

**GRAND COUNTY BOARD OF ADJUSTMENT
Resolution 2007-7-1**

A RESOLUTION REQUESTING A FIVE (5') FOOT VARIANCE FROM A PRE-EXISTING NON-CONFORMING GARAGE WHICH IS LOCATED FIVE (5') FEET FROM THE FRONT YARD PROPERTY LINE TO ALLOW FOR A ZERO (0') FOOT FRONT SETBACK INSTEAD OF THE NORMAL THIRTY (30') FEET FRONT SETBACK.

498 GRAND COUNTY ROAD 697 JERICO ROAD

WHEREAS, Bell Lake Properties (Herein referred to as the "Applicant") has requested approval for a five (5') foot variance from a pre-existing non-conforming garage which is located five (5') feet from the front yard property line to allow for a zero (0') foot front setback instead of the normal thirty (30') feet front setback; and,

WHEREAS, The property is located on a tract of land 50x20 feet in the NW ¼ NW ¼ Section 8, Township 3 North, Range 75 West of the 6th P.M., AKA 498 Grand County Road 697 Jericho Road; and,

WHEREAS, The building department Red-tagged his addition and the applicant stopped construction; and,

WHEREAS, The applicant had a survey done of his property which included the addition to the garage. The survey shows that the addition is slightly over the property line which the applicant will remedy if the variance is granted to allow construction to proceed; and,

WHEREAS, The property is zoned Residential; and,

WHEREAS, The hardship for the variance request to the minimum front yard setback is based on the following reasons: Jericho Road is a narrow road with a thirty (30') foot right-of-way and has limited space for parking off the road; and

WHEREAS, The 100 year old pre-existing non-conforming garage was not built to accommodate automobiles of the size that now exist; and,

WHEREAS, The addition would allow the applicant to park in the garage which would create a safer environment in an area where snow plowing and snow storage greatly limit parking; and,

WHEREAS, A public hearing was held on July 18, 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** as granted approval of a variance to the Grand County Zoning Regulations required minimum front yard setback of thirty (30) feet to allow a for a zero (0') foot front setback instead of the normal thirty (30') feet front setback.

APPROVED AND ADOPTED this 18th, day of July, 2007 in Hot Sulphur Springs, Grand County Colorado.

GRAND COUNTY BOARD OF ADJUSTMENT

ATTEST:

Chairman
July 18, 2007

Secretary

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