

GATEWAY TO ALL SEASON FUN

TOWN OF DEL NORTE

140 SPRUCE STREET  
P.O. BOX 249  
DEL NORTE, CO 81132



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## **BOARD OF ADJUSTMENT PUBLIC HEARING**

Thursday, January 13, 2022 – 2:00 p.m.

**Property owners are Karie Lichtenfeld and Matthew Espinoza whose address is  
285 Spruce Street, Del Norte, Colorado.**

The legal description of property for variance is  
Gredigs Lot 7, Block 28 also known as 540 Hermosa Street, Del Norte, Colorado.

*The application requested is for approval of variance to allow in Commercial Highway district a structure that was built in 1939 with a floor space of 384 square feet to be remodeled and used as a small dwelling unit, along with a variance of setbacks than the allowable requirements on this particular portion of the property. Pursuant to Town Code Section 16-5-40 and Section 16-7-30 (b) to be in compliance all residential units in this zone must meet the required floor space, and all front, side and rear setbacks.*

**Hearing Officer: Eugene Farish, Attorney at Law**

**Roll Call:**

**Statement of Purpose of Hearing:**

**Opening Statements:**

**Testimony:**

**Pro:**

**Con:**

**Discussion / Closing of Hearing / Decision:**

**Adjournment:**