

**RESOLUTION NO. 2004-7-1**

**WHEREAS**, Curtis K. Lukow, Jr. (hereinafter referred to as the "Applicant"), is the current owner of Lots 44 & 45, described as:

Lots 44 and 45, Block 4, Alpine Park Subdivision, County of Grand, State of Colorado,

**WHEREAS**, lots 44 and 45, Block 4, Alpine Park Subdivision, are approximately 0.38 acres in size and rectangular in shape, and slope from rear to front, and;

**WHEREAS**, the applicant is requesting a ten (10) foot setback variance from the Grand County Zoning Regulations that state a minimum of twenty (20) foot rear yard for the purposes of constructing a garage on the following described property:

**WHEREAS**, the lots in this subdivision, which was platted in 1957, are very small and usually need to be combined in order to facilitate a well and septic for a single family dwelling, and;

**WHEREAS**, the home was constructed in 1978 by another owner who apparently had no thoughts of adding a garage since if the home would have been placed in a different location, this variance would not be necessary, and;

**WHEREAS**, the Applicant wants to build a modest sized garage which is considered an accessory use in Grand County Zoning Regulations, and;

**WHEREAS**, the Board of Adjustment shall allow a variances to the minimum area of lot, width, front yard, side yard, rear yard, height of building, where, by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these regulations.

**WHEREAS**, the Applicant has requested that the Board of Adjustment authorize a variance to the County's minimum rear yard setback of 20 feet, for purposes of facilitating the construction of a modest sized garage, and;

**WHEREAS**, based on the evidence, testimony, and exhibits, comments of the Grand County Department of Planning and Zoning, comments of public officials, and agencies, and comments from all interested parties, this Board finds as follows:

**NOW, THEREFORE, BE IT RESOLVED**, by the Grand County Board of Adjustment that the above variance to approve variance from Grand County's Forestry and Open Zone District for a ten (10) foot variance from Grand County's required minimum twenty (20) foot rear yard setback for the purpose of constructing a garage.

**APPROVED AND ADOPTED** this 21st day of July 2004, in Hot Sulphur Springs, Grand County, Colorado.

GRAND COUNTY BOARD OF ADJUSTMENT

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Chairman

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Attest:  
Secretary