



## City of Florence

600 W. 3<sup>rd</sup> Street  
Florence, Colorado 81226  
(719) 784-4848  
cityofflorence@florencecolorado.org  
www.cityofflorenceco.gov

Members:  
Bliss Eckland  
Kirk Nelson  
Terri Norton

CITY OF FLORENCE  
BOARD OF ZONING ADJUSTMENT MEETING  
FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS  
*Wednesday, May 6, 2026, at 5:00 p.m.*

### AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes of April 1, 2026, Meeting
- IV. Old Business:
- V. New Business:
  - a) **Public Hearing** – BOZA 26-002 – George Clark  
Request for a variance from required sidewalks, curb, gutter and paved parking area.
- VI. Upcoming Agenda Items –
- VII. Next Meeting Date and Time: TBD
- VIII. Adjourn



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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: \_\_\_\_\_  
Board of Zoning Adjustment Chair

Date: \_\_\_\_\_

# BOARD OF ZONING ADJUSTMENT

MEETING DATE: MAY 6, 2026

## STAFF REPORT

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**Agenda Item:** Public Hearing – BOZA 26-002 / George Clark / 551 S. Union Street Request – variance from required sidewalks, curb, gutter and paved parking.

**Department:** Planning

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### Project Description:

George Clark, owner of 551 S. Union Street, and representative Angela Bellantoni, propose to establish a salvage yard on the site, including the construction of a 20-foot by 60-foot building. This building is intended to support the salvage yard operation and will potentially include a watchman's quarters.

### Staff Comments:

- Construction of a new structure in any district within the City initiates required site improvements, including sidewalks, curb and gutter, and paved parking areas.
- Applicable standards are outlined in Florence Municipal Code Sections 17.68.025(A) – Sidewalk Requirements and 17.68.030(I)(2) – Supplementary Requirements.
- The applicant is requesting a variance from those codes.
- **Municipal Code 17.68.025 (A):** *“At the time of erection of a new structure, addition to or enlargement of an existing structure or a change in use, within any district in the City, an adequate sidewalk must be provided at the sole cost of the developer of the parcel.”*
  - The subject property is located in an area that currently lacks sidewalks, curb and gutter, and paved streets, with no improvements planned to install this infrastructure.
  - Given the lack of existing sidewalks in the area, installing new sidewalks would be challenging due to engineering constraints and cost.
- **Municipal Code 17.68.30 (I)(2):** *“Areas used for parking and maneuvering of vehicles must be paved with concrete or asphalt unless a variance is granted by the Florence Board of Zoning Adjustments. The Board may waive concrete or asphalt paving for projects in the I-1 and I-2 industrial zone districts, or if the public street fronting on the property is unpaved and is not projected for paving within five (5) years from the date of the project's completion.”*
  - The subject property is in the I-2 – Heavy Industrial
  - The property is located at the intersection of Cedar and Union Streets; both are unpaved, with no current plans for paving or chip-seal improvements.
  - The project's parking plan has been approved by the Planning Commission and includes one ADA-compliant space, which will be constructed with concrete in to meet ADA compliance.

The timeline below was followed in advance of this meeting regarding notification requirements:

- April 15, 2026: Notification letters were sent to property owners within 300 feet of the subject property.
- April 17, 2026: Public Notice of the Public Hearing was published in the *Cañon City Daily Record*.
- April 15, 2026: Property posted with a Public Hearing Notice sign.

**Attachments included:**

- BOZA Application
- Maps
- Pictures

**Suggested Motion:**

Based on the requirements delineated in Florence Municipal Code Chapter 17.88.080 A-F, Board of Adjustment, Policy Determinations, the applicant, George Clark, **shall / shall not** be granted a variance from Florence Municipal Code 17.68.025 (A) – Sidewalk Requirements and Municipal Code 17.68.30 (I)(2) – Supplementary Requirements.

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Under Florence Municipal Code 17.88.080, the Board of Adjustment may approve a variance only upon finding that the criteria listed below, if applicable, have been satisfied.

A. Unique Property Conditions

The property has special physical characteristics (such as unusual shape, narrowness, shallowness, or steep topography) that do not apply to most properties.

B. Not Common in the Area

These conditions are specific to the property and are not typical of the surrounding neighborhood or district.

C. Practical Difficulty

Because of these conditions, the property cannot reasonably be developed in compliance with the requirements of the Municipal Code.

D. Not Self-Created

The hardship is not the result of actions taken by the applicant.

E. Neighborhood Compatibility

Granting the variance will not change the overall character of the neighborhood or negatively impact nearby properties.

F. Minimum Necessary Relief

The variance requested is the smallest adjustment needed to address the hardship.

CITY OF FLORENCE, COLORADO  
ZONING VARIANCE APPLICATION  
(In accordance with Florence Municipal Code Section 17.88)

Has a pre-submittal conference been held with the City of Florence regarding this application? **Yes on October 29, 2024** If not, please contact the City of Florence Planning Office at 719-784- 4848 Ext. 7 to schedule a pre-submittal conference before proceeding with this application.

1. Date of Application: 01/05/2026
2. Application Fee Required with Application: \$125.00
3. Street address of property: **Parcel No. 67001461 that includes the intersection of S. Union Street and Cedar Street.**
4. Name, Address and Telephone Number of Property Owner(s):  
**George Clark**  
**646 3<sup>rd</sup> Street**  
**Penrose, CO 81240**  
**(719) 650-5700**
5. Name, Address and Telephone Number of any Representative:  
**Angela Bellantoni**  
**Environmental Alternatives, Inc.**  
**P.O. Box 326**  
**Cañon City, CO 81215**  
**(719) 275-8951**
6. Current zoning of the property? **Industrial-2**
7. What is the current use of the property?  
Residential Commercial  Vacant

Describe:

Describe the proposed use of the property? **Salvage yard business with watchman's quarters**

8. List the requested variance(s) from the City's regulations, and describe why the requested variance is the best solution:  
**The applicant is requesting variance from sidewalk, curb, gutter and paved roads improvements.**
9. Provide a statement of justification for the variance request in direct response to the following:
- a) That there are unique physical circumstances or conditions, such as irregular shape, narrowness or shallowness of the lot, or exceptional topographical or other physical conditions peculiar to the affected property: **The historic and currently established neighborhood is industrial. Langston Sand and Gravel, Langston Concrete, and River Valley Plumbing manage safely and effectively with the gravel roads and roadside stormwater ditch.**
  - b) That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located: **Commercial and industrial uses are well established north on S. Union Street at the beginning of the existing pavement and south from the intersection of Cedar Street and S. Union Street.**
  - c) That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the regulations: **Constructing the required improvements will encourage non-industrial traffic and pedestrians into the heavy industrial neighbor resulting in a safety concern for both non-industrial traffic and industrial activity.**
  - d) That these hardships have not been created by the applicant and/or property owner: **The industrial neighborhood is established with gravel roads and roadside stormwater ditches.**
  - e) That the variance, if granted 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 the adjacent property: **S. Union Street and Cedar Street are currently gravel without sidewalks and gutters. No change would occur to the character of the industrial neighborhood.**

- f) That the variance, if granted, is the minimum variance that will afford relief, and is the least modification possible of the provision of the zoning regulation which is in question: **The applicant's intent for this waiver request is to maintain and preserve the established industrial and commercial neighborhood.**
10. Provide a time schedule for construction or occupancy. **Site development will begin immediately upon receipt of approvals from City of Florence.**
11. Further explanations and additional pertinent information can be attached if needed.
12. Include the following with the application:
- A copy of the deed showing ownership of the property.
  - A site plan of the property, access points and a floor plan for any structures.
- Maximum sheet size of any attachment is limited to 11x17".  
If color printing, larger sheet size, or special handling is required, the applicant must provide two copies of the application materials.

The site plan must include the following information:

- A. Date, sheet title (Name-Variance Request for (address), scale & north arrow.
- B. Property address.
- C. A vicinity map to locate the development in relation to surrounding area, streets, etc.
- D. Property boundaries and adjacent street / alley /sidewalks.
- E. Dimensions of property boundaries.
- F. Existing and proposed man-made features, including buildings, fences, landscaping, parking, screening, dumpsters, signs, driveways, and dimensions of each, and dimensions to the property boundaries. Be sure to include individual parking space dimensions.
- G. Location and size of all drainage-ways or other natural features, which would affect or would have an effect on property that is subject of the variance request.
- H. Location and dimensions of all easements on the property.

By signing this application, you are agreeing to the following:

1. Certifying that the above information is true and correct to the best of your knowledge and belief.
2. Acknowledging that you understand that if any information is untrue or inaccurate this application may be rendered void.
3. Agreeing to all requirements of the City of Florence zoning and code requirements.
4. Agreeing to reimburse the City of Florence for the costs mailings, sign preparation, legal review, and professional reviews, if required.
5. Authorizing City staff to inspect the property for compliance with applicable codes and ordinances.
6. To provide additional information as may be required by the Board of Zoning Adjustments.

Property owner(s) signature and date:

 1. 2. 2026

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Representatives (if any) signature and date:

 January 2, 2026

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Please remit application fee to the City of Florence. This application will not be processed until the application fee is paid, all questions are answered and all attachments are included. The City staff, or Board of Zoning Adjustments, may require additional information as deemed necessary. Once this application is deemed to be complete and fees have been paid, you will be notified of the initial meeting or public hearing on this application, and your responsibility for posting a public hearing notice on the property.

**WARRANTY DEED**

**THIS DEED**, made this 31st day of **January, 2025**, between

**Apryl Bachetti**

of County of **Fremont**, State of **Colorado**, grantor, and

**George E. Clark**

whose legal address is **646 3rd. Street, Penrose CO 81240**, grantee:

**WITNESSETH**, That the grantor for and in consideration of the sum of **SEVENTY FIVE THOUSAND AND 00/100 (75,000.00)**, 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 grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Fremont** and State of **Colorado** described as follows:

**A Tract of land in the SE 1/4 NW 1/4, Section 21, Township 19 South, Range 69 West of the 6th P.M., described as follows: Beginning at a point 330 Feet North of the SW Corner of said SE 1/4 NW 1/4 Section 21; Thence East 900 Feet; Thence North 330 Feet; Thence West 480 Feet; Thence North 330 Feet; Thence West 420 Feet; Thence South 660 Feet to the point of beginning, less that portion lying in South Union Street and Cedar Street, County of Fremont, State of Colorado**

as known by street and number as: **TBD Union Street - Parcel #67001461, Florence, CO 81226**

**TOGETHER** with all and singular the hereditaments and appurtenances thereto 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling 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

**General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.**

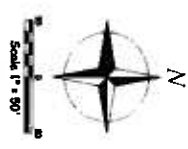
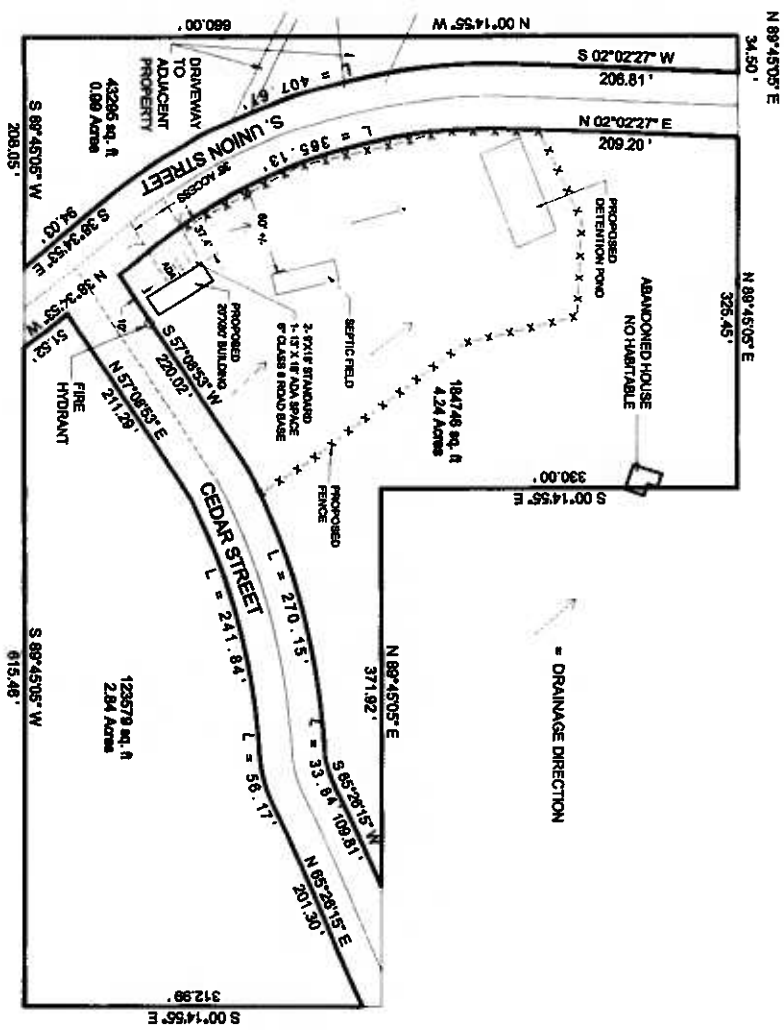
The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the 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.

  
\_\_\_\_\_  
**Apryl Bachetti**

# SITE MAP

FOR  
**GEORGE CLARK**  
**551 SOUTH UNION STREET**  
**CITY OF FLORENCE, STATE OF COLORADO**

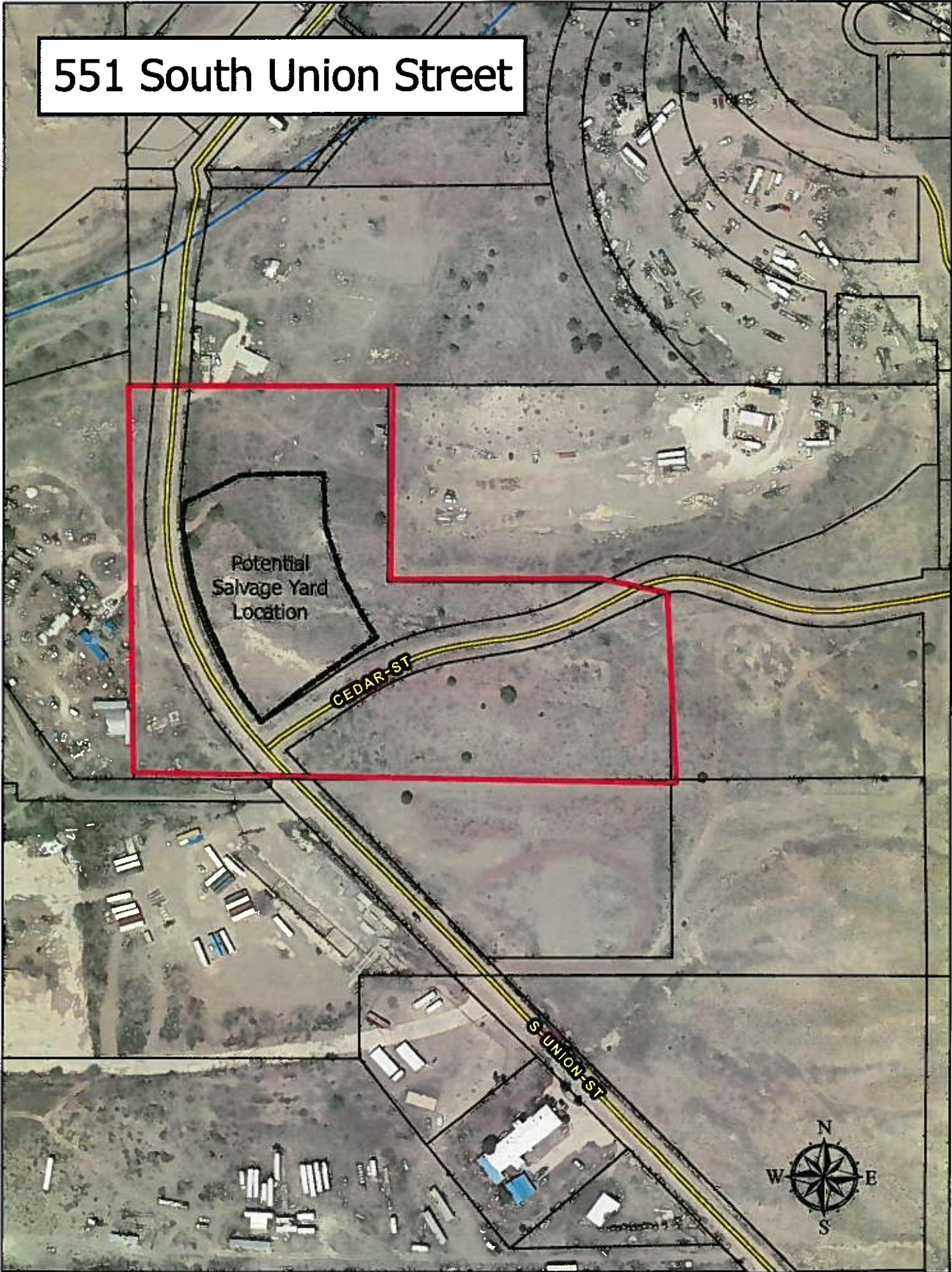


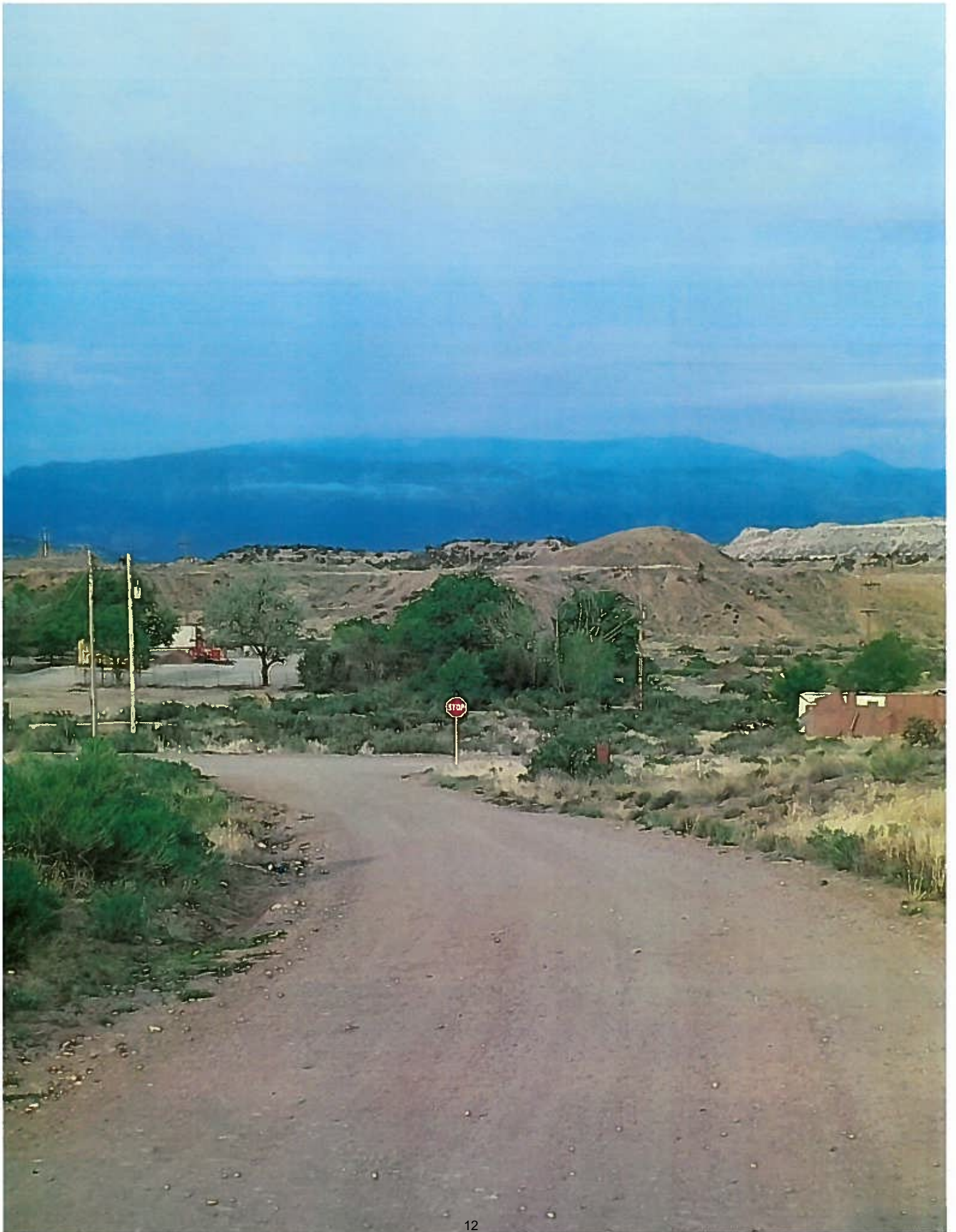
NOTES:  
 1.) Limits of Utility are shown (indicated by 'X's) for location of all drains or all pipes.  
 DATE: \_\_\_\_\_

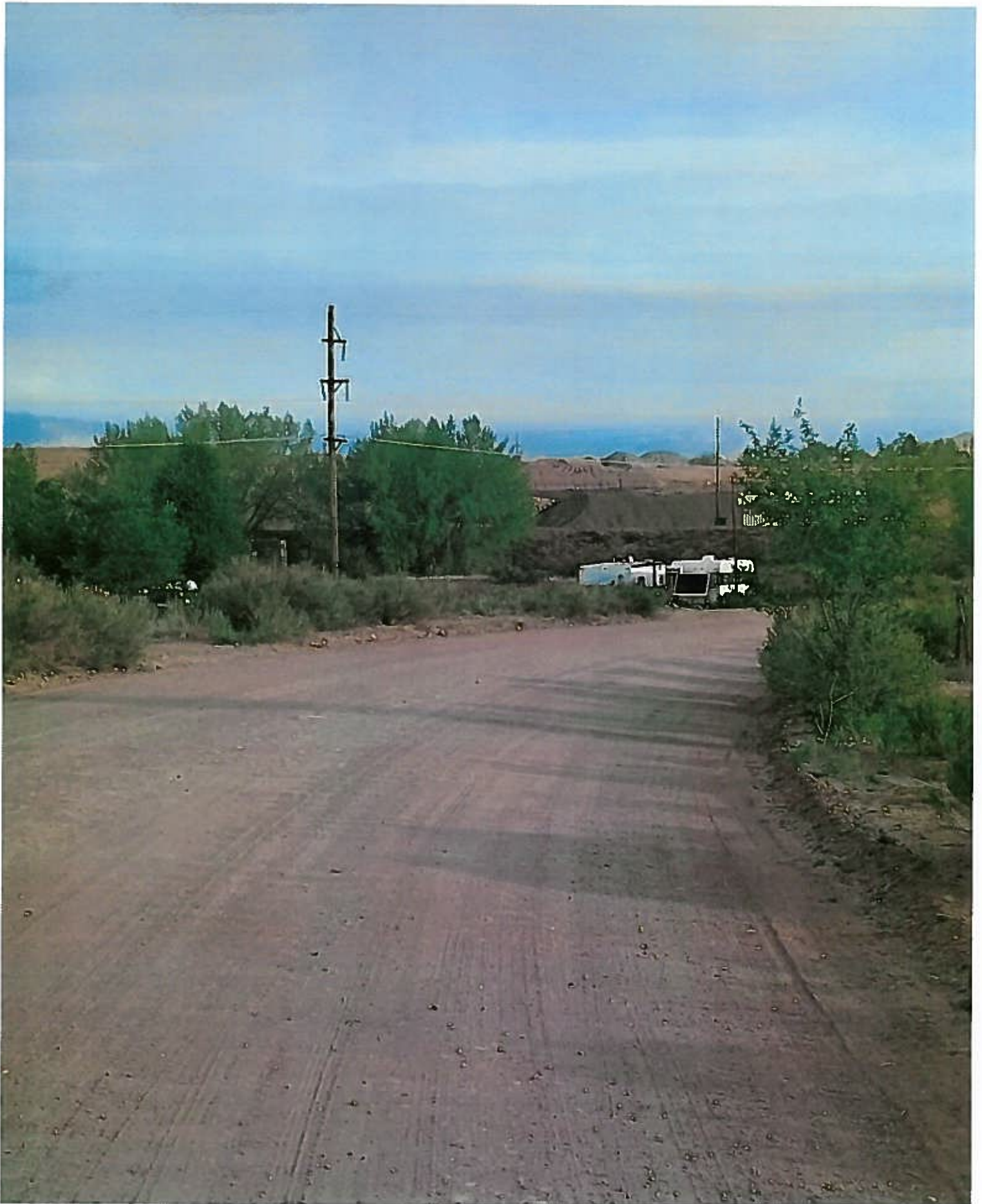
NOTE:  
 SECTION 35, T. 1 N., R. 88 W., 10TH RANGE, CO. OF FLORENCE, STATE OF COLORADO.  
 THE PROPERTY IS SHOWN AS BEING OWNED BY GEORGE CLARK, 551 SOUTH UNION STREET, FLORENCE, COLORADO 81212.  
 THE PROPERTY IS SHOWN AS BEING OWNED BY GEORGE CLARK, 551 SOUTH UNION STREET, FLORENCE, COLORADO 81212.

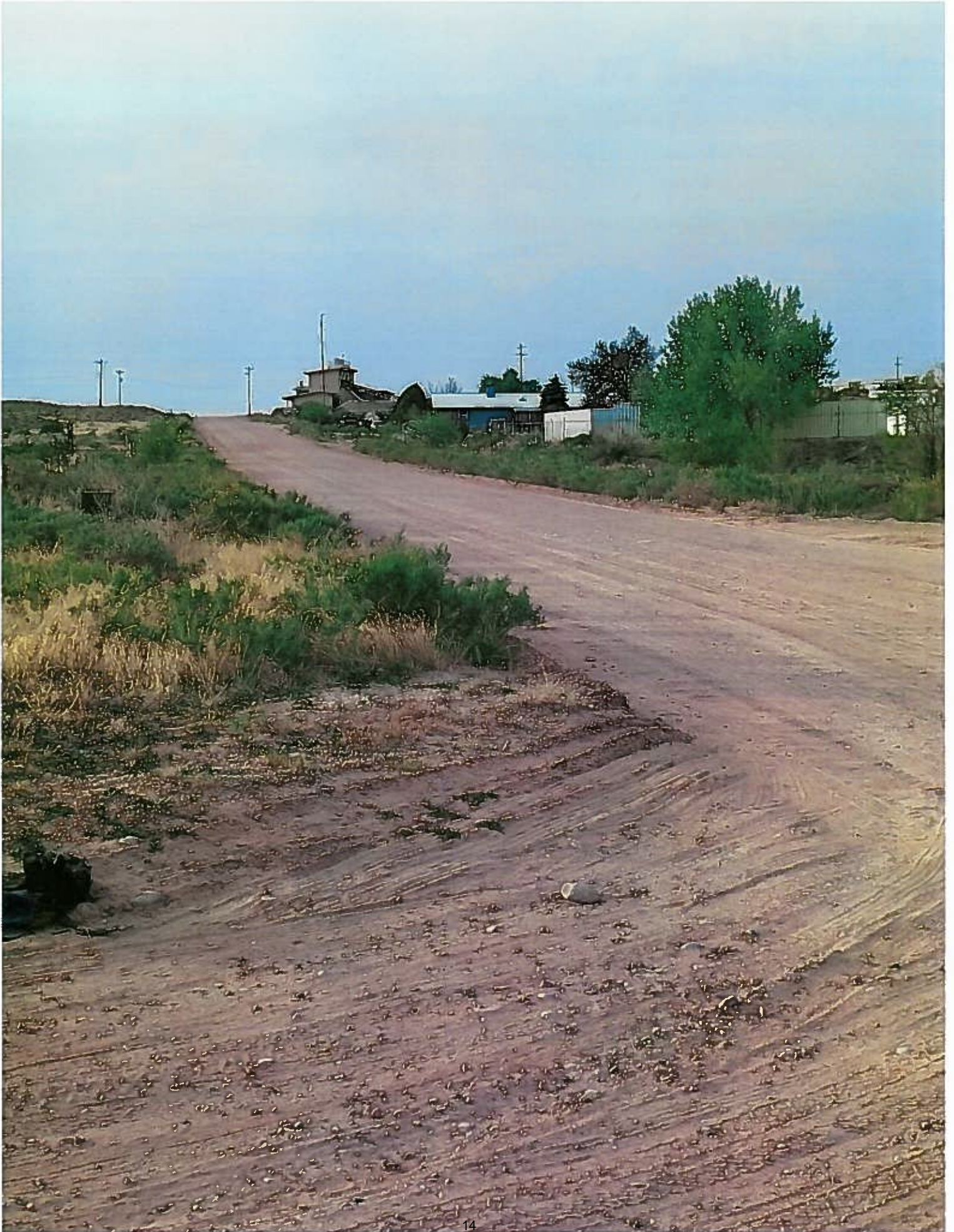
CORNERSTONE  
 LAND SURVEYING, L.L.C.  
 1022 PRAY AVE  
 CASON CITY, CO 81600  
 719-275-8881  
 11438 BROADWAY

# 551 South Union Street









## PUBLIC NOTICE

An Application for **A VARIANCE**  
**FROM SIDEWALKS, CURB,**

**Grass & PAVING**  
will be considered at Public Hearing

AT **5:00 PM** ON **5/6/2026**

Before the Florence

**BOARD OF ZONING ADJUSTMENT**

In The Council Chambers  
of the Municipal Building

Located at 600 West 3rd Street,  
Florence, Colorado

All Interested Parties Are Urged to  
Attend

Applicant: **GEORGE CLARK**

Property Location:  
**551 S. UNION STREET**