



City of Florence

600 W. 3rd 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, July 1, 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, 551 S. Union Street
Request a variance from required sidewalks, curb, gutter and paved parking area.
 - b) **Public Hearing** – BOZA 26-003 – John Papen, 723 ½ Graphite Street
Request a variance from required rear yard setbacks
- 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: JULY 1, 2026

STAFF REPORT

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

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(1)(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 (1)(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:

- June 3, 2026: Notification letters were sent to property owners within 300 feet of the subject property.
- June 5, 2026: Public Notice of the Public Hearing was published in the *Cañon City Daily Record*.
- June 10, 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.

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
[REDACTED]
Penrose, CO 81240
[REDACTED]
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 X 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

Representatives (if any) signature and date:

 January 2, 2026

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

STATE OF COLORADO
COUNTY OF FREMONT

The foregoing instrument was acknowledged before me this 28th day of January, 2025, by Apryl Bachetti.



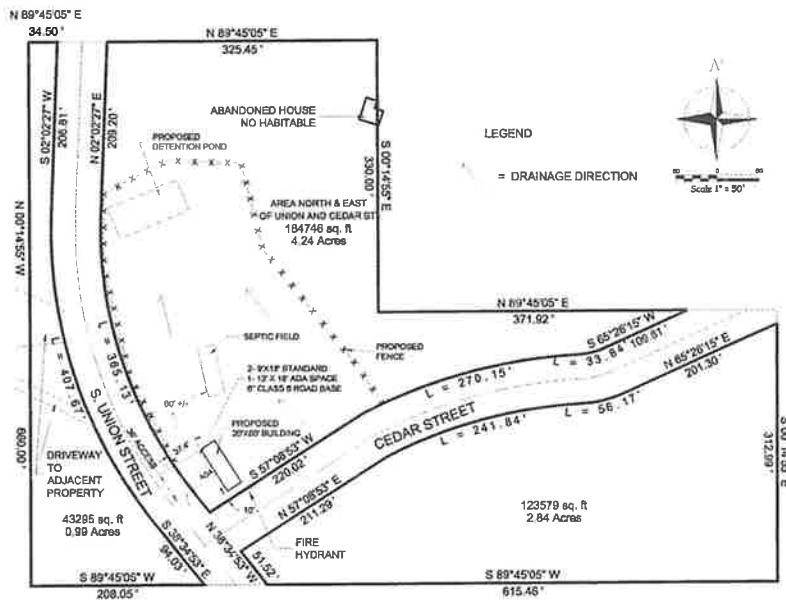
Notary's Official Signature

My Commission Expires:

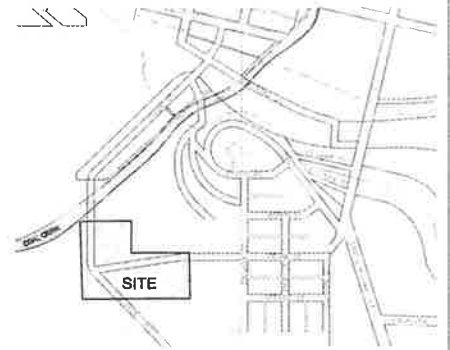
DONNA PRATT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074041917
MY COMMISSION EXPIRES NOVEMBER 9, 2027

SITE MAP

FOR
VARIANCE REQUEST
ON 551 SOUTH UNION STREET
CITY OF FLORENCE, STATE OF COLORADO



LEGEND
= DRAINAGE DIRECTION

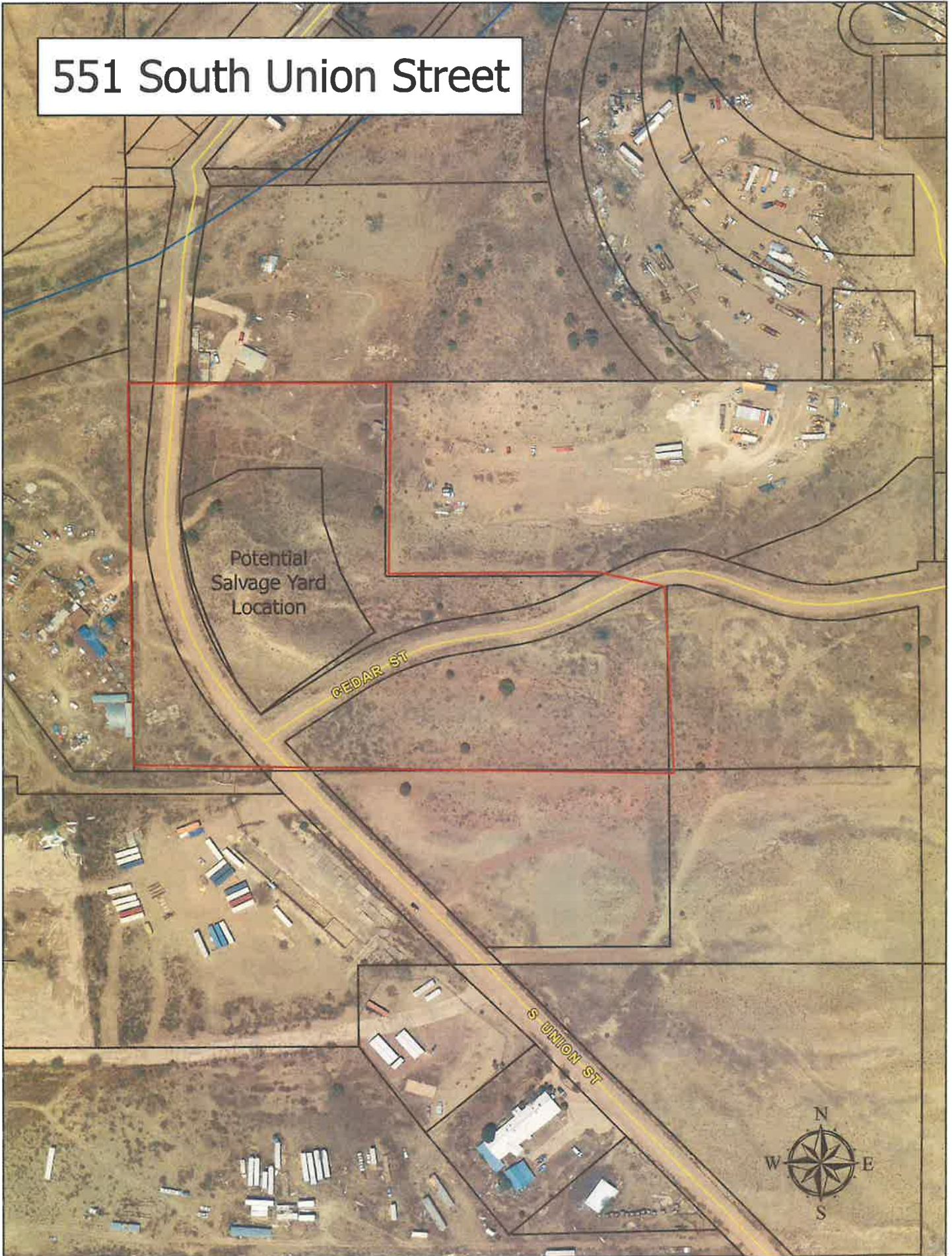


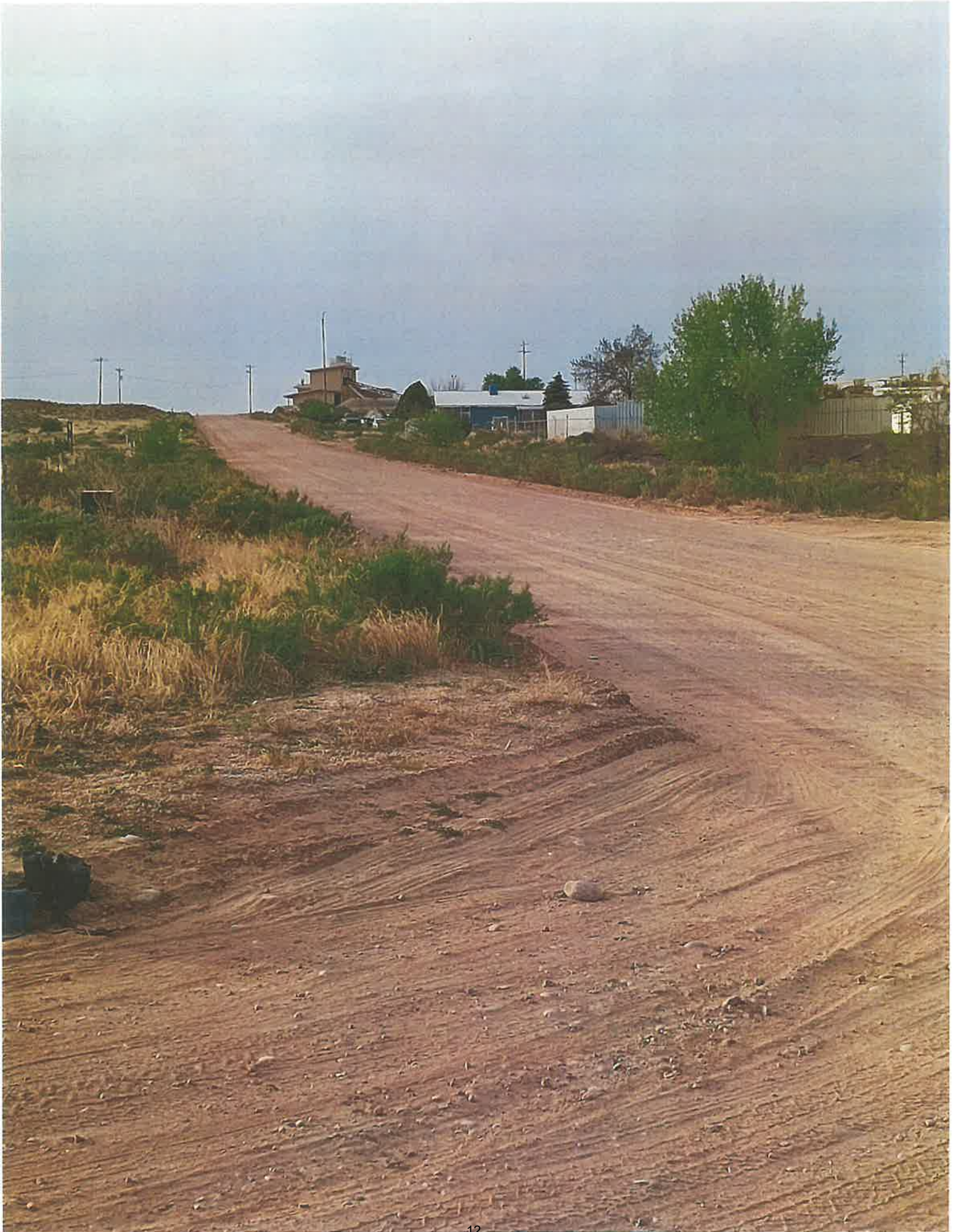
1) NORTH ARROW AND SCALE BAR ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A PART OF THE SURVEY.

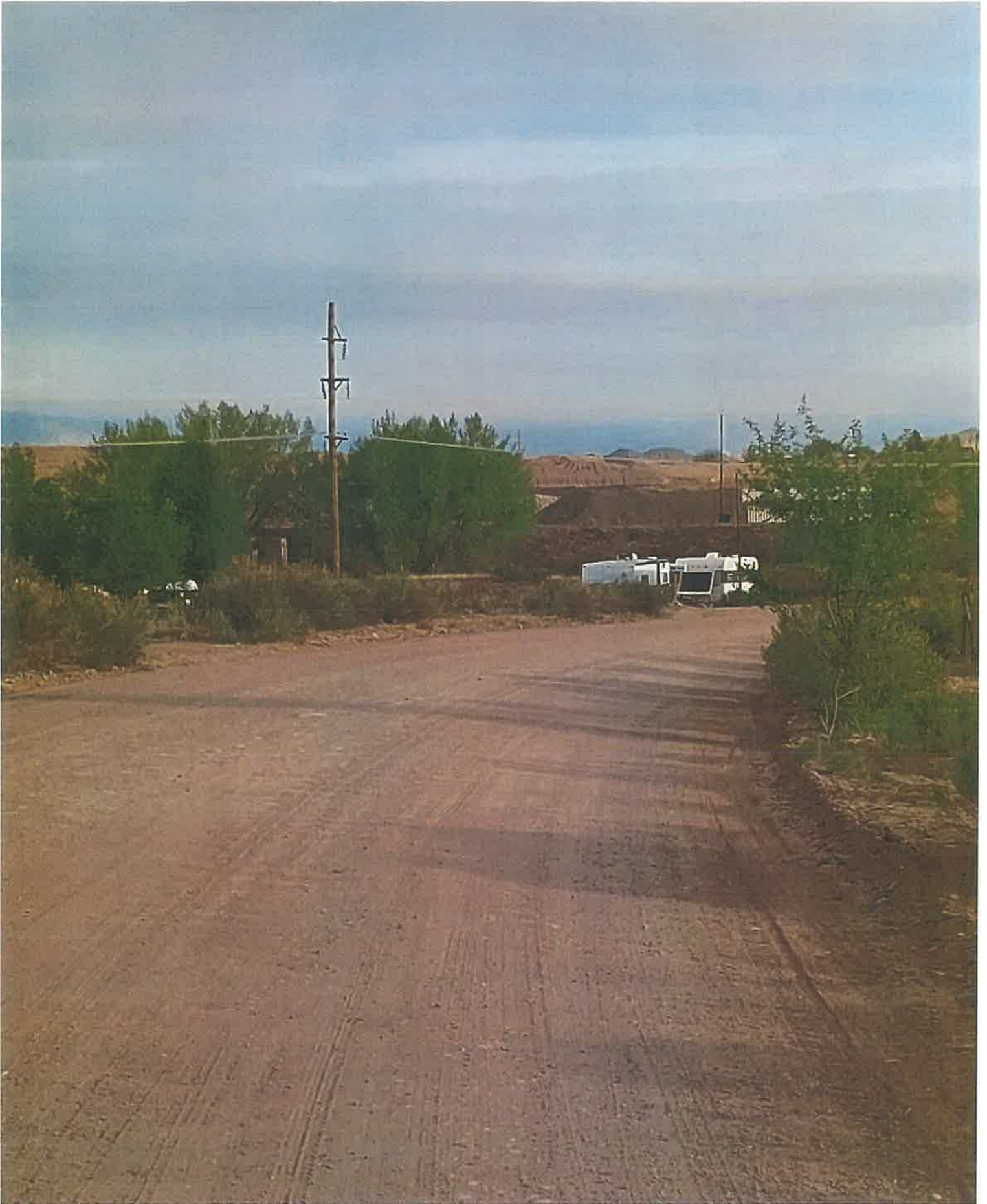
CORNERSTONE
LAND SURVEYING, L.L.C.
1002 PULL 112
CARON 1175, FLORENCE, COLORADO 81212
719-275-8881
H 20 842/9987_2016

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551 South Union Street







BOARD OF ZONING ADJUSTMENT

MEETING DATE: JULY 1, 2026

STAFF REPORT

Agenda Item: Public Hearing – BOZA 26-003 / John Papen / 723 ½ Graphite Street Request – variance from rear-yard setback requirements.

Department: Planning

Project Description:

John Papen, owner of 723 ½ Graphite Street, is requesting approval to construct a 25-foot by 12-foot engineered metal storage shed attached to the rear of an existing garage. The proposed addition would occupy a substantial portion of the required rear yard setback.

Staff Comments:

- The metal storage shed would be considered an accessory structure.
- The subject property is zoned R-1, Low Density Residential. Pursuant to Florence Municipal Code Section 17.20.040 - Yard and Bulk Requirements - accessory structures are required to maintain a minimum rear yard setback of 10 feet from the rear property line.
- The proposed storage shed would encroach into this required setback area.
- The existing garage built in 1954 currently is within the 10-foot required set back.
- Current code requirements for setbacks were adopted in 1996.

- The applicant is requesting a variance from Florence Municipal Code Section 17.20.040 - Yard and Bulk Requirements

17.20.040 - Yard and bulk requirements.

Yard and bulk requirements in the R-1 district are as follows:

Minimum front yard setback	All structures: 25 feet
Minimum side yard setback – From Street	All structures: 15 feet
Minimum side yard setback - From an interior lot line	5 feet
Minimum rear yard setback	Principal structure: 25 feet
Minimum rear yard setback	Accessory structure: 10 feet

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

- June 3, 2026: Notification letters were sent to property owners within 300 feet of the subject property.
- June 5, 2026: Public Notice of the Public Hearing was published in the *Cañon City Daily Record*.
- June 10, 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, John Papen, **shall / shall not** be granted a variance from Florence Municipal Code Section 17.20.040 - Yard and Bulk Requirements

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.
Review the BOZA application for comments for each question.

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.

723 1/2 Graphite Street



Memo To: Florence CO Board of Zoning Adjustment
From: John Papen
RE: Requested Property Line Variance
Date: 06/04/2026

To Whom It May Concern:

I am requesting a property setback line variance for 723 ½ Graphite St. Florence CO.

Attached are the legal property descriptions, pictures and design specifications of the engineered 25' x 12' storage shed that I would like to attach to the rear of our existing garage near the back side of the property.

I am requesting a variance to semi permanently occupy the property setback inside the owned property line. Pictures attached show measurements and approximate preferred placement of the storage shed.

I am requesting the variance to construct and attach a 25' x 12' engineered metal storage shed, which is open on one edge, and attach it to the rear of an existing garage for efficient use of the shed's design. The storage shed would have a concrete base.

Please consider this request at your next meeting.

Thank you,

John Papen

9. List the requested variance(s) from the City's regulations, and describe why the requested variance is the best solution:

I would request a variance to occupy the setback space within the property line to the rear of the Garage and place a 25' x 12' engineered storage shed which is shown as a three sided storage structure in the drawings attached. The shed would be built fully inside the property line and occupy and encroach only upon the allowed property line setback. The entire structure would be within the overall applicant owned property line.

10. 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:

Due to the irregular shape of the lot, I am requesting a variance to occupy the setback area and still make use of the placement of the engineered shed behind the Garage to take advantage of the back wall of the Garage as a forth wall on the open sided shed design.

- b) That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located:

The unusual circumstances that produce this variance request do not exist anywhere else in this neighborhood. This request is for this property alone due to the odd lot arrangement with the three sides of the surrounding property that is public right of way, and City of Florence, and Fremont County owned.

- c) That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the regulations:

This plan is a reasonable request for a variance. Surrounding properties are publicly owned and they have been historically and will most likely remain undeveloped due to their location.

- d) That these hardships have not been created by the applicant and/or property owner:

No, the circumstances are not created by the applicant or property owner.

- 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:

If the variance is granted, it will not alter the essential character of the neighborhood. It will not permanently impair the appropriate use of any adjacent property. The entire additional building and foundation will be constructed with the applicant's property lines.

- 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 requested variance is the minimum variance that will give relief and is the least modification possible of the provision of the zoning regulation in question.

- 11. Provide a time schedule for construction or occupancy.

Construction will begin following the approval of this variance request. The current plan is mid July 2026.

- 12. Further explanations and additional pertinent information can be attached if needed.

I have attached further drawings, photos, legal descriptions and necessary paperwork with this application.

13. 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:

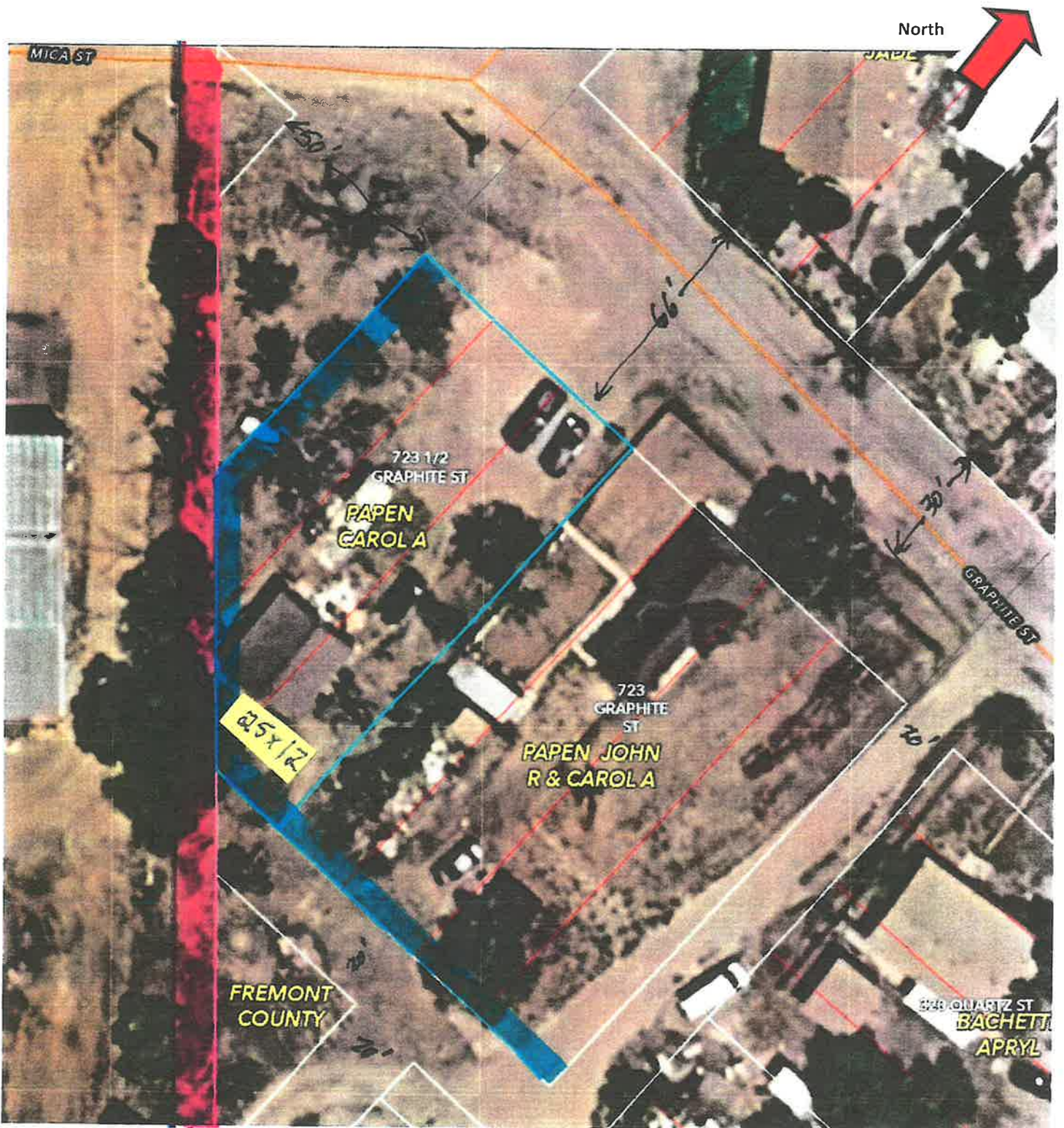
1. Certifying that the above information is true and correct to the best of your knowledge and belief.
2. Acknowledging that you understand that if any information is untrue or inaccurate this application may be rendered void.
3. Agreeing to all requirements of the City of Florence zoning and code requirements.
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:

 6-4-2026
 6-4-2026


Representatives (if any) signature and date:

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.



This photo represents the preferred position of the 25' x 12' engineered shed shown as a yellow rectangle. It would have a concrete floor level with the Garage and be attached to the rear or South end of the Garage.

 The blue color represents 6' inside projected property line (white)

 The pink color represents 10' outside the projected property line (white) which is the area between owners property line and the City of Florence property which has an old physical fence to the West of the pink area.



Unused 25FTx12FT Livestock Metal Shed

Model:K2512

Installation instructions are included in the box

SPECIFICATIONS

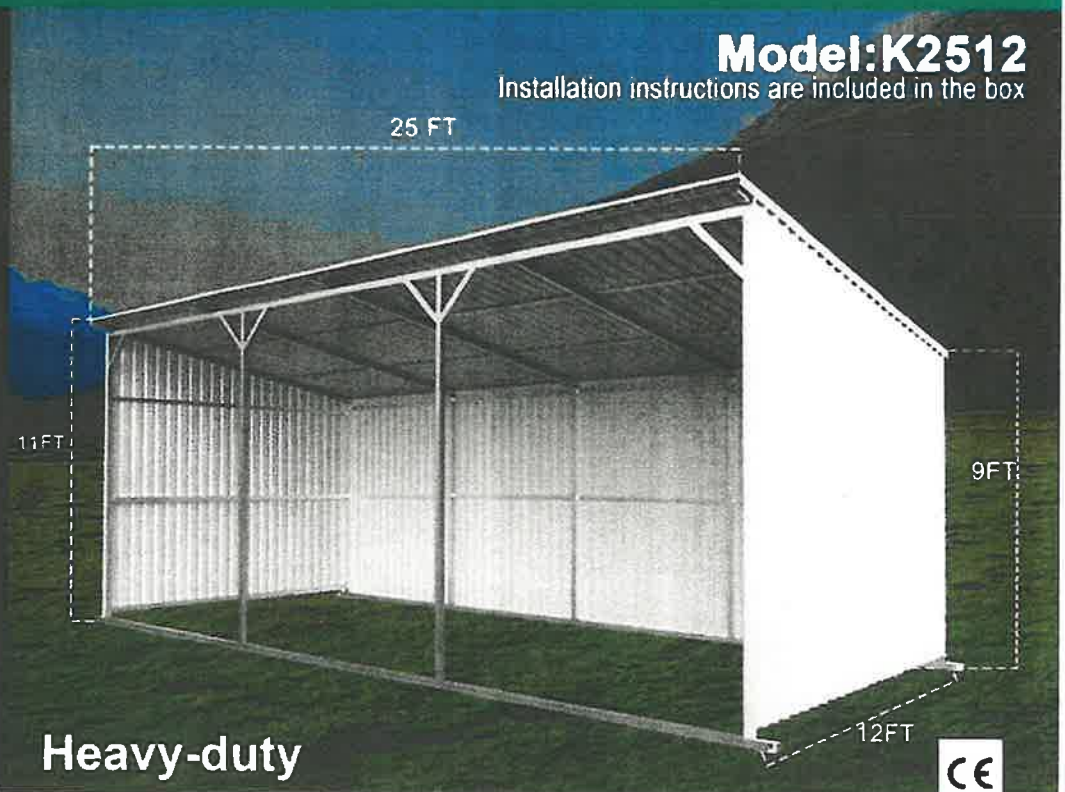
- ◆ Assembly dimensions:
 - 11FT tall in front
 - 9FT tall in back
 - 25FT long, 12FT wide
- ◆ Main frame:
 - 14 Gauge Typically 2" Square Tube
- ◆ Sheet Metal Gauge: 26 Gauge
- ◆ Skid mounted base
- ◆ Pull eyelets on both sides
- ◆ Concrete Anchor:
 - 6-inch long, 1/2-in diameter
- ◆ Roof color: Cream
- ◆ Beautiful appearance, different colors
- ◆ Service life: 15-20 years
- ◆ Extra provide bolt fittings

Features & Advantages:

Advanced smart connecting brackets easy for installation

Heavy duty

Use much more thicker material than other competitors at the site



- **【Heavy-Duty Galvanized Steel Frame】** Built with a thicker 14-gauge galvanized steel frame paired with 26-gauge corrugated steel panels, this livestock metal shelter offers superior impact resistance and long-term rust protection. The rugged construction gives you a dependable outdoor farm shelter designed for long-term outdoor use.
- **【Reinforced Stability on Uneven Ground】** An added center support pole boosts roof load-bearing strength, while the reinforced square-tube base system keeps the structure stable even on irregular terrain. Precision-fit connectors require minimal bolts, allowing two people to assemble the weatherproof livestock shelter with ease.
- **【Three-Sided Coverage & Moisture-Shedding Roof】** Designed with enclosed side and back panels plus a sloped roof, this livestock shelter keeps animals dry and shielded from rain, wind, heat, and UV exposure. Your cattle, goats, or horses stay more comfortable year-round in a safer outdoor animal shelter.
- **【Spacious 25FT × 12FT Open Front Design】** The wide entry and roomy layout accommodate multiple animals or large farm equipment. Ideal for storing hay, feed, tractors, tools, and other farm supplies, giving you flexible space to support daily operations.



View West from SE corner of garage.
City Property fence and road shown in background.



View East from SW corner of garage



View Northwest from SE view of garage. Area shown is where proposed shed will be mounted against back wall of garage.

Location	Owner Information
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Parcel Number 61006590
Tax Area 23A - 23A
Situs Address 723 1/2 GRAPHITE ST
Legal Summary Subd WEST END SUB

Owner Name PAPAN CAROLA
Owner Address 723 GRAPHITE ST
 FLORENCE, CO 81226-1307

LOTS 1,2 & 3 BLK E UNITED OIL CO'S WEST END SUB
 BEG AT A PT ON W LN LOT 1 BLK 3 UNITED OIL CO'S
 WEST END SUB 82 81 FT FROM NW COR LOT 1 TH S
 ALG W LN LOT 1 EXTENDED 57 17 FT TO A PT WHICH IS
 INTSEC OF E LN MICA ST EXTENDED S & THE N ALLEY LN
 SD BLK 3 EXTENDED WEST TH E ALG SD EXTENDED
 N ALLEY LN BLK E 53 37 FT TO A PT WHICH IS ALLEY
 LN COR LOT 3 BLK E TH NWLY ALG SLY END LINES
 LOTS 1,2 & 3 BLK E 78.21 FT M/L TO BEG TR-A
 CONTIGUOUS TO 61006580

Location	Owner Information
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Parcel Number 61006580
Tax Area 23A - 23A
Situs Address 723 GRAPHITE ST
Legal Summary Subd WEST END SUB

Owner Name PAPAN JOHN R & CAROLA
Owner Address 723 GRAPHITE ST
 FLORENCE, CO 81226-1307

LOTS 4-7 BLK E UNITED OIL CO'S WEST END SUB
 CONTIGUOUS TO 61006590