

RESOLUTION NO. 2003-7-1

THE GRAND COUNTY BOARD OF ADJUSTMENT

WHEREAS, Floyd and Jane Ballard (hereinafter referred to as the “Applicants”) filed an application requesting a variance from Grand County’s Residential Zone thirty (30) foot front yard setback to a twelve (12) foot front yard setback for the purpose of constructing a new home and a variance for the thirty (30) foot water quality setback to a twenty-two (22) foot setback in order to have support for a deck on the main floor that will overhang into the setback eight (8) feet on the following described property to wit:

Lot 10, Block 8, Hillside Addition to Pine Beach Subdivision, SE ¼ Section 14 Township 3N, Range 76 West, of the 6th P.M., Grand County, Colorado

WHEREAS, a public hearing was held by the Grand County Board of Adjustment on July 24, 2003; 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:

1. That proper posting and public notice of this hearing were provided as required by law.
2. That the hearing before this Board was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at said hearing.
3. That Applicant has demonstrated that strict application of the Zoning Resolution will result in peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional topographic conditions of the Property.
4. That such variance would not result in substantial detriment to the public good and would not substantially impair the intent and purpose of the Zoning Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Grand County Board of Adjustment that the above variance request be approved, subject to the following conditions:

1. The Ballards’ obtain Affidavits from the owners of lots 5, 9 and 11, Block 8, Hillside Addition to Pine Beach, to permit the Applicant to construct the hammerhead turn-a-round, driveway, and retaining wall in the road right-of-way.
2. The hammerhead turn-a-round, retaining wall, and driveway be designed by a licensed engineer. Final construction plans for the above referenced improvements are required to be submitted with any building permit.
3. Applicant must provide evidence that all lot owners in said cul-de-sac will be able to access their lots per County Driveway Standards.
4. An erosion and sediment control plan and revegetation plan must be submitted with any building permit.

APPROVED AND ADOPTED this 24th day of July, 2003, in Hot Sulphur Springs, Grand County, Colorado.

GRAND COUNTY BOARD OF ADJUSTMENT

By: _____
Chairman

ATTEST:

By: _____
Secretary