

01/30/2025  
Town of Lyons  
432 5th Avenue  
Lyons, CO 80540

## **Lyons NEVI EV Charger Project**

### *Variance Application Explanation Letter*

RE: Variance Request for EV Battery Installation Setback and Fencing Requirements

Dear Members of the Board of Adjustment:

We are writing to request two variances related to the installation of a battery system supporting new electric vehicle charging stations at Sandstone Park.

Specifically, we are requesting:

1. Relief from Section [16-10-100] of the Town Code, Setbacks: *All required infrastructure (excluding charging bollards and spaces) shall be located at least twenty-five (25) feet from all property lines.* We are requesting a reduced setback of 10 feet. The presence of mature trees on the property creates a natural barrier that would be compromised by the standard 25-foot setback requirement. These trees serve as valuable assets to the park setting and local ecosystem. The reduced setback of 10 feet would allow for optimal placement of the battery system while maintaining both tree preservation and park functionality, utilizing a low use area away from the music stage. The 10-foot setback still provides adequate safety clearance while preserving valuable green space and supporting the town's sustainable infrastructure development.
2. Relief from Section [16-10-100] of the Town Code, Screening: *Screening of electrical boxes, battery banks, and solar hoods is required. If facilities stand alone on the property, screening should include walls, fences or flame-resistant plantings to provide complete screening from normal eye level (six-foot height recommended) on all sides where access is not needed.* We propose to utilize a custom wrap for the battery that will transform the equipment (Battery) into a piece of art, created in conjunction with the Arts and Humanities Board, while also maintaining required safety standards. Traditional fencing could create site specific challenges.
  - The installation of fence posts would risk damage to the critical root systems of the mature trees.
  - A traditional fence would create an industrial appearance that conflicts with the natural park setting.
  - The fenced enclosure would occupy additional ground space, further impacting the limited available area.



The requested variances represent the minimum deviation necessary to accommodate this important infrastructure while preserving valuable community assets. The proposal maintains the spirit and intent of the Town Code while addressing site-specific challenges in a practical manner.

Sincerely,

Diane Dandeneau, CEO  
IPOWER Alliance, LLC (Local installation contractor)  
443 Main St. Suite D  
Lyons, CO 80540  
303-552-7468