

**GRAND COUNTY BOARD OF ADJUSTMENT**

**RESOLUTION NO. 2014-3-1**

A RESOLUTION GRANTING A VARIANCE TO ALLOW FOR AN EIGHT (8') FOOT FRONT YARD SETBACK RATHER THAN THE REQUIRED THIRTY (30') FOOT FRONT YARD SETBACK, TO ACCOMMODATE A GARAGE, LOCATED ON LOT 3 OF BATSON TRACTS UNRECORDED SUBDIVISION IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6<sup>TH</sup> P.M., GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Board of Adjustment held on March 12, 2014, Brian Dornbusch, representing the applicant, Leslie Wilson-Surma, requested a variance to allow for an eight (8) foot front yard setback instead of the required thirty (30) foot front yard setback to accommodate a garage in the Residential Zone District.

WHEREAS, Leslie Wilson-Surma is the current owner of Lot 3, Baston Tracts Unrecorded Subdivision by Bargain and Sale Deed recorded at Reception No. 2012008206 of the Grand County records; and

WHEREAS, this request is to allow for an eight (8) foot front yard setback instead of the required thirty (30) foot front setback to accommodate a garage; and

WHEREAS, the property is rectangular in shape, with County Road 841 splitting the lot; and

WHEREAS, the proposed garage would be constructed 8 feet from the property line on the north side of County Road 841, while the home is sited on the south side of the lot; and

WHEREAS, notice of this public hearing was published in the local newspaper at least fourteen (14) days prior to the March 12, 2014 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 March 12, 2014 Board of Adjustment meeting by certified mail, return receipt requested, as well as courtesy notification to the Town of Grand Lake; and

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

WHEREAS, the Board of Adjustment finds that a hardship exists for the owner of this property due to the steep terrain and Hamilton Creek, and this request is in character with the surrounding properties. Granting this variance will 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 twenty two (22') foot variance to the Front Yard Setback, allowing for an eight (8') front yard setback, instead of the normally required thirty (30') foot Front Yard Setback, for the purpose of building a garage in the Residential Zone District.

APPROVED AND ADOPTED THIS 12<sup>th</sup> DAY OF MARCH, 2014.

GRAND COUNTY BOARD OF ADJUSTMENT

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Timothy Moreland, Chairman

ATTEST:

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Secretary