

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2011-2-1

A RESOLUTION GRANTING A VARIANCE TO THE MAXIMUM HEIGHT LIMIT FOR A FREE STANDING SIGN IN THE BUSINESS AND FORESTRY AND OPEN ZONE DISTRICTS, ON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

41.23 Acre Tract, located in Section 33, Township 1 South, Range 75 West of the 6th P.M., Grand County, Colorado

At the regular meeting of the Grand County Board of Adjustment held on February 9, 2011, Keith Sanders, Beavers Sports Shop, was present requesting a variance from the maximum height limit for a free standing sign in the Business and Forestry and Open Zone Districts.

WHEREAS, Winter Park Enterprises LLC is the owner of a 41.23 Acre Tract, located in Section 33, Township 1 South, Range 75 West of the 6th P.M., Grand County, Colorado; and

WHEREAS, the Winter Park Enterprises LLC tract is surrounded by the Town of Winter Park, and is considered to be an entrance to the town; and

WHEREAS, the Beavers Sports Shop is located on the Winter Park Enterprises LLC parcel; and

WHEREAS, the Beavers Sports Shop currently has a pre-existing, non-conforming sign in the size of 68.4 square feet; and

WHEREAS, Section 13.3 (7) and Section 16 of the Grand County Zoning Regulations stipulate a maximum free standing sign height of 15'; and

WHEREAS, Mr. Sanders would like to add a sign to the top of the existing sign, which will make the overall height of the sign 19'5 feet, exceeding the 15' regulation; and

WHEREAS, since the sign is located at the entrance to the Town of Winter Park, approval of the variance should be conditioned upon favorable approval of the Town of Winter Park; and

WHEREAS, a notice of public hearing was published in the local newspaper fourteen (14) days prior to the February 9, 2011 Board of Adjustment meeting; and

WHEREAS, all adjacent property owners as established by the Grand County GIS System were sent notification fourteen (14) days prior to the February 9, 2011 Board of Adjustment meeting by certified mail, return receipt; and

WHEREAS, the applicants have stated the necessity of the variance is due to construction that occurred on Highway 40, elevating the road surface and making the sign appear shorter; and

WHEREAS, all representations of the applicant are deemed conditions of approval; and

WHEREAS, the Board of Adjustment believes that it would be a hardship for the owner of this property to comply with the maximum sign height requirement, and that granting this variance would not be substantially detrimental to the public good, nor would it substantially impair the intent and purpose of the Business and Forestry and Open Zone Districts.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to grant a variance to the maximum sign height limit, allowing a 19.5 foot high free standing sign, instead of the normally required maximum height of 15 feet on a 41.23 Acre Tract, located in Section 33, Township 1 South, Range 75 West of the 6th P.M., Grand County, Colorado with the following conditions:

1. This request shall be heard by the Winter Park Planning Commission, and this variance shall be contingent upon their favorable recommendation.
2. All representations of the Applicant are deemed conditions of approval.

3. Installation of the sign must be within a one year period, and if the sign is not installed prior to February 9, 2012, this variance will expire.

BE IT FURTHER RESOLVED, that the Town of Winter Park Planning Commission reviewed this request at their February 22, 2011 Meeting and voted to approve the request, as per meeting minutes (Exhibit "A"), attached hereto and incorporated by reference as if set forth in full herein.

BE IT FURTHER RESOLVED that this variance runs with the property and is only valid for one year from date of approval.

APPROVED AND ADOPTED THIS 9th DAY OF FEBRUARY, 2011.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary

common-boa-resolutions-2011-Winter Park Enterprises LLC Variance