

**GRAND COUNTY BOARD OF ADJUSTMENT**

**RESOLUTION NO. 2013-9-2**

A RESOLUTION GRANTING A VARIANCE TO ALLOW FOR A TEN FOOT VARIANCE TO THE THIRTY FOOT FRONT YARD SETBACK ALLOWED IN THE GRAND COUNTY ZONING REGULATIONS, ON LOT 22, BLOCK 3, SHOREWOOD SUBDIVISION, LOCATED IN THE NORTHEAST ¼, NORTHEAST ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6<sup>TH</sup> P.M., GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Board of Adjustment held on September 11, 2013, David M. Beyer Trust, the Applicant, is the owner of a tract on land described as Lot 22, Block 3, Shorewood Subdivision, located in the Northeast ¼, Northeast ¼ of Section 12, Township 3 North, Range 75 West, Grand County, Colorado.

WHEREAS, the applicant has requested a variance for a ten foot (10') front setback to allow for the expansion of an existing thirteen foot (13') garage; and

WHEREAS, the Grand County Zoning Regulations stipulate a minimum front yard setback of thirty feet (30') in the Residential Zone District; and

WHEREAS, notice of this public hearing was published in the local newspaper at least fourteen (14) days prior to the September 11, 2013 Board of Adjustment meeting; and

WHEREAS, all adjacent property owners, as established by the Grand County GIS System, were sent notification at least fourteen (14) days prior to the September 11, 2013 Board of Adjustment meeting by certified mail, return receipt requested; and

WHEREAS, all representations of the applicant are deemed conditions of approval.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment have voted to grant a variance to allow for a 10 foot (10') variance to the thirty foot (30') front yard setback allowed by Grand County Zoning Regulations, on Lot 22, Block 3, Shorewood Subdivision, located in the Northeast ¼, Northeast ¼ of Section 12, Township 3 North, Range 75 West, Grand County, Colorado.

APPROVED AND ADOPTED THIS 11<sup>th</sup> DAY OF SEPTEMBER, 2013.

GRAND COUNTY BOARD OF ADJUSTMENT

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Timothy Moreland, Chairman

ATTEST:

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Secretary