

**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 FOLLOWING DESCRIBED PROPERTY TO WIT:

**SHOREWOOD SUBDIVISION, BLOCK 4, LOT 4,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, Grand County Colorado, more commonly known as 33 County Road 4694 (Meadowood Lane), Grand County Colorado; and,

WHEREAS, The applicant is currently constructing a home on the site.

WHEREAS, In the building process some inadvertent fill was displaced onto the platted, but as of yet, constructed road in the subdivision. (County Road 4694) which is dedicated to the public but not a maintained county road; and,

WHEREAS, The Shorewood Home Owners Association is requesting that the applicant construct a retaining wall to hold back any further fill along the front property line; and,

WHEREAS, 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 hardship for the variance request to the minimum front yard setback is based on the following reasons: Shorewood Subdivision is and older subdivision with small lots and a narrow platted road right-of-way of thirty (30') feet; there are concerns that impacts to wetlands east of the property; will occur with out the retaining wall so, The Home Owners Association 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, will be made of light tan concrete blocks to blend with the existing slope; and,

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

WHEREAS, The Board of Adjustment considered the evidence, and exhibits, and comments from the interested parties.

NOW THEREFORE BE IT RESOLVED, that the **Board of Adjustment** has granted 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

Chairman, Tim Mooreland
June 20,2007

ATTEST:

Secretary