

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2013-10-1

A RESOLUTION GRANTING A VARIANCE TO ALLOW FOR A TWENTY FOOT VARIANCE TO THE THIRTY FOOT FRONT YARD SETBACK ALLOWED IN THE GRAND COUNTY ZONING REGULATIONS, ON LOT 19, BLOCK 3, FIRST ADDITION TO LAKEFOREST SUBDIVISION, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Board of Adjustment held on October 9, 2013 Calvin & Leigh Hogan, the Applicants, are the owner of a tract on land described as Lot 19, Block 3, First Addition to Lakeforest Subdivision, located in Section 26, Township 3 North, Range 76 West, Grand County, Colorado.

WHEREAS, the applicant has requested a variance for a ten foot (10') front setback to accommodate a pole barn; and

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

WHEREAS, notice of this public hearing was published in the local newspaper at least fourteen (14) days prior to the October 9, 2013 Board of Adjustment meeting; and

WHEREAS, all adjacent property owners, as established by the Grand County GIS System, were sent notification at least fourteen (14) days prior to the October 9, 2013 Board of Adjustment meeting by certified mail, return receipt requested; and

WHEREAS, all representations of the applicant are deemed conditions of approval.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment have voted to grant a variance to allow for a twenty foot (20') variance to the thirty foot (30') front yard setback allowed by Grand County Zoning Regulations, on Lot 19, Block 3, First Addition to Lakeforest Subdivision, located in Section 26, Township 3 North, Range 76 West, Grand County, Colorado.

APPROVED AND ADOPTED THIS 9th DAY OF October 2013.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary