

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2012-5-1

A RESOLUTION GRANTING A VARIANCE TO THE MINIMUM FRONT YARD SETBACK, IN THE RESIDENTIAL ZONE DISTRICT, ON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Block 1, Lot 1, in Winter Park Ranch Subdivision
Filing No. 2, Grand County, Colorado

At the regular meeting of the Grand County Board of Adjustment held on May 9, 2012, Dave and Karen Rebol, represented by Craig Dewars, requested a variance from the minimum front yard setback in the Residential Zone District.

WHEREAS, Dave and Karen Rebol are the current owners of Block 1, Lot 1 in Winter Park Ranch Subdivision Filing No. 2, Grand County, Colorado; and

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

WHEREAS, Dave & Karen Rebol have requested a variance to allow a ten (10) foot front yard setback, instead of the normally required thirty (30) foot front yard setback, to accommodate construction of a new home; and

WHEREAS, a notice of public hearing was published in the local newspaper at least fifteen (15) days prior to the May 9, 2012 Board of Adjustment meeting; and

WHEREAS, all adjacent property owners as established by the Grand County GIS System were sent notification at least fifteen (15) days prior to the May 9, 2012 Board of Adjustment meeting by certified mail, return receipt; and

WHEREAS, the applicant has stated the necessity of the variance is to allow for construction of a new home; and

WHEREAS, all representations of the applicant are deemed conditions of approval; and

WHEREAS, the Board of Adjustment believes that it would be a hardship for the owner of this property to comply with the minimum front yard setback requirement, 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 grant a variance to the minimum front yard setback requirement for the Residential Zone District, to allow a ten (10) foot front yard setback, instead of the normally required thirty foot front yard setback, on Block 1, Lot 1, in Winter Park Ranch Subdivision, Filing No. 2, with the following conditions:

- The Applicant is required to pay all certified mailing and public notice fees.

If approved the following conditions shall apply:

- An engineered driveway plan be submitted and approved by Grand County Road and Bridge before a building permit is issued.
- The approval shall be for a thirty six month period, or until May 9, 2015.
- An erosion and sediment control plan and revegetation plan must be submitted with any building permit.
- A construction fence will be erected above the trail for safety to users of the trail.
- A maximum height limit of 27 feet shall be assessed from the lowest point of elevation to the highest point on the structure as measured ten (10) feet out from finished grade.

- The new location of the easement and/or vacation will be approved by Winter Park Ranch Water and Sanitation. No building permit will be issued for any type of improvement on the existing easement.

APPROVED AND ADOPTED THIS 9th DAY OF May, 2012.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary

common-boa-resolutions-2012-Rebol Variance