City of Florence

600 W. 3rd Street
Florence, Colorado 81226
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BOARD OF ZONING ADJUSTMENTS MEETING MINUTES

Wednesday, April 1, 2026, AT 5:00 P.M.

Commissioners	Present	Absent
Board Member Norton	X	
Board Member Eckland	X	
Board Member Nelson	X	
Vacant		
Vacant		
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Cobler	X	

I. Call to Order

Chair Norton called the meeting to order at 5:02 p.m.

II. Roll Call

All members present.

City Council Representative Mergelman present

III. Approval of Minutes of the June 4, 2025, meeting

Member Nelson motioned to approve the minutes of the June 4, 2025, meeting.

Seconded by Chair Norton
Roll Call: 3 Ayes

IV. Old Business:

V. New Business

a) Public Hearing – 26-001 – Stephen - Requesting a variance to allow construction of a carport.

- Planning Director stated Mr. Cowan, owner of the property located at 118 Sunnyside Street, has submitted a variance request to allow construction of a carport on the property. The parcel is zoned R-1 and is currently developed with a single-family residence with an attached garage. The applicant proposes locating the new carport in front of the residence. Pursuant to Florence Municipal Code, the proposed carport does not comply with 17.68.015 (5). Prefabricated metal carports are permitted on single-family

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residential lots only when the residence does not have an attached or detached garage. Additionally, carports must be located behind the principal residence and outside of all required setbacks.

- Planning Director stated the applicant is requesting a variance from Florence Municipal Code Section 17.68.015(5) A and D. As stated previously, the property currently contains an attached garage, the proposed carport would be located in front of the residence within the required 25-foot front yard setback. The applicant states that expanding the existing garage is not feasible due to its close proximity to the southern property line, as well as the need for significant electrical and foundation modifications. The applicant also indicates that locating a carport to the north or east of the residence would present additional challenges, including unstable soil conditions that may result in ground settling.
- Chair Norton opened the Public Hearing.
- Stephen Cowan, 118 Sunnyside – stated he is requesting a variance for a carport to be approved so that he can protect his vehicles and get them out of the weather.
- Member Eckland inquired about the map and the setbacks.
- Mr. Cowan stated that it would be 21 feet from the south side yard.
- Member Nelson inquired about the size of the carport.
- Mr. Cowen stated that it would be 30 x 30.
- City Council Representative Mergelman inquired about the size of the backyard and parking there.
- Mr. Cowen stated he has unstable soil in the back and along the north boundary of the property.
- City Council Representative Mergelman inquired about the height of the carport.
- Mr. Cowen stated it would be 14 feet high.
- Member Nelson inquired about the front yard setback.
- Mr. Cowen stated it would be 15 feet from the front property line and not the required 25 feet.
- Peggie Bush-Vandeslunt, 116 Sunnyside – state she does not have any issues with a new carport, and it would be an improvement to the neighborhood.
- Chair Norton closed the Public Hearing.

Chair Norton made the motion that based on the requirements delineated in Florence Municipal Code Chapter 17.88.080 A-F, Board of Adjustment, Policy Determinations, the applicant, Stephen Cowen, shall not be granted a variance from Florence Municipal Code Chapter 17.68.015(5) A and D.

No second. Motion died.

Member Eckland made the motion that based on the requirements delineated in Florence Municipal Code Chapter 17.88.080 A-F, Board of Adjustment, Policy Determinations, the applicant, Stephen Cowen, shall be granted a variance from Florence Municipal Code Chapter 17.68.015(5) A and D.

Second by Member Nelson

Roll Call: 2 Ayes, 1 Nay - Motion passed.

By: _____ Date: _____
Board of Zoning Adjustment Chair