

WHEREAS, a well is located in the center of this lot; therefore no other location would facilitate a garage on this lot; and,

WHEREAS, without a variance, it would be impossible to fit a modest sized garage on said lot; and,

WHEREAS, the Applicant has requested a variance to the County's minimum front yard setback of thirty (30) feet, for purposes of facilitating the construction of a garage measuring twenty-eight by thirty-eight feet on a lot that is 0.27 acres, which creates the hardship; and,

WHEREAS, a garage is a use allowed in the Mobile Home District; and,

NOW IT THEREFORE BE RESOLVED, that the Grand County Zoning Regulations 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 allow a variance granted by the Grand County Board of Adjustment to these regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Grand County Board of Adjustment that the above variance request be approved.

APPROVED AND ADOPTED this 18<sup>h</sup> day of August 2004, in Hot Sulphur Springs, Grand County, Colorado.

GRAND COUNTY BOARD OF ADJUSTMENT

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Chairman

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Attest:  
Secretary

**RESOLUTION NO. 2004-08-2**

**THE GRAND COUNTY BOARD OF ADJUSTMENT**

WHEREAS, Michael G. and Stacey L. Deits (hereinafter referred to as the “APPLICANTS”) are requesting a variance from Grand County’s Zoning Regulations for a front yard set back in a mobile zone district, specifically requesting a twenty (20) foot variance from Grand County’s required minimum thirty (30) foot front yard setback for the purpose of constructing a garage, that measures twenty-eight (28) feet by thirty-eight (38) feet in size, and to be located:

On a parcel located on Lot 1, Block 3, McElwain Subdivision, County of Grand, State of Colorado.

WHEREAS, as public hearing was held by the Grand County Board of Adjustment on August 18, 2004; 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 propose 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 the 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 or exceptional topographic condition of the property.
4. That such variance should not result in substantial detriment to the public good and would not substantially impart the intent and purpose of the Zoning Resolution.

WHEREAS, the parcel, 0.27 acres in size, is a rectangular shape with limited buildable space; and,

WHEREAS, the home itself is a nonconforming pre-existing structure that does not meet present day regulations, and the new garage will replace an existing shed and mobile garage; and,