

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2009-8-1

A RESOLUTION GRANTING A VARIANCE TO THE FRONT YARD SETBACK AND REAR YARD SETBACK REQUIREMENTS IN THE MOBILE ZONE DISTRICT, ON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Lot 2, Granby Lake Shore Estates,
Amended Final Plat of Lake Shore Marina Condominiums
Grand County, Colorado

At the regular meeting of the Grand County Board of Adjustment held on August 26, 2009, a request for a variance from the front yard setback and rear yard setback requirements in the Mobile Zone District was requested by Daniel and Karen Markham.

WHEREAS, the Grand County Zoning Regulations require a minimum front yard setback of thirty (30) feet in the Mobile Zone District; and

WHEREAS, the Grand County Zoning Regulations require a minimum rear yard setback of twenty (20) feet in the Mobile Zone District; and

WHEREAS, the applicants want to construct a 1500 square foot home with an attached 754 square foot garage on the lot; and

WHEREAS, the building envelope for this lot was sized for a mobile home, making it too small to accommodate the proposed house and garage; and

WHEREAS, as the building envelope currently exists on this lot, it encroaches into the rear setback; and

WHEREAS, in conjunction with this variance, the applicants will also need to apply for an amended final plat to move the building envelope; and

WHEREAS, a notice of public hearing was published in the local newspaper fourteen (14) days prior to the August 26, 2009 Board of Adjustment meeting; and

WHEREAS, all adjacent property owners as established by Grand County GIS system were sent notification fourteen (14) days prior to the August 26, 2009, Board of Adjustment meeting by certified mail, return receipt; and

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to grant a variance in the amount of ten (10) feet from the front yard setback, which will allow a twenty (20) foot front yard setback rather than the normally required thirty (30) foot front yard setback and to grant a variance in the amount of ten (10) feet from the rear yard setback, which will allow a ten (10) foot rear yard setback rather than the normally required twenty (20) foot rear yard setback, to accommodate the construction of a single family home and attached garage, with the following conditions:

- The variance is contingent upon approval of the Amended Final Plat, to allow modification of the building envelope.
- Any new construction shall comply with the Three Lakes Design Review Area criteria including Section 14.5 (2), Alteration of Natural Landforms.

BE IT FURTHER RESOLVED that this variance runs with the property and is only valid for one year from date of approval.

APPROVED AND ADOPTED THIS 26th DAY OF AUGUST, 2009.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary

common-boa-resolutions-2009_8-Markham Variance