may come before the Board of Appeals, including technical building code issues, zoning and setback adjustments, and whether appeals would primarily involve commercial projects under the International Building Code (IBC) or could also include residential matters.

Questions were raised regarding the level of technical expertise that may be required, including whether some cases would benefit from an engineering background.

The Board also discussed the process used prior to establishing a Board of Appeals and whether past issues had necessitated its creation, noting that zoning and setback matters would be considered in the board's role as an adjustment board, while building code matters would be heard in its role as the appeals board.

Following the discussion, each member shared their qualifications, experience, and professional background relevant to serving on the Board of Appeals. The members discussed how their expertise aligns with the board's responsibilities and applicable codes and requirements. Each member expressed confidence in their ability to effectively fulfill the duties of the Board of Appeals.

At the recommendation of legal counsel, the town will be combining the two boards: Board of Adjustment and Board of Appeals. The language is recommended by counsel and the language in the code is written as such.

The Board discussed whether training could be provided to help the Board members better understand the purpose, language, and intent behind specific codes, as this knowledge would support their role and decision-making responsibilities as the Board of Appeals.

With no further Board questions, Chair Farr closed this agenda item noting that the Board feels comfortable moving forward if the town feels that the Board meets the requirements to sit as a Board of Appeals.

VII. STAFF REPORTS

There were no staff updates other than if the Board of Adjustments intends to meet more regularly, iPads will be available for the Board.

VIII. BOARD REPORTS AND DISCUSSION ITEMS

The Board agreed with Board Member Bowker that it was good to reconvene and meet with a quorum after not having met in a few years.

IX. ADJOURNMENT

Board Member Percell moved to adjourn the February 27, 2025 Board of Adjustment Meeting. The motion, seconded by Board Member Bowker, carried with all voting in favor thereof.

Chair Farr adjourned the February 27, 2025 Board of Adjustment Meeting at 6:34pm.



Town of Erie

645 Holbrook Street
Erie, CO 80516

Board of Adjustment/Board of Appeals

Meeting Date: 7/22/2026

File #: 2026-83

Subject:

A Resolution of the Board of Adjustment of the Town of Erie Approving a Variance for 790 Kattell Street to Allow a 4' Street Side Setback where 10' is Required by the UDC; and Allow Building Eaves to Encroach as Close as 2' from the North Property Line, where 3' is Required by the UDC.

Department: Planning - Land Use,

Presenter(s): Harry Brennan, Senior Planner

Time Estimate: 30

Fiscal Summary:

Cost as Recommended:

Balance Available:

Fund:

Line Item Number:

New Appropriation Required:

Policy Issues:

The Board of Adjustment is the decision-making authority on variance requests, and can decide whether to agree with staff's recommendation of approval in this resolution.

Staff Recommendation:

Staff find the variance request 790 Kattell Street complies with the variance Approval Criteria and recommend the Board of Adjustment (BOA) approve the request.

Summary/Key Points:

- 790 Kattell is zoned Old Town Residential (OTR), which requires a 10' street-side setback.
- The applicant requests a variance from the street-side setback to allow a 4' setback instead of 10'. The applicant also requests allowance for a 2' setback for

eave overhang, where a minimum of 3' is typically required.

- Staff support this request due to the uniquely small and narrow configuration of this particular lot, and due to its corner-lot condition.

Background of Subject Matter:

The Town of Erie formally platted the Old Town area in 1928. This original Old Town Plat established hundreds of lots in Old Town Erie with a standard dimension of 25' in width and 125' in length. The original surveyors intentionally created narrow parcels to promote flexibility for future development. Buyers and homebuilders could buy one or more adjacent parcels to create their desired lot width (50', 75', etc.).

790 Kattell was previously occupied by a narrow (single-wide) mobile home. In the last couple of years, the property was purchased by a new owner, and the mobile home was removed. The current owner of 790 Kattell wishes to build a new single family residential home, but the unique size and location of the lot make viable development nearly impossible under the standard application of the required setbacks in the OTR zoning.

Attachments:

1. Approval Resolution
2. Staff Report
3. Staff Presentation
4. Proposed Site Plan
5. Application Information
6. Applicant Narrative
7. Existing Condition Survey
8. Public Notices

**Town of Erie
Resolution No. A26-01**

A Resolution of the Board of Adjustment of the Town of Erie Approving a Variance for 790 Kattell Street to Allow a 4' Street Side Setback where 10' is Required; and Allow Building Eaves to Encroach as Close as 2' from the North Property Line, Where a 3' Distance from the Property Line is Required.

Whereas, on February 2, 2025, Cody Farmer ("Applicant") filed an application for a variance for the property located at 790 Kattell Street (the "Application");

Whereas, on July 22, 2026, the Board of Adjustment held a properly noticed public hearing on the variance request.

Now Therefore be it Resolved by the Board of Adjustment of the Town of Erie, Colorado, as follows:

Section 1. Findings of Fact. Upon reviewing the Application and supporting documentation; hearing the statements of the Applicant, Town staff, and the public; and giving due consideration to the matter, the Board of Adjustment finds and determines that the Application satisfies the criteria set forth in Section 10-7-9.B.2. of the Erie Municipal Code.

Section 2. Decision. Based on the foregoing findings of fact, the Board of Adjustment hereby approves the variance request for 790 Kattell. The Chair of the Board of Adjustment is hereby authorized to sign the resolution approving the variance and take those steps necessary to record the variance with the Clerk and Recorder of Weld County.

Introduced, Read, Signed and Approved this 22nd day of July, 2026.

Michael Farr, Chair

Attest:

Melinda Helmer, Secretary

EXHIBIT A: LEGAL DESCRIPTION

Lot 16, Block 7, Town of Erie, County of Weld, State of Colorado
Containing 3,765 Square Feet or 0.086 Acre, More or Less.

**TOWN OF ERIE
BOARD OF ADJUSTMENT AGENDA ITEM
July 22, 2026**

SUBJECT: **PUBLIC HEARING: Variance – 790 Kattell Street**

A Resolution of the Board of Adjustment of the Town of Erie
Approving a variance to allow a 4' street side setback where 10' is
required by the UDC; and allow building eaves to encroach as
close as 2' from the North property line, where 3' is required by the
UDC.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a variance from the dimensional standards required by
the UDC in the Old Town Residential (OTR) zone district.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:

Staff find the variance request 790 Kattell Street complies with the variance Approval
Criteria and recommend the Board of Adjustment (BOA) approve the request.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Hometown Weekly:	7/1/26
Property Posted:	7/2/26
Letters to adjacent property owners within 500':	7/2/26

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner/Applicant: Cody Farmer
MSC 401K TRUST
2017 S US HIGHWAY 287
BERTHOUD, CO 80513

Existing Conditions:

Zoning: Old Town Residential (OTR)
Lot Size: 3750 Square Feet
Existing Use: Vacant
Future Land Use: Residential - Low

Location:

Below is a map that depicts the site and surrounding area.



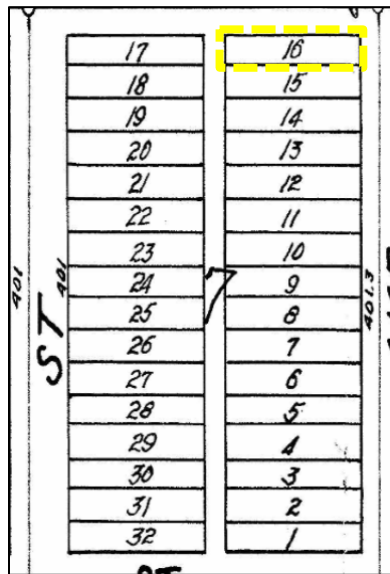
Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Old Town Residential (OTR)	Residential
SOUTH	Old Town Residential (OTR)	Residential
EAST	Old Town Residential (OTR)	Residential
WEST	Old Town Residential (OTR)	Residential

Site History and Specific Development Information:

The Town of Erie formally platted the Old Town area in 1928. This original Old Town Plat established hundreds of lots in Old Town Erie with a standard dimension of 25' in width and 125' in length. The original surveyors intentionally created narrow parcels to promote flexibility for future development. Buyers and homebuilders could buy one or more adjacent parcels to create their desired lot width (50', 75', etc.). In some cases, singular 25' wide lots remained leftover and were occupied with narrow mobile or manufactured homes, left undeveloped, or subdivided up into different configurations.

Original Plat



Property Condition (Prior to removal of mobile home)



790 Kattell was previously occupied by a narrow (single-wide) mobile home. In the last couple of years, the property was purchased by a new owner, and the mobile home was removed. The current owner of 790 Kattell wishes to build a new single family residential home, but the unique size and location of the lot make viable development nearly impossible under the standard application of the required setbacks in the OTR zoning.

Compliance with Town of Erie Zoning Map:

This property is in the Old Town Residential (OTR) zone district. Other than the setback variance request, the future development of the property would have to comply with the zoning and development standards. The future use of the property as a single-family dwelling complies with the overall intent of the OTR zone district.

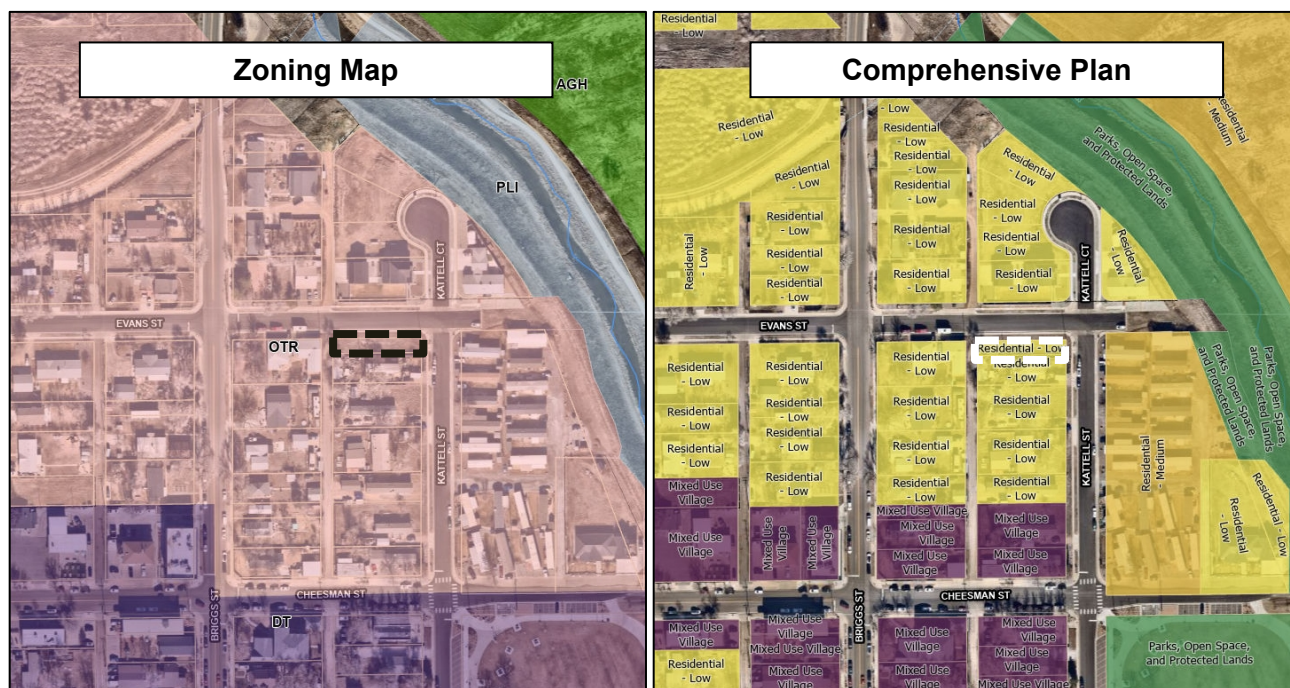
Compliance with Town of Erie Comprehensive Plan:

The Comprehensive Plan's Future Land Use Map is intentionally general in nature to allow for flexibility and is intended to provide broad guidelines for land use. The Future Land Use Map designates this site Residential-Low. Staff find that this proposal is compliant with the Comprehensive Plan.

Staff find this application is also consistent with the following specific policies in the Comprehensive Plan:

L.3.4 FOSTER A STABLE AND ATTRACTIVE DOWNTOWN THROUGH INFILL AND GOOD DESIGN.

This project is an infill opportunity in Old Town that would contribute to a stable and vibrant residential neighborhood by replacing a formerly dilapidated structure with a new single-family residence.

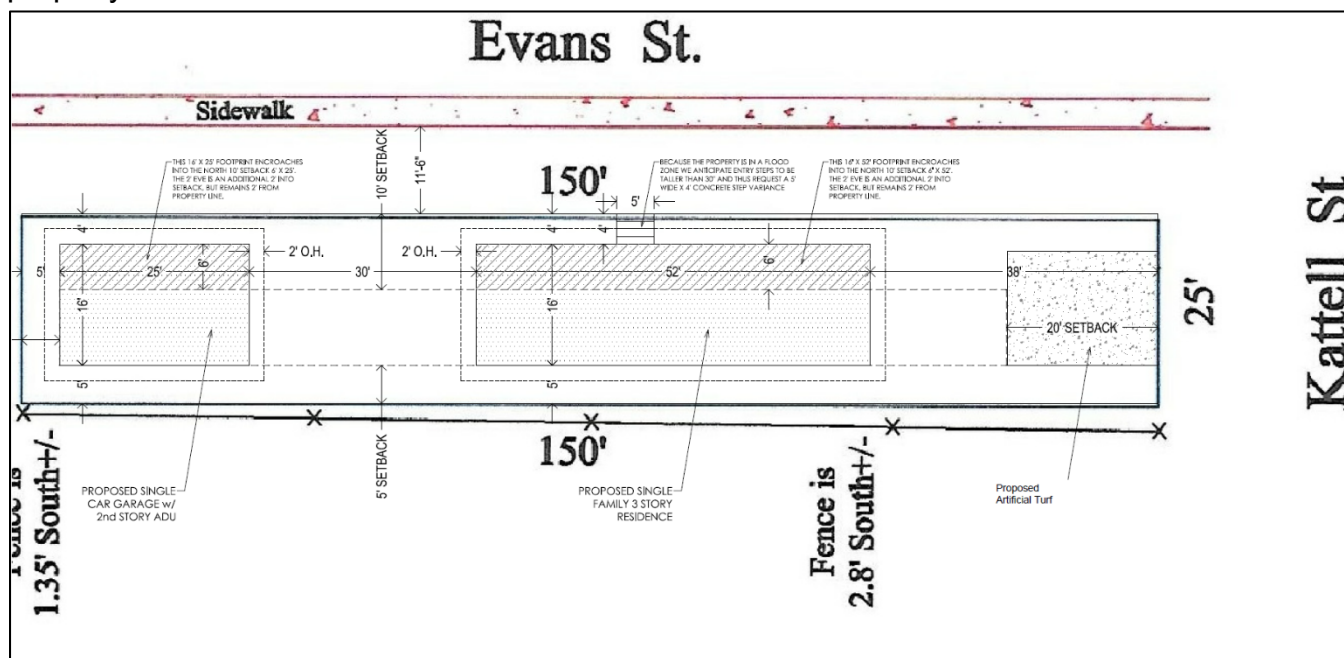


Variance Request Overview:

The request is to allow a 4-foot street side setback where 10 feet is required, and for building eaves to encroach up to 2 feet from the property line where 3 feet is required. All other OTR development standards would remain in place, unchanged, and the future dwelling would have to comply with those standards. The table below summarizes the standards in the OTR zone district, with the requested variance items in **RED** text.

OTR Development Standards				
Front Setbacks	Side Yard		Rear Yard	Building Height
	Street Setback	Interior Setbacks		
20' min - Principal 30' min - Accessory	10' min (4' min requested)	5' min	20' min - Principal 5' min - Accessory	35' max - Principal 25' max - Accessory
Cornices, eaves, canopies, chimneys, bay windows, ornamental features, and other similar architectural features may project up to two feet into any required setback provided these projections are at least three feet (at least two feet is requested) from the North lot line				

The application includes the below preliminary concept plan for the future development. The variance would allow both an accessory building and principal building to have a street side setback of 4 feet, with eave overhangs that could come as close to the property line as 2 feet.



Future Required Applications:

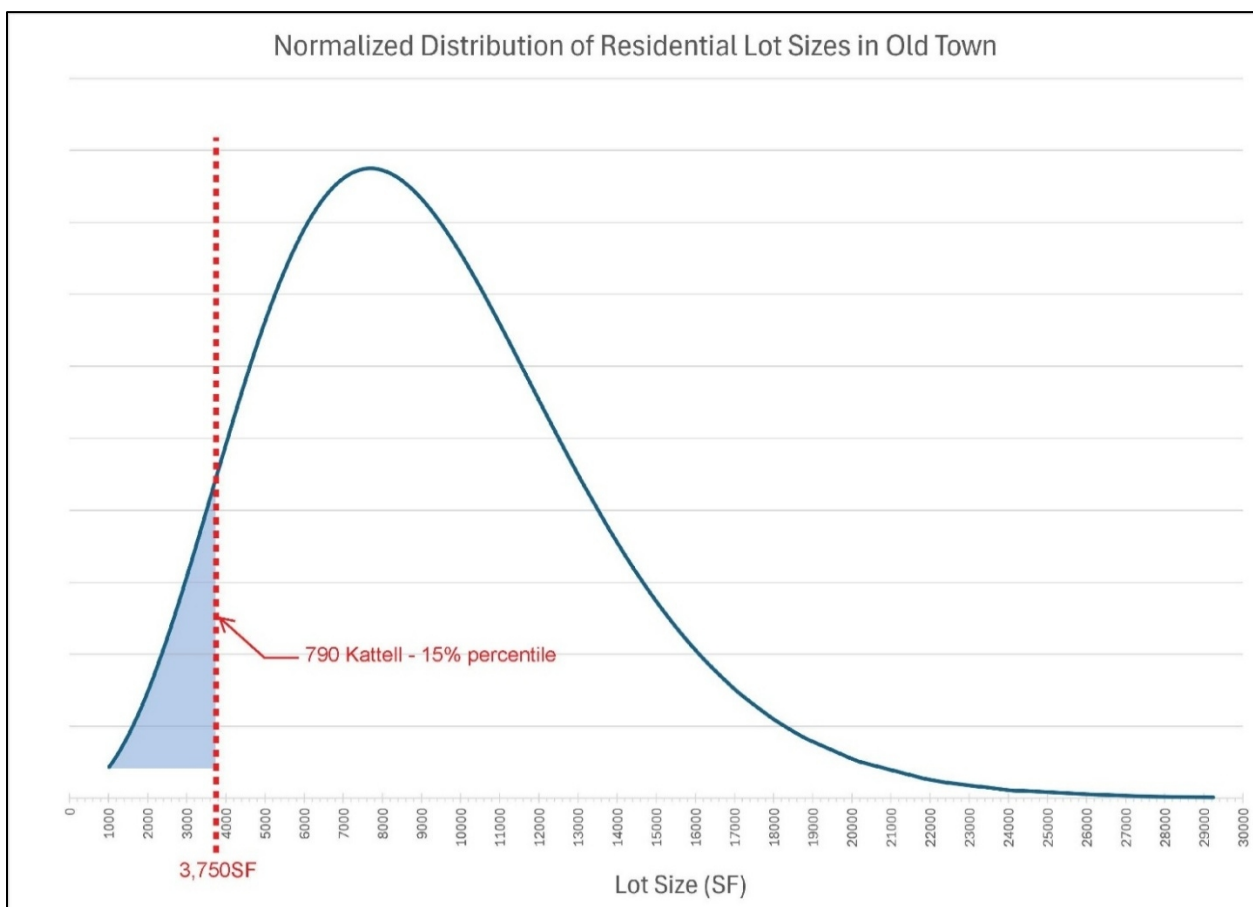
If this variance is approved, the next step for the applicant would be building permits.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Variance request for conformance with the Municipal Code, Title 10, UDC Section 10-7-9.B.2. Approval Criteria. Staff find the Variance complies with the Approval Criteria as listed below.

CRITERIA i. There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.

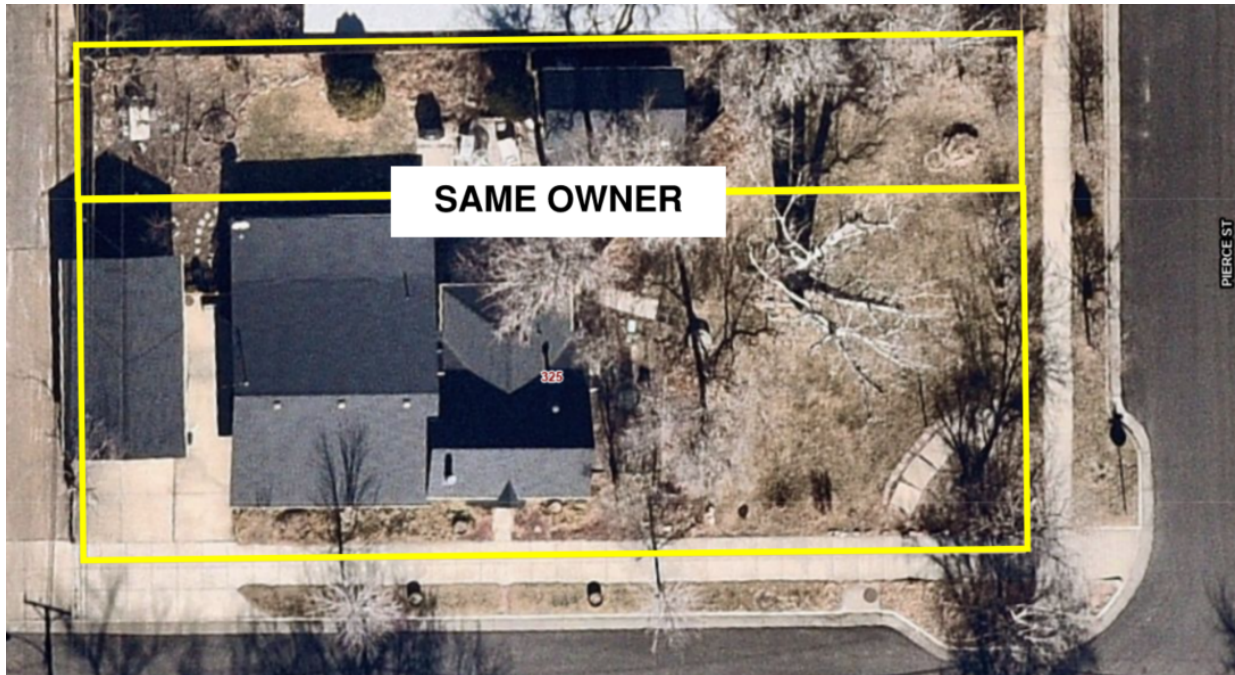
Staff Evaluation: This lot is unique in area and narrowness. 790 Kattell is in the 15% percentile for residential lot size in Old Town, meaning it is smaller than 85% of those lots. The lot's small area is due to its extreme narrowness (25' lot width) compared to its more typical lot depth (150').



There are approximately 87 Old Town residential lots that are smaller than or equal to 790 Kattell in lot size. Of those 87 lots, 60 are lots associated with Erie Junction or the Cheesman Street Residences, which are primarily Townhome lots with zero-foot side setbacks, or in the case of the Cheesman Street Residences, include small single-family detached lots with reduced setbacks granted by a special allowance within the previous affordable housing code standards (since repealed by Council). Thus, only 27 lots are similar comparables for 790 Kattell with the same land use. And of those 27 lots, 18 are small lots owned in conjunction with an adjacent "main" property and are typically used for garages, sheds, or extra yard space (example shown below). Considering these facts, 790 Kattell is an exceedingly unique lot in terms of

narrowness and resulting lot size. Staff find this application meets this criterion.

Example of a small lot that is owned in conjunction with adjacent “main” property.



CRITERIA ii. The unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

Staff Evaluation: As described above, the lot is uniquely situated in terms of lot size and lot narrowness in the Old Town residential neighborhood, which includes primarily lots zoned OTR, but includes some that are zoned Neighborhood Mixed-Use (NMU), and Downtown (DT).

The conditions of this lot are further constrained by the fact that it is a corner lot with two street frontages. The presence of two street frontages means this property is subject not only to a 20' front setback, but also a 10' street-side setback. Of the small group of comparable properties described above that are not owned in conjunction with an adjacent larger property, staff found no other examples in Old Town where a 25' wide lot was also a corner lot with the 10' required street-side setback.

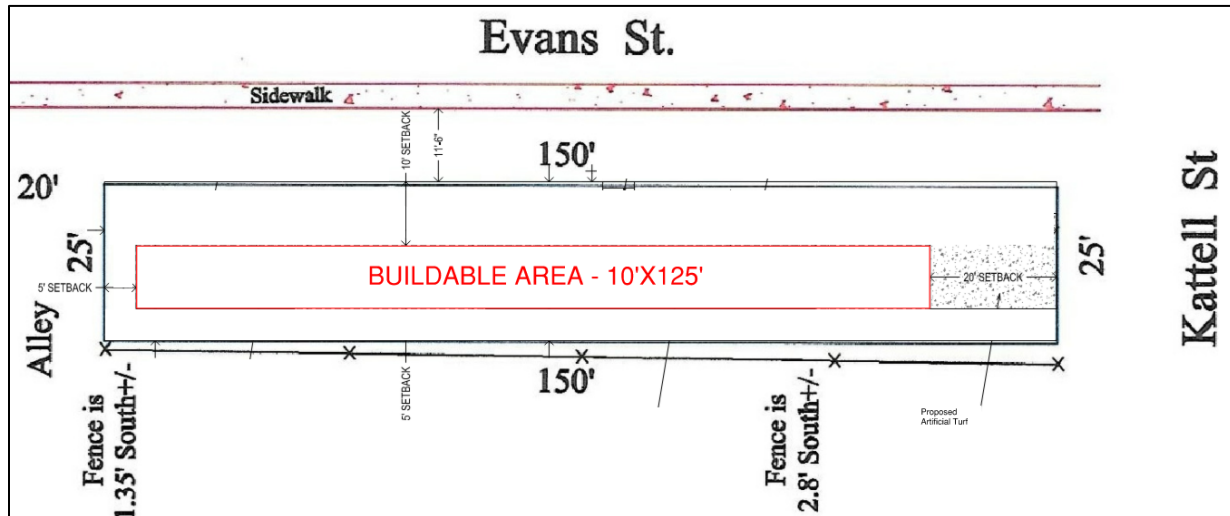
Staff find that the application meets this criterion.

CRITERIA iii. Such physical circumstances or conditions were not created by the applicant.

Staff Evaluation: The applicant purchased this property recently in Spring of 2024. The property's condition as described in Criteria i and ii above were already in place prior to this purchase. Therefore, staff find that the applicant did not create the conditions leading to the need for this Variance request.

CRITERIA iv. Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this UDC.

Staff Evaluation: Staff find that the required setbacks applied to this uniquely narrow and small lot would effectively prevent any reasonable development on the lot. Under the existing standards, the lot would yield a building envelope of 10'x125'. It would be nearly impossible to build a modern single-family detached house that is 10' or less in width. Staff find 790 Kattell meets this criterion.



CRITERIA v. The variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.

Staff Evaluation: Staff find that this variance, if granted, would not alter the essential character of the neighborhood. The variance would allow for a building footprint that is 16' in width, which is similar to other narrow houses in Old Town, where 15'-20' width is common. Other new development in Old Town such as the Cheesman Street Residences, have single-family detached houses that have a very similar building format and width to what could be built on 790 Kattell.

The variance request is for the street-side setback and would not impact the required setback on the south side of the property which is adjacent to an existing home. Staff therefore find that this request would minimize the impact on the adjacent property.

CRITERIA vi. The variance is the minimum variance that will afford relief and is the least modification possible of the provisions of this UDC which are in question.

Staff Evaluation: Staff find the 790 Kattell Variance request would be the minimum variance that would afford relief. The application requests relief only from the street-side setback and eave encroachment standards and does not ask for additional height or for relief from other setbacks. Staff find that this is a reasonable request and is the minimum possible that would afford relief to this property.

STAFF RECOMMENDATION:

Staff find the variance request 790 Kattell Street complies with the variance Approval Criteria and recommend the Board of Adjustment (BOA) approve the request.



790 Kattell Variance

Board of Adjustment

Harry Brennan, Senior Planner

July 22, 2026



Overview

- **Background**
- Proposal
- Review & Evaluation
- Recommendation

Background – Location

Katell & Evans



Background – Context

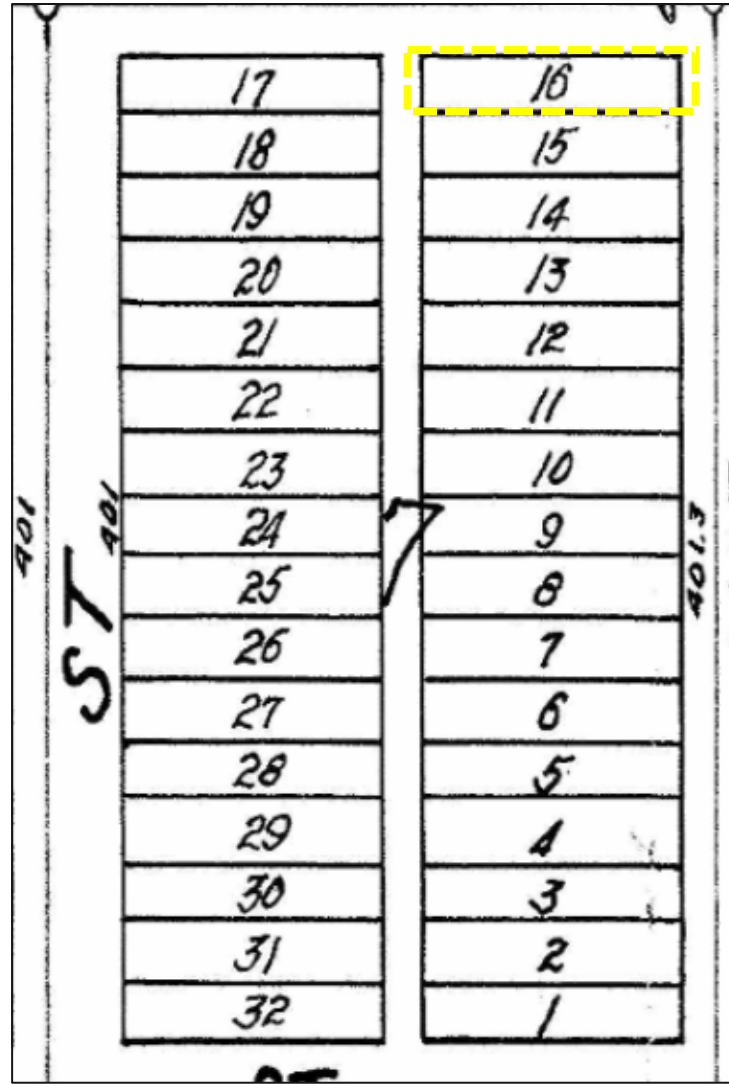


Background – Context

Original Plat (L)

Property

Condition (Prior to
removal of mobile
home) (R)





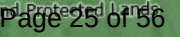
Background – Zoning

Old Town Residential (OTR)





L.2.3 Foster a stable and attractive downtown through infill and good design.





Overview

- ✓ Background
- **Proposal**
- Review & Evaluation
- Recommendation

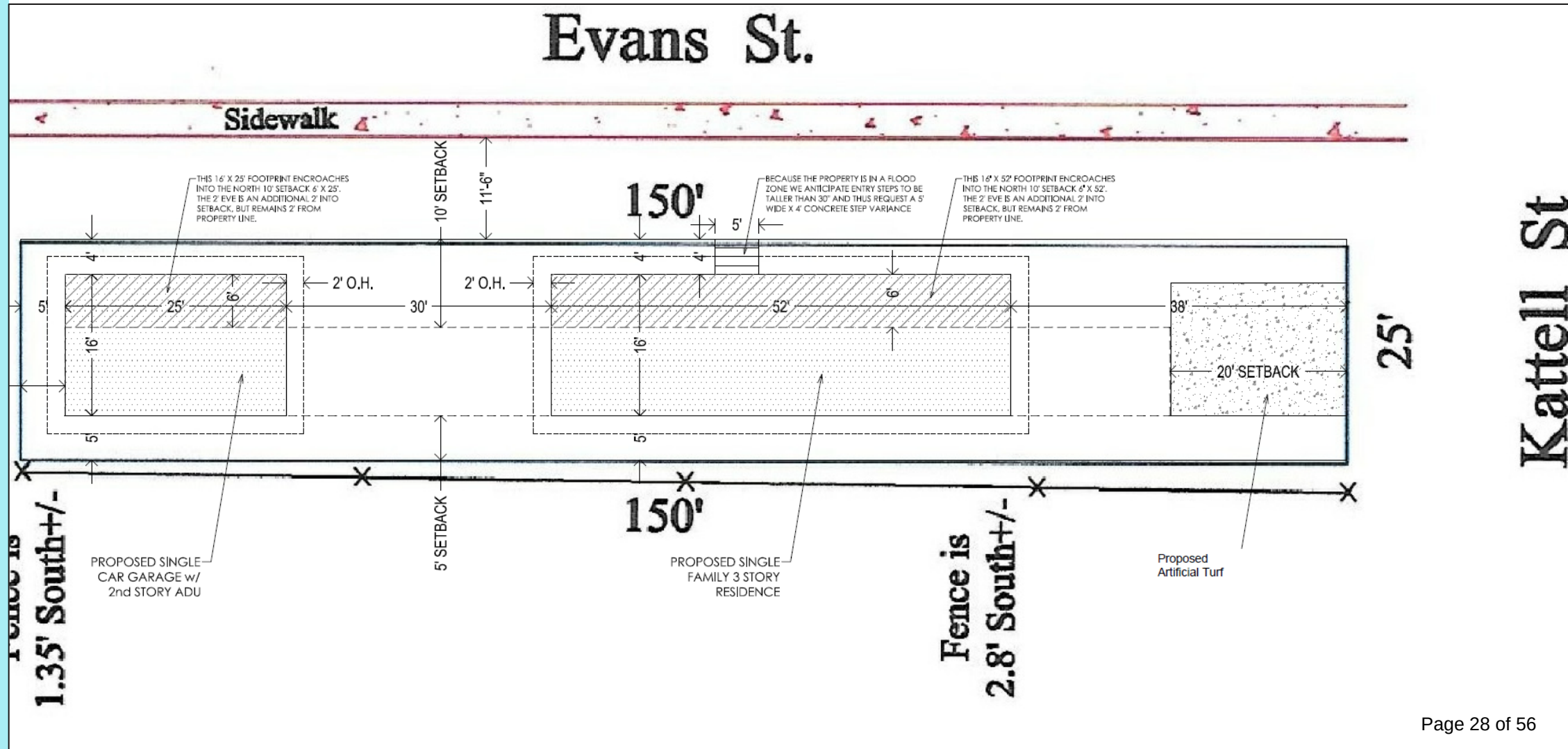


Proposal – Request

Approval of a Variance: The request is to allow a 4 foot street side setback where 10 feet is required, and for building eaves to encroach up to 2 feet from the property line where 3 feet is required.

OTR Development Standards				
Front Setbacks	Side Yard		Rear Yard	Building Height
	Street Setback	Interior Setbacks		
20' min - Principal 30' min - Accessory	10' min (4' min requested)	5' min	20' min - Principal 5' min - Accessory	35' max - Principal 25' max - Accessory
Cornices, eaves, canopies, chimneys, bay windows, ornamental features, and other similar architectural features may project up to two feet into any required setback provided these projections are at least three feet (at least <u>two</u> feet is requested) from the lot line				

Proposal - Concept





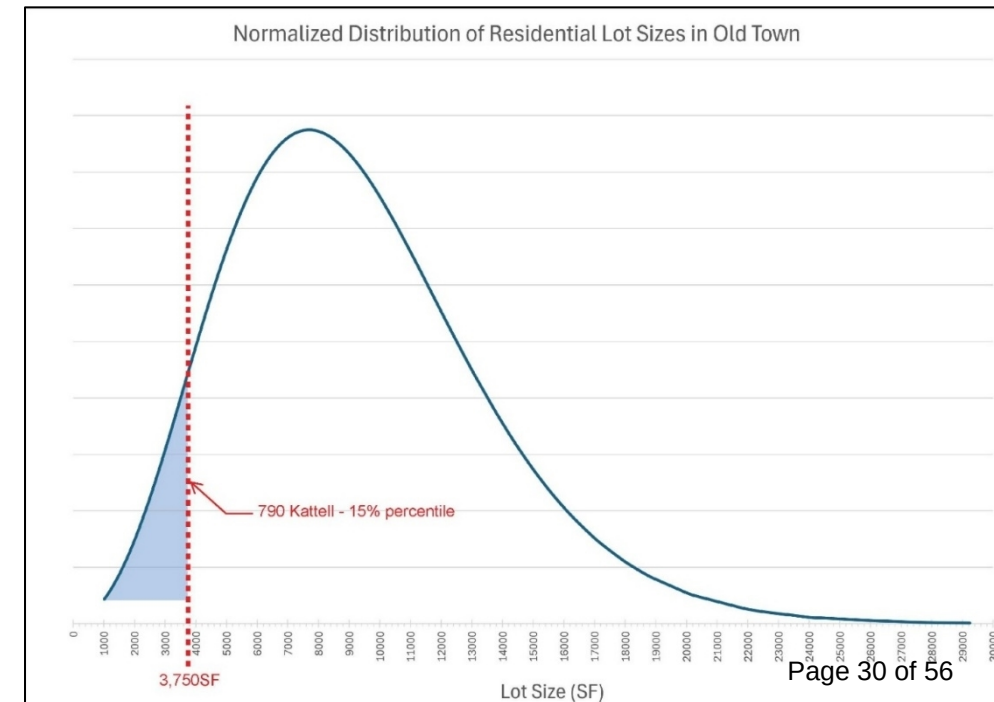
Overview

- ✓ Background
- ✓ Proposal
- **Review & Evaluation**
- Recommendation

Review & Evaluation – UDC Section 10-7-9.B.2

CRITERIA i. There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.

- Uniquely small and narrow
- 15% percentile for size
- One of only a handful that are this small and not also owned in conjunction with a larger adjacent lot



Review & Evaluation – UDC Section 10-7-9.B.2

CRITERIA ii. The unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

- Further constrained as a corner lot
- Subject to not only 20' front setback, but also a 10' street-side setback
- Of similar size (or smaller) properties that are not townhome lots or lots with setback reductions (Cheesman St. Residences), staff found no other OTR lots with this corner condition

Review & Evaluation – UDC Section 10-7-9.B.2

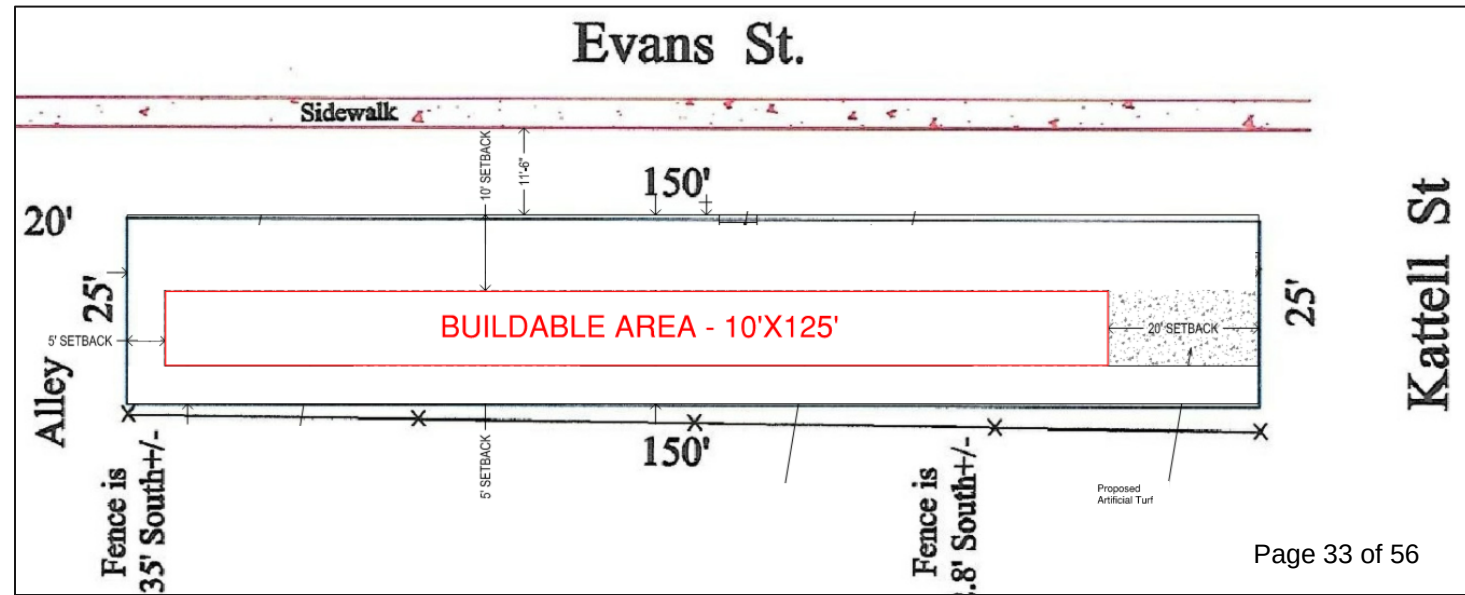
CRITERIA iii. Such physical circumstances or conditions were not created by the applicant.

- The applicant purchased this property recently in Spring of 2024. The property's condition as described in Criteria i and ii above were already in place prior to this purchase.

Review & Evaluation – UDC Section 10-7-9.B.2

CRITERIA iv. Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this UDC.

- Required setbacks applied to this uniquely narrow and small lot would effectively prevent any reasonable development.
- Under the existing standards, the lot would yield a building envelope of 10'x125'.



Review & Evaluation – UDC Section 10-7-9.B.2

CRITERIA v. The variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.

- The variance would allow for a building footprint that is 16' in width; 15'-20' is common for the narrowest of houses in Old Town.
- The variance request is for the street-side setback and would not impact the required setback on the south side of the property which is adjacent to an existing home.

Review & Evaluation – UDC Section 10-7-9.B.2

CRITERIA vi. The variance is the minimum variance that will afford relief and is the least modification possible of the provisions of this UDC which are in question.

- Staff find the 790 Kattell Variance request would be the minimum variance that would afford relief.
- The application requests relief only from the street-side setback and eave encroachment standards and does not ask for additional height or for relief from other setbacks.



Overview

- ✓ Background
- ✓ Proposal
- ✓ Review & Evaluation
- **Recommendation**

Recommendation

Variance

UDC Section 10-7-9.B.2

Staff find the variance request 790 Kattell Street complies with the variance Approval Criteria and recommend the Board of Adjustment (BOA) approve the request.



Public Notice

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 7/1/26

Property Posted: 7/2/26

Letters to Adjacent Property Owners: 7/2/26

790 Kattell Variance

Board of Adjustment

Harry Brennan, Senior Planner

July 22, 2026

KATTELL ST.
RESIDENCE

NEW RESIDENCE AT
790 KATTELL ST
ERIE, CO

GC:
MAINSTREAM CORP.
CODY FARMER
PHONE: 303-912-4833

DRAFTED BY:
DAVID BENJAMIN
ENGINEERING REVIEW:
MARK BENJAMIN
ENGINEER OF RECORD:
MARK BENJAMIN, P.E.
© PHI-D&E Inc. dba Crown Jade Design
and Engineering

SCALE:
1/4" = 1' U.N.O.
SHEET SIZE:
ARCH D (24X36)

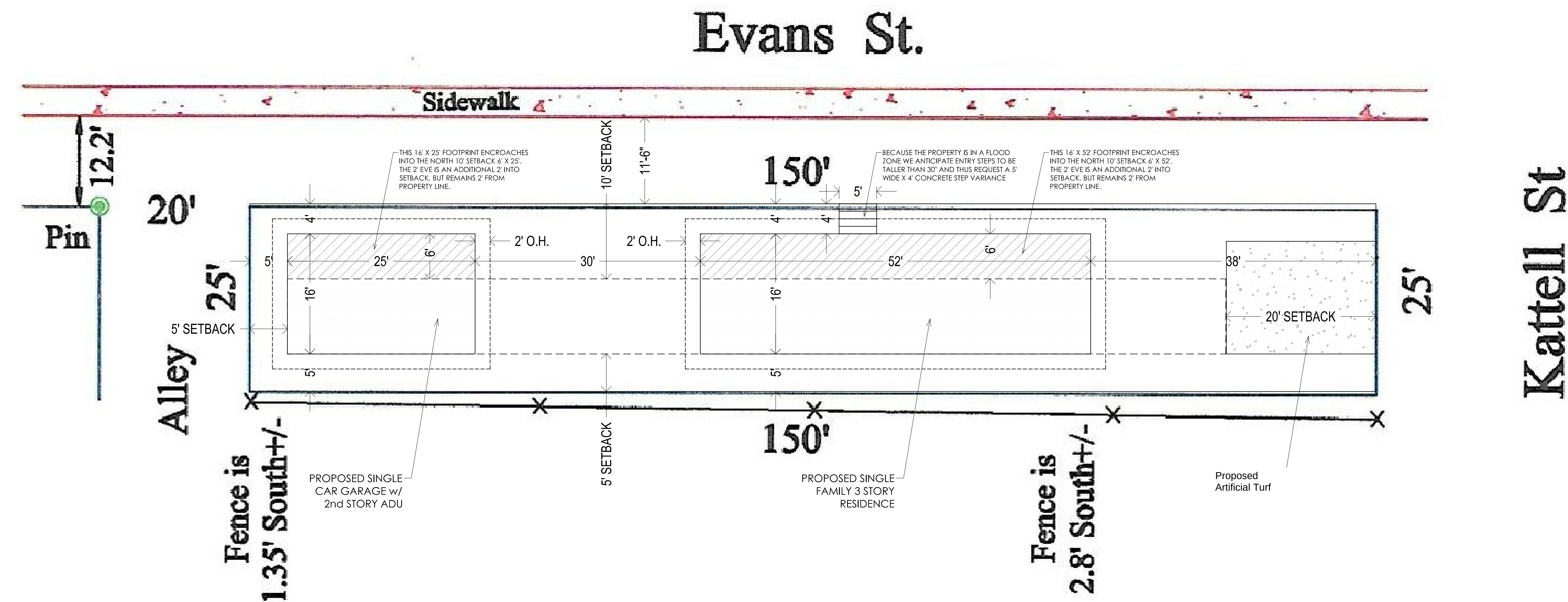
SITE
PLAN

REVIEW
DATE
1/22/2026

SITE PLAN FOR REVIEW

ENGINEERS
JOB #
MNSM7-26023

SHEET
A1.2



A1.2 SITE PLAN

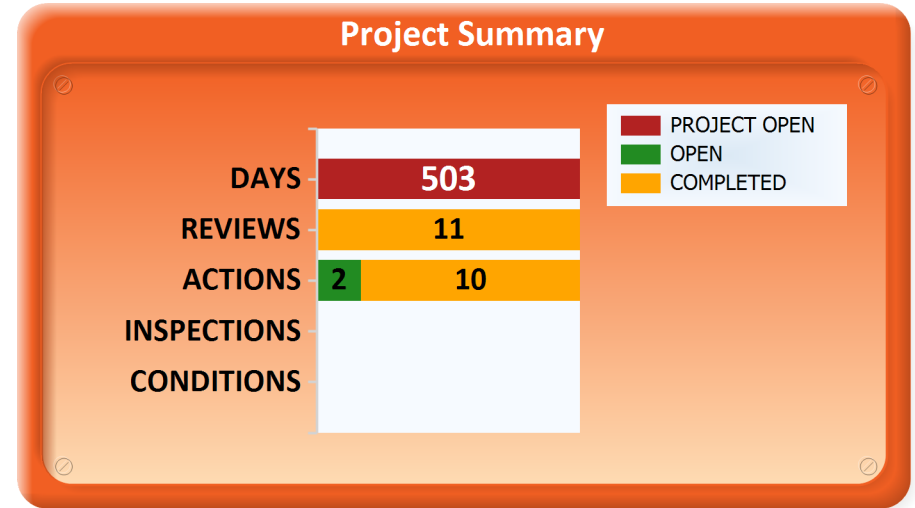


Project Details

Town of Erie

PROJECT NUMBER
VAR2025-00001

Description: 790 Kattell variance to north setback	Status: IN REVIEW
Type: VARIANCE	Status Date: 11/12/2025
Subtype:	Applied: 2/20/2025
Address: 790 KATTELL ST	Approved:
City, State, Zip: ERIE, CO 80516	Closed:
Project Manager: Harry Brennan	Expired:
Details:	



ADDITIONAL SITES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
TRANSFER DOCS TO LASERFICHE	Melinda Helmer	2/28/2025	3/3/2025	Public Portal Link: https://portal.laserfiche.com/Portal/Browse.aspx?id=248828&repo=r-a69d230a
UPDATE WEB DEV ACTIVITY MAP	Melinda Helmer	2/28/2025	3/3/2025	
SEND OUTSIDE AGENCY REFERRALS	Doug Trettin	3/3/2025	3/3/2025	
DRT MEETING	Aly Burkhalter	3/20/2025	3/20/2025	
DRT COMMENTS SENT TO APPLICANT	Aly Burkhalter	3/28/2025	3/20/2025	
CORRESPONDENCE	Aly Burkhalter	5/19/2025	5/19/2025	Applicant sent correspondence regarding relocation the Xcel power pole on site. Staff did not have any feedback regarding Xcel's comments regarding their pole.



Project Details

Town of Erie

PROJECT NUMBER
VAR2025-00001

CORRESPONDENCE	Aly Burkhalter	8/7/2025	8/7/2025	Applicant emailed that they are still pursuing project and staff granted 3-month extension on expiration on 8/7/2025 to 11/7/2025
CORRESPONDENCE	Aly Burkhalter	11/6/2025	11/6/2025	Applicant is still pursuing project. Granted extension to expiration
DRT MEETING	Harry Brennan	4/2/2026	4/2/2026	
DRT COMMENTS SENT TO APPLICANT	Harry Brennan	4/10/2026	4/8/2026	
6 MONTH EXPIRATION CHECK	Harry Brennan	5/6/2026		
6 MONTH EXPIRATION CHECK	Harry Brennan	8/19/2026		

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT	Cody Farmer	2017 S Us Highway 287	Berthoud	CO	80513	(303)912-4833		cody@mainstreamcorporation.com
OWNER	Cody Farmer	2017 S Us Highway 287	Berthoud	CO	80513	(303)912-4833		cody@mainstreamcorporation.com

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
VARIANCE	100-00-000-442100-000000	0	\$300.00	\$300.00	2/24/25	WEB03879	11eff2e6bc3d6468a1f7e67a	ECHECK	Cody Farmer	EPRS

Total Paid for VARIANCE: \$300.00 \$300.00

TOTALS: \$300.00 \$300.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED	COMPLETED	RESULT	REMARKS	NOTES
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Project Details

Town of Erie

PROJECT NUMBER
VAR2025-00001

		DATE	DATE				
REVIEWS							
REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES
BUILDING REVIEW	Joel Champagne	3/3/2025	3/27/2025	3/3/2025	COMPLETE NO COMMENTS	DRT Scheduled for 3/20/2025	
COMPLETENESS REVIEW	Doug Trettin	2/27/2025	3/6/2025	2/27/2025	COMPLETE NO COMMENTS		
COMPLETENESS REVIEW	Doug Trettin	2/20/2025	2/27/2025	2/24/2025	APPLICATION INCOMPLETE	See attached CompChk. "X"=addressed & "O"=needs addressing	See attached CompChk. "X"=addressed & "O"=needs addressing
							Doug; I'm not seeing any CompChk. Just 3 PDFs Thank you--Cody
ENGINEER ASSIGNMENT	Chad Schroeder	2/20/2025	2/24/2025	3/17/2025	COMPLETE WITH COMMENTS	Chad Schroeder	
ENGINEERING REVIEW	Chad Schroeder	3/3/2025	3/27/2025	4/7/2025	COMPLETE WITH COMMENTS	DRT Scheduled for 3/20/2025	
ENGINEERING REVIEW	Nicole Johnson	3/11/2026	4/9/2026	4/10/2026	COMPLETE NO COMMENTS	Harry's comment/email covered utility easement concern	
OUTSIDE AGENCY REVIEW	Aly Burkhalter	3/3/2025	3/27/2025	3/20/2025	COMPLETE WITH COMMENTS	DRT Scheduled for 3/20/2025	The following agencies provided comments that do not require a response: a. Public Service Company of Colorado (Xcel Energy) b. Erie-Coal Creek Ditch & Reservoir Company The following agencies did not provide any comments: a. Mountain View Fire Protection District b. Send to All Oil and Gas c. Century Link Communications. d. Comcast - Residential & Commercial. e. Department of the Army Corp of Engineers f. Mile High Flood District. g. Urban Drainage & Flood Control.



Project Details

Town of Erie

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PLANNER ASSIGNMENT	Chris LaRue	2/20/2025	2/24/2025	2/27/2025	COMPLETE WITH COMMENTS	Aly Burkhalter	
PLANNING REVIEW	Aly Burkhalter	3/3/2025	3/27/2025	3/20/2025	PLANNER REVISION REQUIRED	DRT Scheduled for 3/20/2025	Answers to Variance first review. Re: VA-2025-00001 790 Kattell Street-Variance. b. Please detail how the request complies with ALL of the approval criteria listed in Unified Development Code 10-7-9.B.2: i. There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property; Subject lot is particularly narrow for a usable home. ii. The unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located; Most neighboring lots are wider. iii. Such physical circumstances or conditions were not created by the applicant; The property has already been improved removing old dilapidated trailer. The lot was plotted and built on prior to the new zoning and building ordinances. iv. Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this UDC; as the lots setback restrictions are too narrow for a usable home. v. The variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; and will produce a nice looking property to help improve the area. vi. The variance is the minimum variance that will afford relief and is the least modification possible of the provisions of this UDC which are in



Project Details

Town of Erie

PROJECT NUMBER
VAR2025-00001

							question. 16' x 52' is the minimum for factory built 3 bed 2 bath home. Similar to the home recently built caddy corner NE lot.
PLANNING REVIEW	Harry Brennan	3/11/2026	4/9/2026	4/7/2026	COMPLETE WITH COMMENTS		Please see attached comments (sent through email)
STORMWATER REVIEW	Misty Hall	3/3/2025	3/27/2025	3/5/2025	COMPLETE NO COMMENTS	DRT Scheduled for 3/20/2025	

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	3/20/2025	Aly Burkhalter	1st Review Planning Memo.pdf	1st Review Planning Memo.pdf		1
DOC	3/20/2025	Aly Burkhalter	Erie-Coal Creek Ditch no comment.pdf	Erie-Coal Creek Ditch no comment.pdf		1
DOC	3/20/2025	Aly Burkhalter	Xcel special letter.pdf	Xcel special letter.pdf		1
DOC	8/7/2025	Aly Burkhalter	2025-08-07 Expiration Extention.pdf	2025-08-07 Expiration Extention.pdf		1
DOC	4/7/2025	Chad Schroeder	790 Kattell Pre App Engineering Comments.pdf	790 Kattell Pre App Engineering Comments.pdf		1
DOC	2/24/2025	Doug Trettin	CompChk..pdf	CompChk..pdf		0
DOC	2/24/2025	Doug Trettin	Pre-App Planning Memo.pdf	Pre-App Planning Memo.pdf		0
DOC	2/25/2025	Doug Trettin	790 Kattell Close Statement.pdf	790 Kattell Close Statement.pdf		0
DOC	2/25/2025	Doug Trettin	ILC with Setback variance notes.pdf	ILC with Setback variance notes.pdf		0
DOC	2/26/2025	Doug Trettin	790 Kattell for Erie initial Opt3.pdf	790 Kattell for Erie initial Opt3.pdf		0



Project Details

Town of Erie

PROJECT NUMBER
VAR2025-00001

ATTACHMENTS						
Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	3/3/2025	Doug Trettin	2025Referral Agency List - Final.pdf	2025Referral Agency List - Final.pdf		0
DOC	2/20/2025	Etrakit Public Registration		Written Narrative of the Project Variance.pdf		0
DOC	1/23/2026	Etrakit Public Registration	790 Kattell Site Plan updated	MNSM7-26023 790 Kattell St Site Plan 1.22.26.pdf		1
DOC	1/23/2026	Etrakit Public Registration	790 Kattell Site Plan updated	MNSM7-26023 790 Kattell St Site Plan 1.22.26_1.pdf		1
DOC	1/23/2026	Etrakit Public Registration	Site Plan	790 Kattell St Site Plan 1 22 26.pdf		1
DOC	2/20/2026	Etrakit Public Registration	Responses	790 Kattell Pre App Engineering Responses.pdf		1
DOC	2/20/2026	Etrakit Public Registration	Respnses	Answers to Variance first review.docx		1
DOC	2/20/2026	Etrakit Public Registration	Turf VS Driveway	790 Kattell St Site Plan 2 22 26.pdf		1
DOC	4/7/2026	Harry Brennan	Planning Comments RE VAR2025-00001 790 Kattell.pdf	RE VAR2025-00001 790 Kattell.pdf		1

Heritage Title Company - Brighton

627 E Bridge St, Brighton, CO 80601
Phone: (720)728-7209

FINAL BUYER'S STATEMENT

Settlement Date: July 15, 2024
Disbursement Date: July 15, 2024

Escrow Number: HS0834188
Escrow Officer: Cindy Cogan
Email: Cindy.Cogan@heritagetco.com

Buyer: MSC 401K Trust
Seller: Gayla F. Lujan
Property: 790 Kattell St
Erie, CO 80516-5048
Eri 24306G Imps Only Mh L16 Blk7

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property		145,000.00		
Deposit				2,500.00
PRORATIONS/ADJUSTMENTS				
County Taxes at \$388.63	01/01/24 to 07/15/24 (\$388.63 / 366 X 196 days)			208.12
TITLE & ESCROW CHARGES				
Title - Real Estate Closing Fee	Heritage Title Company - Brighton	200.00		
GOVERNMENT CHARGES				
Recording Fees	Weld County Clerk and Recorder	18.00		
CO - Deed (Warranty)	\$18.00			
Doc Fee	Weld County Clerk and Recorder	14.50		
Statement of Authorization	Heritage Title Company - Brighton	13.00		
MISCELLANEOUS CHARGES				
Admin Fee	Berkshire Hathaway Home Services Colorado Real Estate	250.00		
Subtotals		145,495.50		2,708.12
Balance Due FROM Buyer				142,787.38
TOTALS		145,495.50		145,495.50

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

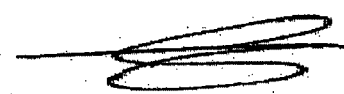
BUYER:

MSC 401K Trust
BY: 
Cody Farmer, Plan Trustee
BY: 
Lisa Farmer, Plan Trustee

Selling Agent/Broker

Berkshire Hathaway Home Services
Colorado Real Estate

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Heritage Title Company - Brighton
Settlement Agent

02/11/25Date

To

Town Board of Adjustment
Town of Erie
645Holbrook Street
PO box 750
Eric, CO 80516

Dear Town Board of Adjustments,

We recently purchased 790 Kattell Street, Erie CO to build an affordable home and ADU for my brother who is a single father. The setbacks and lot size are limiting in a way that causes hardship in constructing a primary residence. We are requesting a variance to help us place a tasteful row-type of home and garage with ADU above it.

We've included an ILC which shows the encroachment of proposed buildings on the blank lot and all other required steps of the Land Use Application.

The lot originally had a single-wide trailer that was encroaching on setbacks. However that trailer was condemned and we have already invested in the cleanup and permitted removal of all buildings and trash on the lot. It looks much better for the town now.

We appreciate all the help the Town has already supported us with. Please let me know what questions & concerns you may have.

Cordially



Cody Farmer

Owner

Cody@MainStreamCorporation.com

LEGAL DESCRIPTION:
(PER DEED RECORDED JULY 16, 2024 AT RECEPTION NO. 4971348)
LOT 16, BLOCK 7, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
CONTAINING 3,765 SQUARE FEET OR 0.086 ACRE, MORE OR LESS.

- NOTES:**
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
 - THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: HS0822053, WITH A COMMITMENT DATE OF AUGUST 3, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
 - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
 - LINEAL UNITS USED ARE U.S. SURVEY FEET.
 - BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N89°09'35"E (ASSUMED), A DISTANCE OF 150.30 FEET, MONUMENTED AS SHOWN HEREON.
 - SITE BENCHMARK: CHISELED "+" IN CONCRETE AS SHOWN HEREON – ELEV=5013.90' (NAVD88-GEOID18)
 - ALL RIGHT-OF-WAY, EASEMENT, LOT AND BLOCK INFORMATION WAS TAKEN FROM THE MAP OF THE TOWN OF ERIE, RECORDED DECEMBER 28, 1928 AT RECEPTION NO. 552708.
 - TOPOGRAPHIC AREA IS LOCATED IN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) FLOOD DEPTHS OF 1 TO 3 FEET, BASE FLOOD ELEVATIONS DETERMINED PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0441J, REVISED DECEMBER 18, 2012.
 - NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
 - PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
 - CONFLICTING BOUNDARY EVIDENCE: SOME FENCES DO NOT COINCIDE WITH PROPERTY LINES AS SHOWN HEREON.

SURVEYOR'S STATEMENT:
I, JOHN P. EHRHART, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF EHRHART LAND SURVEYING, LLC, TO MAINSTREAM CORPORATION THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING ON OR AROUND MAY 21, 2026; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340

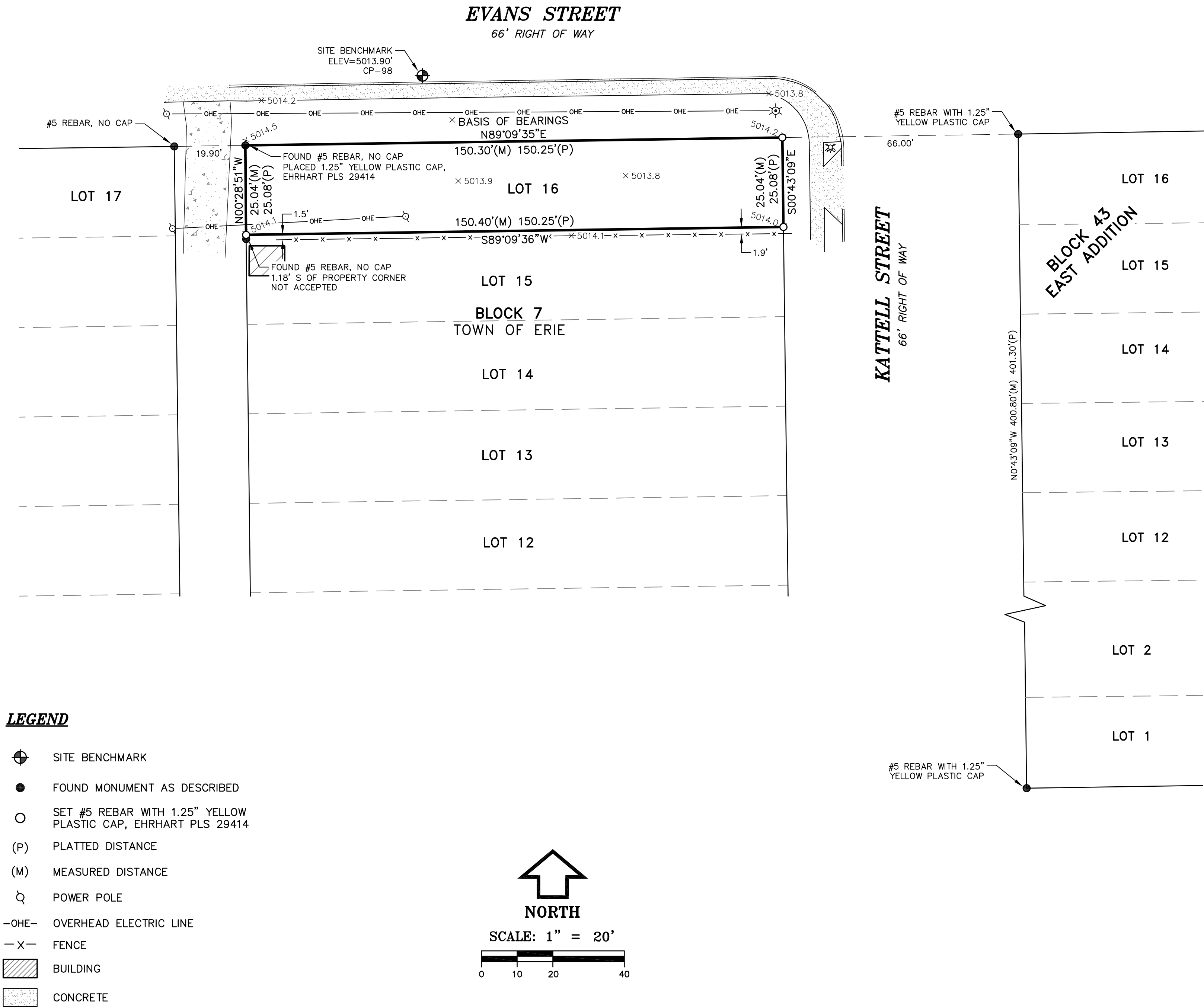


LAND SURVEY PLAT
790 KATTELL STREET
LOT 16, BLOCK 7, TOWN OF ERIE
N 1/2 SECTION 18, T1N, R68W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.coloradolands.com

SHEET:
1 OF 1
DATE: 6/9/26
DRAWN BY: RCW
PROJECT: S265274





TOWN OF ERIE PUBLIC HEARING NOTICE

7/3/26

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Cody Farmer

Project Description: A request for a variance from the street side setback and the 10' street side setback in the Old Town Residential (OTR) zoning district.

Legal Description: Lot 16, Block 7, Town of Erie, County of Weld, State of Colorado

Location: At the southwest corner of Kattell Street and Evans Street.



Planner: Harry Brennan

Board or Commission: Board of Adjustment

Hearing For: 790 Kattell St. Variance

Date of Hearing: 7/22/26

Time: 6:00 PM

Place: Board of Adjustment meetings will be held in person in the Town Hall Council Chambers, 645 Holbrook Street (first floor, northwest entrance) **UNLESS** otherwise noted in the **Town Calendar** on



Planning & Development Department

the Town's website. You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Board of Adjustment" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given both in person and via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments to hbrennan@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. **If you have any questions, please call Planning at 303-926-2770.**

TOWN OF ERIE

AFFIDAVIT OF MAILING – Public Hearing

I, Lisa Farmer/Cody Farmer, as the applicant/representative for the **790 Kattell St** (project name & application type), hereby attest that on this 3rd day of July, 20 26, a true and correct copy of the Town of Erie meeting notice for the meeting scheduled for 7/22/26 (meeting date), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

[Signature]
Applicant/Representative's Signature

7-6-26
Date

STATE OF COLORADO)

) ss.

COUNTY OF Larimer)

ACKNOWLEDGED BEFORE ME THIS 6 DAY OF July, 2026 BY
Lisa Farmer AS applicant

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/02/2028

JOHN MCLAURIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244024886
MY COMMISSION EXPIRES JULY 02, 2028

ownername1	mailaddress1	mailaddress2	mailcity	mailstate	mailzipcode
ERIE TOWN OF	645 HOLBROOK ST	PO BOX 750	ERIE	CO	80516
ERIE MOBILE HOME PARK LLC	80 GARDEN CTR STE 112		BROOMFIELD	CO	80020
MARLINK KERILYN D, ELROD ROBERT H JR	105 CHEESMAN ST		ERIE	CO	80516
JEFFREY J EVANS LIVING TRUST, MARY ALICE BROSS-EVANS L	805 KATTELL CT		ERIE	CO	80516
LYLE NICHOLAS, LYLE MELODY	PO BOX 1135		ERIE	CO	80516
CALISH JULIA ILENE, CHANCE DANIEL ROBERT	746 STONEBRIDGE DR		LONGMONT	CO	80503
COAL CREEK PROPERTIES INC	PO BOX 450		ERIE	CO	80516
FOLGER RACHEL L	PO BOX 913		ERIE	CO	80516
CAMPBELL SARAH LYNN, YOUNGER GREGORY	815 BRIGGS ST		ERIE	CO	80516
CHEESEMEN CASSIDY, CHEESEMEN SYDNEY	265 EVANS ST		ERIE	CO	80516
NEW DIRECTION TRUST COMPANY	1 HICKORY HEAD HAMMOCK		THE VILLAGES	FL	32159
DEVRIES JAMI L	810 BRIGGS ST		ERIE	CO	80516
MEADE DORIS N	C/O LISA NORTHRUP	812 KAREN ST	FORT MORGAN	CO	80701
JASPER RONALD LEE, JASPER VEE ANN	854 BRIGGS ST	PO BOX 413	ERIE	CO	80516
NORTHERN COLORADO WATER CONSERVANCY DISTRICT	220 WATER AVE		BERTHOUD	CO	80513
STRONG STREET LLC	7871 LEFTHAND CANYON DR		JAMESTOWN	CO	80455
235 CHEESMAN LLC	915 MCCLURE WAY		ERIE	CO	80516
VERNALL DAVID, TROTTA PHOEBE	PO BOX 503		SALISBURY	CT	6068
ROSENBLATT DAVID S, ROSENBLATT C FAWN	PO BOX 1043		ERIE	CO	80516
SANGER JAMES E, SANGER KIMBERLY S	755 PIERCE ST	PO BOX 618	ERIE	CO	80516
MANZANARES APRIL, MONTOUR GUADALUPE T, MONTOUR	280 EVANS ST		ERIE	CO	80516
GARCIA CHARLES J, GARCIA HENRIETTA L	765 PIERCE ST	PO BOX 283	ERIE	CO	80516
SHARI PARRS REVOCABLE TRUST	1300 BANNER CIR		ERIE	CO	80516
MARSHALL ANNIE (LE)	7039 S WINDERMERE ST		LITTLETON	CO	80120
BRIGGS 25 LLC, C/O ANNIE MARSHALL	7039 S WINDERMERE ST		LITTLETON	CO	80120
BRIGGS 15 LLC, C/O ANNIE MARSHALL	7039 S WINDERMERE ST		LITTLETON	CO	80120
PATTERSON TYLER MCCAY, PATTERSON JOANNA LEE	705 BRIGGS ST		ERIE	CO	80516
JORDAN GEORGE J, JORDAN MARY J	PO BOX 164		ERIE	CO	80516
ROJAS JESUS LAZARO	780 KATTELL ST		ERIE	CO	80516
PURNELL WILLIAM G, PURNELL SHEILA P, BOEHM AMANDA	3700 TRAFALGAR WAY		MONTGOMERY	AL	36116
RONALD F PETRINO TRUST	316 S LINCOLN ST		DENVER	CO	80209
KIDA TAKAYUKI	PO BOX 921		ERIE	CO	80516
LEINWEBER VERNON E, LEINWEBER FAYE A	PO BOX 111		ERIE	CO	80516
GIDES MICHAEL S	PO BOX 454		ERIE	CO	80516
DONAHUE MEGHAN MICHELLE, GIDES MICHAEL STEPHEN-LC	PO BOX 454		ERIE	CO	80516
MSC 401K TRUST	2017 S US HIGHWAY 287		BERTHOUD	CO	80513
SAVILLE BARBARA JOYCE	PO BOX 792		ERIE	CO	80516
685 BRIGGS LLC	685 BRIGGS ST	PO BOX 929	ERIE	CO	80516
RDJ CONSTRUCTION INC	11964 KENOSHA RD		ERIE	CO	80516
COLES-OLIVER CINDY M, OLIVER CHARLES S	14575 N HIGH DOVE PL		MARANA	AZ	85658
AMERIN HAROLD J JR	4038 COUNTY ROAD 21		FORT LUPTON	CO	80621
RIDDERBOS EVERETT, RIDDERBOS NATALIE	3015 GEMINI LOOP		BROOMFIELD	CO	80023
PIERCE BUILD LLC	3342 BIRCH RD		FREDERICK	CO	80504
MEANS RENTALS RLLLP	3076 11TH ST		BOULDER	CO	80304
SPENALU LLC	C/O DIO MIO	3264 LARIMER ST UNIT A	DENVER	CO	80205
MUTCH SUSAN MARIE, HEMPHILL KEVIN PAUL	654 KATTELL ST		ERIE	CO	80516
KELDERMAN CHARITY ANN	3732 COUNTY ROAD 7		ERIE	CO	80516
ESSBACH STEVEN	PO BOX 356		ERIE	CO	80516
KRAAI KAREN	11725 DECATUR ST APT H102		WESTMINSTER	CO	80234
DEAN NICHOLAS ADAM, FAVELA FRANCISCO CESAR HERNAN	PO BOX 1483		ERIE	CO	80516
BUTTERIET RUSSELL, KENNEY JACKIE LEE	PO BOX 781		ERIE	CO	80516
BLAZON THOMAS J, BALZON MONA E	PO BOX 334		ERIE	CO	80516
FUQUA STEPHEN M, FUQUA KAY L	PO BOX 441		ERIE	CO	80516
GONZALES CATHERINE	PO BOX 276		ERIE	CO	80516
BROWN LENORA	PO BOX 441		ERIE	CO	80516
BOWERSOX MARVIN, BRUCE ETHAN	4260 COUNTY ROAD 5		ERIE	CO	80516
PARRS SHARI L	PO BOX 67		ERIE	CO	80516
RIVERA ELIZABETH D	PO BOX 562		ERIE	CO	80516
XOOC HAU ELENA YOLANDA	PO BOX 702		ERIE	CO	80516
QUINONEZ MAKAYLA B	735 KATTELL ST LOT 112		ERIE	CO	80516
SALLI BLAKE THOMAS	735 KATTELL ST LOT 104		ERIE	CO	80516
GONZALES CRYSTAL	PO BOX 521		ERIE	CO	80516
GONZALEZ BRENDA	11284 SHOSHONE # 236		LONGMONT	CO	80504
LAWRENCE KATHERINE TIFFANY	735 KATTELL ST 110		ERIE	CO	80516
OLDFIELD KAT	PO BOX 1041		ERIE	CO	80516
JASPER RONALD SCOTT, JASPER VEE ANN, JASPER MICHAEL L	PO BOX 413		ERIE	CO	80516
LUJAN GAYLA F	PO BOX 436		ERIE	CO	80516

BATREZ VILLANUEVA LETICIA
IWANIUK YURI ALEXANDER
LAZARO ROJAS JESUS
PETRINO RONALD F

PO BOX 84
735 KATTELL ST LOT 118
780 KATTELL ST
316 S LINCOLN ST

ERIE	CO	80516
ERIE	CO	80516
ERIE	CO	80516
DENVER	CO	80209

Notice Content

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT & APPEALS TOWN OF ERIE Notice is hereby given that on Wednesday, July 22, 2026, at 6:00 PM, or as soon as possible thereafter at the Erie Town Hall Council Chambers 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Cody Farmer, 790 Kattell Street, Erie, CO 80516 for the purpose of considering a Variance Land Use Application to permit the encroachment of a structure(s) into the required setback areas pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: 790 Kattell Street, Erie, CO 80516 The legal description of the property is: Lot 6, Block 7, Erie, County of Weld, State of Colorado The application is on file with the Town of Erie. Interested and affected parties are encouraged to attend. The Board of Adjustment & Appeals will be taking comments prior to making a determination or taking any action on this matter. Debbie Stamp _____ Town Clerk FOR QUESTIONS OR COMMENTS, CONTACT TOWN OF ERIE PLANNING & DEVELOPMENT DEPARTMENT P.O. BOX 750 ERIE, COLORADO 80516 PHONE: (303) 926-2770 FAX: (303) 926-2706 Published: Colorado Hometown Weekly July 1, 2026-2175804

