

**GRAND COUNTY BOARD OF ADJUSTMENT
RESOLUTION NO. 2008-5-1**

A RESOLUTION GRANTING A VARIANCE TO THE FRONT YARD SETBACK REQUIREMENT IN THE AMOUNT OF FIFTEEN (15) FEET, WHICH WILL ALLOW A FIFTEEN (15) FOOT FRONT YARD SETBACK INSTEAD OF THE MINIMUM THIRTY (30) FOOT FRONT YARD SETBACK, IN THE RESIDENTIAL ZONE DISTRICT, ON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Lot 32, Lakeridge Subdivision, Filing 2, Grand County, Colorado

At the regular meeting of the Grand County Board of Adjustment held on May 28, 2008 a request for a variance from the front yard setback requirement in the Residential Zone District from the provisions of the Grand County Zoning Regulations was presented by Donald Coffey.

WHEREAS, the applicant has requested a variance from the minimum front yard setback in the amount of fifteen (15) feet, which would allow a fifteen (15) foot front yard setback, to facilitate the construction of a home; and

WHEREAS, a notice of public hearing was published in the local newspaper fifteen (15) days prior to the May 28, 2008, Board of Adjustment meeting; and

WHEREAS, all property owners within 500' from property as established by Grand County GIS system were sent notification fifteen (15) days prior to the May 28, 2008, Board of Adjustment meeting by certified mail, return receipt; and

WHEREAS, the Grand County Zoning Regulations require a minimum front yard setback of thirty (30) feet in the Residential Zone District, and the fifteen (15) feet variance request could make the front yard setback fifteen (15) foot; and

WHEREAS, the applicant has stated the necessity of the variance is due to the extreme topographical constraints that would place an undue hardship on the applicant, as allowed by the Grand County Zoning Regulations; and

WHEREAS, the applicant's lot is extremely steep, and this topographic constraint would not allow the placement of a home with the required front yard setback without extreme hardship being placed upon the applicant; and

WHEREAS, the previous owners of this lot sought and obtained a variance in these same parameters in July, 2002; and

WHEREAS, the 2002 variance was granted by the Board of Adjustment per Resolution 2002-1-1, with the condition that a building permit be obtained for the property within six (6) months from issuance of variance; and

WHEREAS, the owners did not obtain a building permit within the allotted time frame and therefore the variance was voided.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to grant a variance to the minimum front yard setback, reducing the minimum thirty (30) foot front yard setback to fifteen (15) feet due to extreme topographical constraints of the lot for the purpose of constructing a single family dwelling on Lot 32, Lakeridge Subdivision, Filing 2:

1. That the applicant obtains a building permit to construct a single family dwelling on this property within twelve (12) months from the date of issuance of this variance. If no building permit is issued by May 28, 2009, then this variance will become null and void.

APPROVED AND ADOPTED THIS 28TH DAY OF MAY, 2008.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary

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