

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2010-3-1

A RESOLUTION APPROVING A VARIANCE TO THE FRONT YARD SETBACK AND REAR YARD SETBACK REQUIREMENT IN THE RESIDENTIAL ZONE DISTRICT, ON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Lot 6, Riveracres Addition to Mountain Meadows Subdivision
Grand County, Colorado

At the regular meeting of the Grand County Board of Adjustment held on March 17, 2010, a request for a variance from the front yard setback requirement and rear yard setback requirement in the Residential Zone District, was requested by Cris Gordon.

WHEREAS, Cris Gordon is the owner of Lot 6, Riveracres Addition to Mountain Meadows; and

WHEREAS, the Grand County Zoning Regulations require a minimum front yard setback of thirty feet (30') and a minimum rear yard setback of twenty feet (20') in the Residential Zone District; and

WHEREAS, Lot 6, Riveracres Addition to Mountain Meadows is located at the end of a cul-de-sac; and

WHEREAS, the lot is encumbered by a twenty foot (20') pedestrian easement, and by a ten foot (10') by thirty foot (30') permanent easement held by Three Lakes Water and Sanitation District; and

WHEREAS, the owner would like to construct a 1500 square foot home, along with a 400 square foot detached garage; and

WHEREAS, the owner has requested a variance from the minimum front yard setback in the amount of fifteen (15) feet, which would allow a fifteen (15) foot front yard setback; and

WHEREAS, the owner has requested a variance from the rear yard setback in the amount of ten (10) feet, which would allow a ten (10) foot rear yard setback; and

WHEREAS, a notice of public hearing was published in the local newspaper fourteen (14) days prior to the February 17, 2010, Board of Adjustment meeting (continued to March 17, 2010); and

WHEREAS, all adjacent property owners as established by Grand County GIS system were sent notification fourteen (14) days prior to the February 17, 2010, Board of Adjustment meeting (continued to March 17, 2010) by certified mail, return receipt; and

WHEREAS, the Board of Adjustment believes that it would be a hardship for the owner to meet the required setbacks, and that granting this variance would not be substantially detrimental to the public good, nor would it substantially impair the intent and purpose of the Residential Zone District.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to approve the Gordon Variance, allowing a fifteen (15') front yard setback, instead of the normally required thirty foot (30') front yard setback, and allowing a ten foot (10') rear yard setback, instead of the normally required twenty foot (20') rear setback, on Lot 6, Riveracres Addition to Mountain Meadows Subdivision, with the following conditions:

- Applicant shall pay all fees associated with the public notice and certified mailings prior to a Resolution of approval being recorded.
- Any new construction shall comply with the Three Lakes Design Review Area criteria.
- If the variance is granted and makes it such that Mountain Parks Electric, Inc. cannot install overhead power to the two proposed buildings, because of inadequate space, electric lines will have to be installed underground.

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 17th DAY OF MARCH, 2010.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary

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