

**PARK COUNTY BOARD OF ADJUSTMENT  
PLANNING DEPARTMENT STAFF REPORT**

Board of Adjustment Hearing Date: March 18, 2026

To: Board of Adjustments

Date: March 11, 2026

Prepared by: Shelli Yarbrough, Planner I

Case Number: A26-0013

Subject: Langer Variance

Request: The applicant is requesting a 19’ variance from the side lot line and a 5’ setback variance from the front property line to build an addition on the existing legally non-conforming structure, resulting in an 11’ setback from the side property line and a 25’ setback from the front lot line instead of the normal 30’ county setback requirement.

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**Application Summary:**

Applicant:	Jonah Langer
Owner:	Jonah & Melanie Langer
Location:	New Lot 2, Harris Park Estates, Unit 2, Block 030 – addressed as 186 Anderson Rd, Bailey
Current Zone District:	Residential
Surrounding Zoning:	Residential – see attachment 1
Lot Size:	0.39 Acres
Existing Use:	Single Family Residential
Proposed Use:	Adding an addition to existing home

**Background:**

The subject property is in the Harris Park Subdivision, near Bailey. A Vicinity Map is included as Attachment 2. A conditions map of the subject property and surrounding parcels is included as Attachment 3. The applicant bought the property in 2018. The home was built in 1956, well before the Park County Building department was created in 1975. The legally non-conforming home was built approximately 6 feet from the west lot line. The current home is approximately 25 feet from the neighbor’s home. The applicant would like to build an addition on the north side. The new addition would be approximately 11 feet from the east lot line and 25 feet from the north lot line along Anderson Rd. The proposed would encroach the east lot line less than the current home and would be approximately 45 feet from the existing neighbor’s home. Staff explored other locations for the addition at the site, however the placement of the septic system, propane tank, overhead electric lines, and the driveway placement further restrict the building envelope.

## Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a variance (Land Use Regulation (LUR) Article III, Division 1, Section 3-100) is addressed below.

1. **A strict application of the Resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of a specific piece of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land:**

The lot has a small building envelope which is further constrained by the septic system, existing structures, propane tank, overhead electric lines, the driveway and other property lines.

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

This legally non-conforming homes original placement limits the building envelope for an addition being added to the home. Building the proposed to the south lot line is restricted by the septic system, propane tank, and overhead electric lines. Building the addition to the west is restricted by the overhead electric lines and the driveway. The area to the north of the home is the only logical building area.

3. **There exists no substantial detriment to any neighbor or to the public by the granting of the variance:**

No substantial impacts to surrounding properties are anticipated. The proposed addition would be more than 45 feet from any structures on the lot to the east and would encroach the property lines less than the current structure. No objections from adjacent property owners have been received.

4. **The intent and purpose of the regulation being varied is not substantially impaired or defeated by the granting of the variance.**

Setback requirements are intended to preserve privacy, safety, and spatial balance between structures. In this case, the intent of the regulation is preserved by maintaining separation from adjacent structures.

### Impact Analysis:

No adverse aesthetic or environmental impacts are anticipated.

### Recommendation:

Staff recommends approval of this application with no conditions.

A26-0013

**PARK COUNTY APPLICATION FOR  
VARIANCE  
NON-REFUNDABLE APPLICATION FEE: \$700**

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline.

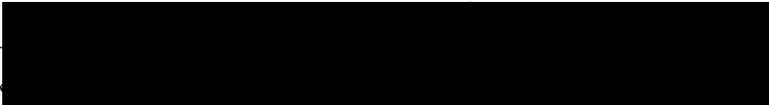
If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4292, or e-mail [planning.zoning@parkcountyco.gov](mailto:planning.zoning@parkcountyco.gov), fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

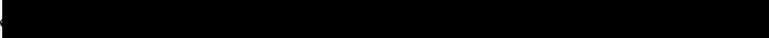
**A. APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name: Jonah Langer

Mailing Address: 7569 S. Gallup St

City: Littleton State: CO Zip: 80120

Email Address: 

Telephone (work): 

Owner's Name: Jonah Langer

Mailing Address: 7569 S. Gallup St, Littleton CO 80120

Telephone No.: 

**B. PROPERTY INFORMATION**

Complete Legal Description of Property Proposed for the Variance (attach additional page, if necessary):

Lots 1 + 2, Block 30 Harris Park Estates - Unit 2  
County of Park, State of Colorado

Street Address of Property: 186 Anderson Rd, Bailey CO 80421

Property's Total Acreage: .39

Current Zone District of Property: Residential

Proposed Zone District of Property: Residential

For County Use Only
Planning Department Confirmation of Current Zone District
Zone District: <u>Residential</u>
District: <u>Residential</u>
Print Full Name: 

Also

T06 R73 NE4

parcel #. 19808

**Requirements for a Variance**  
**Article III, Division 1, Section 3-100**

**C. APPLICATION REQUIREMENTS**

- ✓ 1. Application Fee. An application fee in the amount of \$700 must be paid at the time of submission of the application. Make the check or money order to the Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.
- ✓ 2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
- ✓ 3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Records office.
- ✓ 4. A legal description of the property proposed for the Variance prepared by a licensed Colorado land surveyor.
- ✓ 5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed Variance, this information is at Park County Assessor's Office.
- ✓ 6. A vicinity map of where the proposed property is located within Park County.
- ✓ 7. A site plan drafted at a commonly used engineering scale with clear indication how the variance relates to the affected land with the following information:
  - a. Name and address of the owner;
  - b. Date of preparation, map scale, and north arrow;
  - c. Lot dimensions, total acreage, and points of access to the property, internal roads and trails. The map must illustrate how access is obtained from the property subject to variance to the nearest county road or highway;
  - d. Natural features of the property subject to variance including, wetlands, floodplain, riparian areas, water bodies, rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);
  - e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas;
  - f. The dimensions, height and setbacks of all existing and proposed structures.
  - g. A clear illustration or description of the proposed variance, using shading, crosshatching, or highlighting, to accurately illustrate the proposal.
- ✓ 8. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

For County Use Only:	
Initial Receipt of the Required Information	
(1.)	
(2.)	
(3.)	
(4.)	
(5.)	
(6.)	
(7.)	
(7a.)	_____
(7b.)	_____
(7c.)	_____
(7d.)	_____
(7e.)	_____
(7f.)	_____
(7g.)	_____
(8.)	

<b>For County Use Only:</b>	
Initial Receipt of the Required Information	
(9.)	<i>[Signature]</i>
(10.)	<i>[Signature]</i>
(11.)	<i>[Signature]</i>
(12.)	<i>n/a</i>

- ✓ ~~9.~~ 9. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable
- ✓ 10. A written description identifying the specific provision of the Land Use regulations that the owner seeks to vary and the extent to which the provision is proposed to be varied or modified.
- ✓ 11. A written description of the reasons justifying the variance detailing how the standards for approval of the variance provided by Section 3-100(B) are met or satisfied.
- 12. Any other information that are judged necessary by the Planning staff to ensure compliance with the Standards for Approval.

*Note: Refer to Park County Land Use Regulations Article III, Standards for Approval of Variance.*

**D. APPLICANT AND LANDOWNER SIGNATURES:**

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant Signed: [Signature]  
 Print name: Jonah Langer  
 If company, state Title/Position: \_\_\_\_\_

Owner Signed: [Signature]  
 Print name: Jonah Langer  
 If company, state Title/Position: \_\_\_\_\_

**E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION**

This application was submitted to the Park County Planning Department on the following date and time:

Feb                      15, 2026  
 Month                      Day      Year

Payment of the Applicant Fee was made by:

✓                      Personal Check # 1550                      Amount \$ 700  
 \_\_\_\_\_                      Cash    Amount \$ \_\_\_\_\_  
 \_\_\_\_\_                      Other \_\_\_\_\_    Amount \$ \_\_\_\_\_

<p><b>For County Use Only:</b>                  Verification of Date of Delivery and                  County Receipt of Application                  Date: <u>2.18.26</u>                  Print Name: <u>[Signature]</u></p>
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**APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.**

**ALL BOARD OF ADJUSTMENT HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.**





# Park County Treasurer Tax Receipt

<b>Account</b>	<b>Parcel Number</b>	<b>Receipt Date</b>	<b>Receipt Number</b>
R0019808	19808	Jun 11, 2025	2025-06-11-Kathleen-190871

LANGER JONAH  
7569 S GALLOP ST  
LITTLETON, CO 80120

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<b>Situs Address</b>	<b>Payor</b>				
186 ANDERSON RD BAILEY 80421	CoreLogic				
<b>Legal Description</b>					
T06 R73 S24 NE4 HARRIS PARK ESTATES UNIT 2 BLOCK 030 NEW LOT 2					
<b>Property Code</b>	<b>Actual</b>	<b>Assessed</b>	<b>Year</b>	<b>Area</b>	<b>Mill Levy</b>
SINGLE FAMILY LAND - 1112	29,218	1,960	2024	0007	70.9717
SINGLE FAMILY IMP - 1212	226,583	15,180	2024	0007	70.9717

**Payments Received**  
Direct Deposit Multi-Account Payment  
Bank Account Alpine\_Operating

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	\$955.28	\$477.64	\$477.64	\$0.00
				\$477.64	\$0.00
		<b>Balance Due as of Jun 11, 2025</b>			<b>\$0.00</b>

Thank you for your payment.

**WARRANTY DEED**

THIS DEED, Made this 23 day of March, 2018 between

Charles W. Martin and Gwendolyn L. Martin

grantor, and

Jonah Langer and Melanie Langer

whose legal address is ~~186 Anderson Road/Bailey/CO 80421~~

grantees: 7569 S. Gallop St., Littleton, CO 80120

WITNESS, That the grantor, for and in consideration of the sum of One Hundred Ten Thousand Dollars and No/100's (\$110,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee  
311.00

also known by street and number as 186 Anderson Road, Bailey, CO 80421

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees; their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated March 2, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLERS:

X *Charles W. Martin* *Gwendolyn L. Martin*  
Charles W. Martin Gwendolyn L. Martin

STAT OF WV  
COUNTY OF Putnam

);ss:

The foregoing instrument was acknowledged before me this 22 day of March, 2018 by Charles W. Martin and Gwendolyn L. Martin

Witness my hand and official seal.

*Laura R. Livingston*  
Notary Public  
My Commission expires: July 22, 2018

NOTARY PUBLIC  
STATE OF WEST VIRGINIA  
Laura R. Livingston  
Bayer Heritage Federal Classification  
PR 100012  
Produce, WV 26150  
My commission expires 07/22/2018

WDJT  
Warranty Deed to Joint Tenants

File No. P0604158

**EXHIBIT "A"**

New Lot 2, Lot 1 and Lot 2, Block 30, Harris Park Estates - Unit 2, recorded March 15, 2018  
at Reception No. 744287  
County of Park, State of Colorado.

Beginning more particularly described as follows:

Beginning at the Southeast corner of said Lot 2;  
Thence North 80°01'40" West, along the South line of said Lot 2, a distance of 65.76 feet;  
Thence North 79°58'17" West, along the South line of said Lot 1, a distance of 64.22 feet;  
Thence North 09°55'22" East, along the West line of said Lot 1, a distance of 129.18 feet;  
Thence South 80°18'49" East, along the North line of said Lot 1 and said Lot 2, a distance of  
130.12 feet;  
Thence South 09°59'00" West, along the East line of said Lot 2, a distance of 129.89 feet,  
more or less to the point of beginning.

Also known by street address as: **186 Anderson Road Bailey, CO 80421**

**A.P.N. # 19808**



# List of Adjacent Property Owners

To

186 Anderson Rd, Bailey, CO 80421

196 Anderson Rd, Bailey CO 80421

Torres Leroy E  
11055 Quintero St  
Commerce City, CO 80022

[Torres Mary Ann](#)

11055 Quintero St  
Commerce City, CO 80022

265 Jones Rd, Bailey CO 80421

[Mcmahen Mathew K](#)

265 Jones Rd  
Bailey, CO 80421

[Mcmahen Kristy J](#)

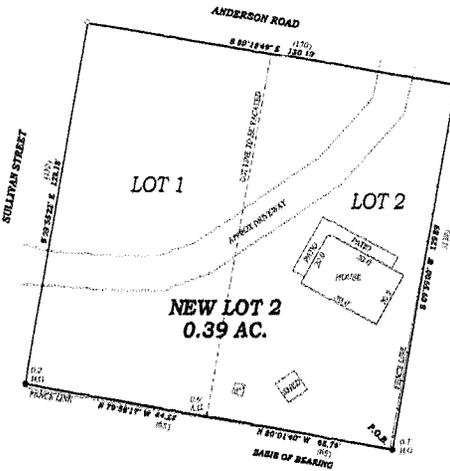
265 Jones Rd  
Bailey, CO 80421

# LOT CONSOLIDATION PLAT

LOT 1 AND LOT 2, BLOCK 30,  
HARRIS PARK ESTATES - UNIT 2 (RECEPTION NO. 121646),  
SECTION 24, T6S, R73W OF THE 6TH. P.M.,  
COUNTY OF PARK,  
STATE OF COLORADO.



SCALE 1" = 30'



### LEGEND

- ▲ - INDICATES #3 REBAR (NO CAP FOUND, THIS SURVEY)
- - INDICATES 2-3/4" PVC PIPE FOUND, THIS SURVEY
- - INDICATES 18" #4 REBAR WITH 1" ORANGE PLASTIC CAP (L.S. #2563) SET, THIS SURVEY
- - INDICATES #3 REBAR WITH 1 1/2" YELLOW PLASTIC CAP (L.S. #2096) FOUND, THIS SURVEY
- A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE
- B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE

### SURVEYOR'S CERTIFICATE

I, RUSSELL E. KOTTKE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE LOT CONSOLIDATION PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 19TH DAY OF AUGUST, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT ACCORDS WITH APPLICABLE STANDARDS OF PRACTICE, THIS SURVEY IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LOT CONSOLIDATION PLAT AND THE SURVEY THEREOF.

RUSSELL E. KOTTKE  
LICENSE NUMBER 25633

*Russ Kottke*  
8/19/16

### NOTES:

1. DIMENSIONS IN PARENTHESIS ARE THOSE PER PLAT OF HARRIS PARK ESTATES UNIT 2 OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
2. A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE. LEGAL DESCRIPTION (N) AND PERMITS AND / OR TITLE COMMITMENT UNLESS OTHERWISE NOTED.
3. 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 CERTIFICATION SURVIVY HEREON.
4. BASIS OF BEARING IS SOUTHERLY LINE OF LOT 2, BLOCK 30, HARRIS PARK ESTATES - UNIT 2, BETWEEN THE #3 REBAR WITH 1 1/2" PLASTIC CAP (L.S. #2096) FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2 AND THE #3 REBAR (NO CAP) FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID BEARING ASSUMED TO BE NORTH 80°16'00" WEST, AS SHOWN HEREON.
5. RIGHTS OF WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS AND/OR TITLE COMMITMENT PROVIDED AT THE DATE OF THE SURVEY, UNLESS OTHERWISE NOTED HEREON.
6. CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
7. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1/320,000 METERS. A.L. BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
8. A LUPRON® TITLE COMMITMENT WAS NOT RESEARCHED AT THE TIME OF THIS SURVEY.
9. THIS SURVEY IS BASED UPON THE RECORDED PLAT OF HARRIS PARK ESTATES UNIT 2, (RECEPTION NO. 121646) AND THE INSTRUMENTATION FOUND IN THE FIELD.

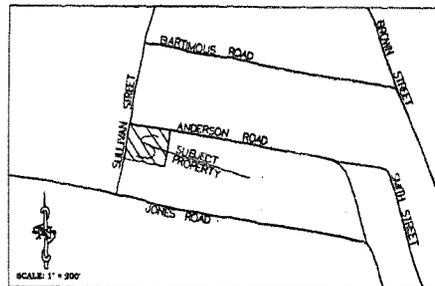
### LEGAL DESCRIPTION

**NEW LOT 2**  
LOT 1 AND LOT 2, BLOCK 30,  
HARRIS PARK ESTATES - UNIT 2,  
COUNTY OF PARK,  
STATE OF COLORADO.

BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
- THENCE NORTH 80°01'40" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 63.78 FEET;
- THENCE NORTH 79°58'17" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 64.22 FEET;
- THENCE NORTH 09°55'27" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 129.16 FEET;
- THENCE NORTH 80°16'40" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 130.15 FEET;
- THENCE SOUTH 09°59'01" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 129.89 FEET, MORE OR LESS TO THE POINT OF BEGINNING SAID DESCRIBED PLAT CONTAINING 0.19 ACRES, MORE OR LESS.

### VICINITY MAP



SCALE 1" = 300'

### PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED AS AN ADMINISTRATIVE LOT CONSOLIDATION PLAT BY THE PLANNING DIRECTOR OF PARK COUNTY, COLORADO, AND APPROVED FOR RECORDATION WITH THE PARK COUNTY CLERK AND RECORDERS OFFICE PURSUANT TO THE PARK COUNTY LAND USE REGULATIONS THIS 20<sup>th</sup> DAY OF MARCH 20 15.

ATTN: *Robert Wilson*  
CLERK AND RECORDER

*Donna Parsons AICP*  
PLANNING DIRECTOR / COUNTY DESIGNER

### LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

#### LEGAL DESCRIPTION:

CHARLES W. MARTIN AND GWENDOLYN L. MARTIN, USING THE DIVIDERS OF THE REAL PROPERTY OF 0.39 ACRES LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 30,  
HARRIS PARK ESTATES - UNIT 2,  
COUNTY OF PARK,  
STATE OF COLORADO.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS AND SEALS THIS 20<sup>th</sup> DAY OF

MARCH 20 15

CHARLES W. MARTIN

GWENDOLYN L. MARTIN

STATE OF WEST VIRGINIA

COUNTY OF \_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF \_\_\_\_\_ 20 15

BY CHARLES W. MARTIN AND GWENDOLYN L. MARTIN

WITNESS MY HAND AND OFFICIAL SEAL

BY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### TITLE CERTIFICATE:

Fidelity National TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLES TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE OWNERS.

DATE: March 15, 2015

*Christy Adams*  
LAWYER/REAL AGENT

### RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND

RECORDER OF PARK COUNTY, ON THE 19<sup>th</sup> DAY OF

MARCH 20 15, AND FULLY FILED AT RECEPTION NO. 744-87

*Robert Wilson*  
PARK COUNTY CLERK AND RECORDER

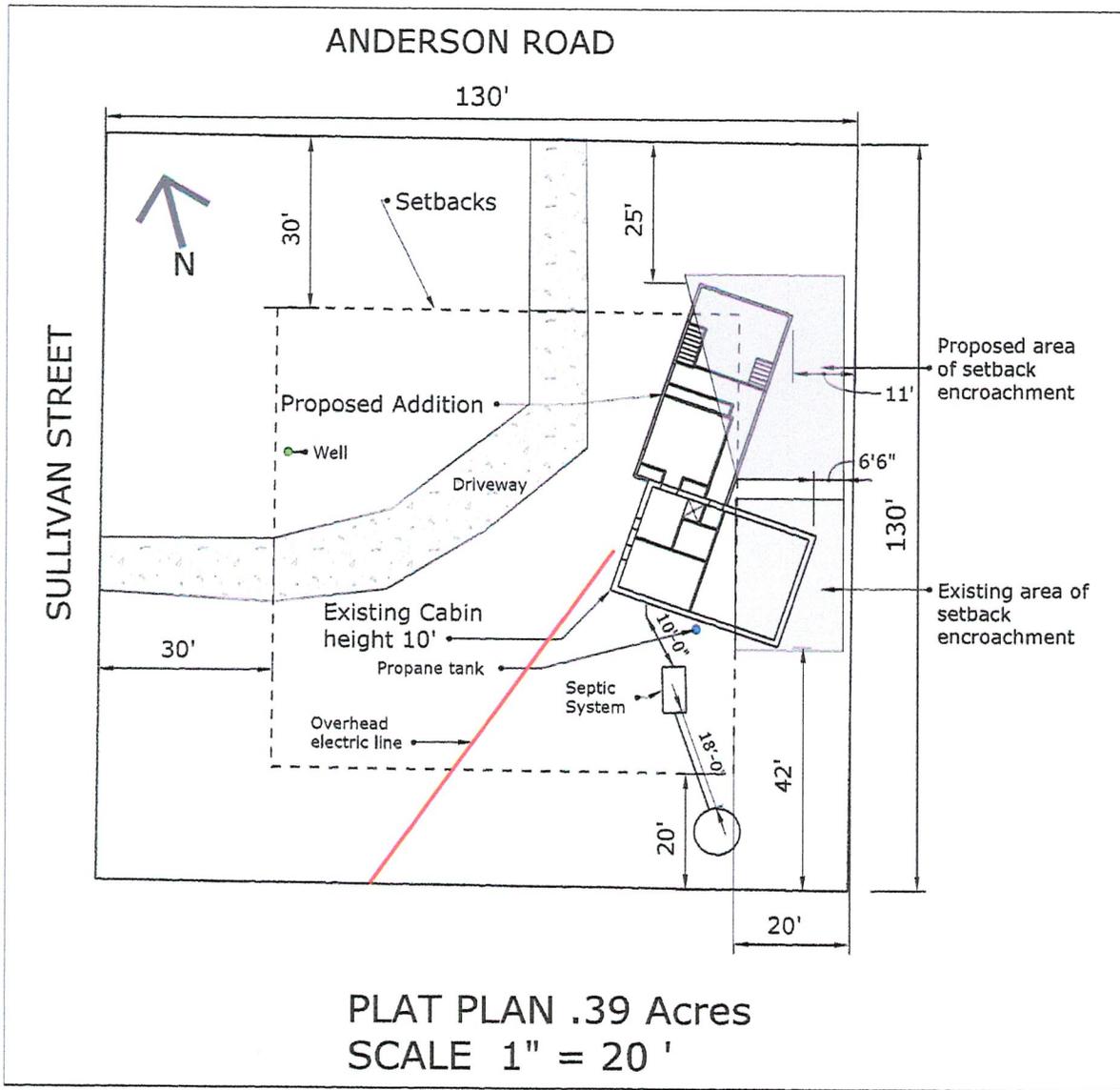


APPLICANT / LAND OWNER  
CHARLES W. AND GWENDOLYN L. MARTIN  
P.O. BOX 454  
NEW MARTINSVILLE, WEST VIRGINIA 26155-0454  
PH: (304) 894-1129

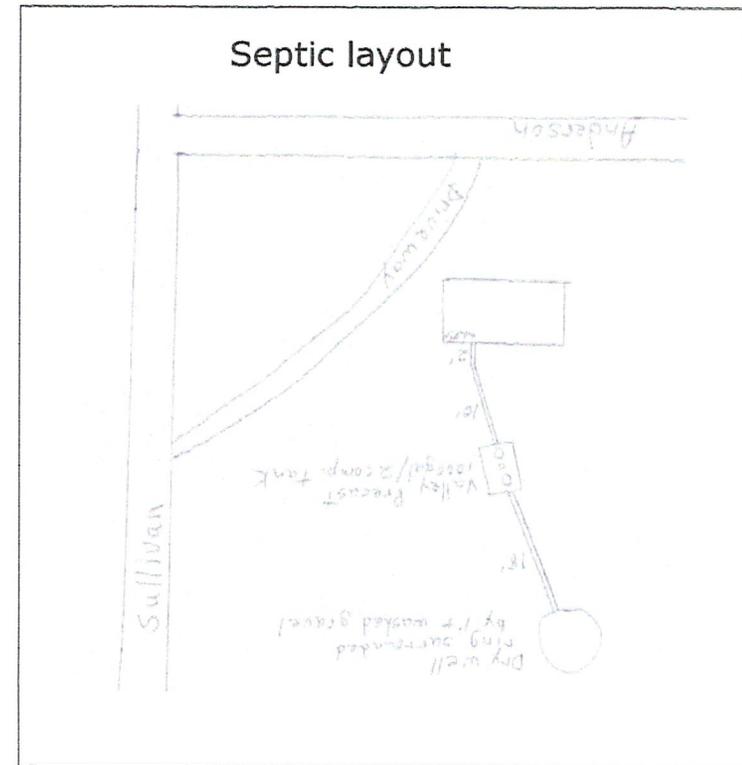
MAP PREPARED: 19 AUGUST, 2016

PREPARED BY:  
PITSKER AND ASSOCIATES  
26000 PLEASANT PARK ROAD  
DUNFER, COLORADO 80433  
PH: (303) 674-1018 / FAX: (303) 638-7174

FILE NO. 17-592



Ariel overview of lot



Proposed variance at:  
Harris Park Estates  
186 Anderson Rd Bailey, CO 80433

**Subject Property**  
Owners: Jonah and Melanie Langer  
7569 S GALLUP ST  
LITTLETON CO 80120-4124

Nichols Contracting LLC  
Doug Nichols  
Design / Consult / Build  
821 S 400 E Moab, Utah 84532  
douglasnichols@hotmail.com (970)683-1517

**A1**

February 4, 2026





February 13, 2026

Jonah and Melaine Langer  
7569 S Gallup  
Littleton, CO 80120

Re: Variance Setback from thirty feet (30') to (6.6) feet New Lot 2, Block 30 Harris Park Estates, Unit 2; County of Park, State of Colorado; T6S, R73W, Section 24 in the 6th P.M.

Dear Mr. and Mrs. Langer,

CORE Electric Cooperative consents to the above-referenced request; however, this consent does not relinquish or diminish any easement rights associated with the existing overhead electric facilities located within the above-mentioned lot.

Please be advised that CORE will periodically maintain and manage vegetation within fifteen (15) feet of the centerline of the existing overhead electric distribution facilities. In addition, no structures may be constructed within fifteen (15) feet of the centerline of these existing overhead electric facilities located within the rear portion of New Lot 2, Block 30, Harris Park Estates, Unit 2.

Should there be any questions, please feel free to contact me.

Sincerely,



Brooks Kaufman  
Lands and Rights of Way Manager

# Land Use Regulations

## Current Land Use Regulations for Park County (Harris Park follows Park Counties Regulations)

**TABLE 5-304a**  
**New Lot Development Standards – Residential Zone District**

Standards	Maximum	Minimum
Lot Area		
>50% of Lot 20% Slope or Less	N/A	5 Acres
>50% of Lot 20% to 30% Slope	N/A	6 Acres
>50% of Lot Greater than 30% Slope	N/A	8 Acres
Lot Width	N/A	50 Feet
Floor Area Per Unit - Principal Structure		
Residential	N/A	N/A
Non-Residential	N/A	N/A
Structure Height	35 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway Rights of Way		50 Feet
Front: Adjacent to Other Road Rights of Way		30 Feet
Side Lot Line		30 Feet
Rear Lot Line		20 Feet

## Current Encroachment on Setbacks & Proposed Changes

The current Right Side Lot Line Setback is 30 Feet. The current structure is 6' 6" from the lot line. The new structure would be approximately 11' from the right lot line which is within the right setback but still further away than the existing structure.

The front setback is 30 ft. The front of the new structure will be approximately 25' from the road. Meaning it will encroach on the front setback by 5'.

# Variance Justification

## Existing Structure Already in the Setback

The existing cabin built in 1956 is already in the setback. While the new addition will still be in the setback, it will be further from the property line than the existing structure.

## Utilities

All utilities are onsite, well, propane, and septic, so it is very unlikely that a public utility would need to use the setback. Should access by a utility need to use the setback area, there is still adequate space.

The electric is supplied by CORE electric. We have included an easement release from them. The electric easement is in the rear of the property and there will be no additions or modifications to that easement or any changes to the electrical running to the building.

## Small Lots

The Harris Park Estates lots are very small and holding to the county wide standard for setbacks imposes a very limited buildable area. It would be very difficult or impossible to add on to the existing structure without being in the setbacks.

## No Impact to Neighbors or County

There is no detrimental impact to the adjoining neighbors, subdivision, or county by granting the variance.