



**PUBLIC NOTICE
TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
SETBACK VARIANCE REQUEST**

Applicant: Dave Marquez – Architect

Property Owner: Christina Caulkins

Case Number: PLN26-076

Physical Address of Property for Which the Application Approval is Requested: 23 Mapel Rd, Winter Park, CO

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: Request to reduce the required rear setback from 10'-0" to 5'-0" for a proposed duplex oriented toward Cedar Drive.

Applicable Provision(s) of the Unified Development Code (UDC):

§ 3-A-3, Residential Development Types

Table 3-A-3 Residential Lot and Building Standards sets out the minimum/maximum setbacks for each zoning district within the Town of Winter Park.

Article 7.C, Definitions:

Provides definitions for determining lot orientation, including the designation of front, rear, and side lot lines. See the definitions for "Lot Line, Front," "Lot Line, Rear," and "Lot Line, Side."

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A public hearing at Winter Park Town Hall, 50 Vasquez Road, and online via Zoom is scheduled for the following meeting:

Board of Adjustment

Tuesday, September 8th, 2026, at approximately 8:00 a.m. immediately following the Planning Commission meeting.

Hearing start times are approximate and depend on other agenda items. Members of the public wishing to make comment regarding the application may do so at the scheduled hearings, or write to Adam Springer, Planner II, P.O. Box 3327, Winter Park, CO 80482, or send comments by email to aspringer@wpgov.com. For comments to be included within the digital meeting packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

The Zoom link will be made available in the Board of Adjustment agenda, which will be published by end of day the Friday before each meeting at: <https://wpgov.com/our-government/agendas-minutes/>

The meetings will be broadcast via Zoom, and public comment can be made during the hearings by those attending. However, if there are technical difficulties with Zoom, public comment via Zoom may not be available, and the hearings will continue in person.

Exhibit A – Legal Description and Location Map

23 Maple Road, Amended Lot 4, Blok 4 of Winter Park Village Subdivision, Winter Park CO

