

GRAND COUNTY BOARD OF ADJUSTMENT
Resolution 2007-7-1

A RESOLUTION REQUESTING APPROVAL OF THE REQUEST FOR A VARIANCE FOR A RETAINING WALL WITH A ZERO (0) FRONT YARD SETBACK FROM THE GRAND COUNTY ZONING REGULATIONS MINIMUM THIRTY (30) FEET SETBACK REGULATIONS FOR THE PROPERTY OF BRIDGETT ROBINSON IN THE SHOREWOOD SUBDIVISION, BLOCK 4, LOT 4, SECTION 13, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M. AKA 33 COUNTY ROAD 4694 (MEADOWOOD LANE) GRAND COUNTY, COLORADO

WHEREAS, Bridgett Robinson, (Herein referred to as the “Applicant”, has requested approval of a variance for a retaining wall with a zero (0) front yard setback from the Grand County Zoning Regulations minimum thirty (30) feet setback regulations; and,

WHEREAS, The property is located in the Shorewood Subdivision, Block 4, Lot 4, Section 13, Township 3 North, Range 76 West of the 6th P.M., Grand County Colorado, more commonly known as 33 County Road 4694 (Meadowood Lane), Grand County Colorado, parcel number 119112111002; and,

WHEREAS, The applicant is currently construction a 2,006 square ft. home on the site. In the building process some inadvertent fill was displaced onto the Shorewood Subdivision platted, but as of yet, not a built road. (County Road 4694) The road is dedicated to the public right –of-way however it will not be a county maintained road; and,

WHEREAS, The Shorewood HOA is requesting that the applicant construct a retaining wall to hold back any further fill along the front property line. Surveys indicate that there are wetlands east of the applicant’s property and that the retaining wall would prevent the fill from spilling into the proposed wetlands; and,

WHEREAS, The property is zoned in a Residential District; and,

WHEREAS, The hardship for the variance request to the minimum front yard setback is based on the following reasons: Shorewood Subdivision is an older subdivision with small lots and a narrow platted road right-of-way of thirty (30) feet. There are no concerns that there will be impacts to wetlands east of the property, so the HOA is requiring the applicant to construct a retaining wall; and,

WHEREAS, The proposed retaining wall will be engineered up to a height of 7.5 feet and approximately seventy (70) feet in length. It will be made of light tan concrete blocks to blend with the existing slope; and,

WHEREAS, A single family dwelling unit is an allowed use in the Residential Zone District. If this variance is granted by the Board of Adjustment, it will not allow a use that is not permissible under the terms of these regulations within the Residential District or any use expressly or by implication prohibited by the terms of these regulations; and,

WHEREAS, A public hearing was held on June 20, 2007 at 6:30 pm. by the Board of Adjustment; and,

WHEREAS, Based on the evidence, and exhibits, and comments from the interested parties, the Board finds as follows:

NOW THEREFORE BE IT RESOLVED, that the **Board of Adjustment** approval of the variance from the Grand County Zoning Regulations required minimum front yard setback of thirty (30) feet to allow a zero (0) foot variance for a zero (0) foot front yard setback for the purpose of constructing a retaining wall at Lot 4, Block 4, Shorewood Subdivision.

APPROVED AND ADOPTED this 20th, day of June, 2007 in Hot Sulphur Springs, Grand County Colorado.

GRAND COUNTY BOARD OF ADJUSTMENT

Vice Chairman, Gary Salberg
June 20,2007

ATTEST:

Secretary