

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2014-6-1

A RESOLUTION GRANTING A VARIANCE TO ALLOW FOR A TWENTY SIX (26') FOOT FRONT YARD SETBACK RATHER THAN THE REQUIRED THIRTY (30') FOOT FRONT YARD SETBACK, TO ACCOMMODATE A STAIRWAY AND LANDING, LOCATED IN LOTS 2 AND 3, BLOCK 2, TOWN OF TABERNASH, COLORADO, TOGETHER WITH THE WEST ONE-HALF OF 2ND STREET AND THAT PORTION OF CIRCLE STREET LYING CONTIGUOUS TO LOTS 2 AND 3, BLOCK 2, AS VACATED BY RESOLUTION NO. 1998-7-23, GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Board of Adjustment held on June 11, 2014, Jon Pearce, representing the applicant, Sawyer Family Trust, requested a variance to allow for a twenty six (26) foot front yard setback instead of the required thirty (30) foot front yard setback to accommodate a stairway and landing in the Business Zone District.

WHEREAS, the Sawyer Family Trust is the current owner of Lots 2 and 3, Block 2, Town of Tabernash, together with the west one-half of 2nd Street and that portion of Circle Street lying contiguous to Lots 2 and 3, Block 2, as vacated by Resolution No. 1998-7-23, recorded July 29, 1009 at Reception No. 98008036 by Quitclaim Deeds recorded at Reception No. 2003-002719 and 2012005580; and

WHEREAS, this request is to allow for a front yard setback reduction from 30 feet to 26 feet to accommodate a separate stairway and landing for access to the upper floor of the warehouse building; and

WHEREAS, notice of this public hearing was published in the local newspaper at least fourteen (14) days prior to the June 11, 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 June 11, 2014 Board of Adjustment meeting by certified mail, return receipt requested, as well as courtesy notification to the Town of Tabernash; 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 access of an upper level apartment, 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 Business Zone District.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to grant a four (4') foot variance to the Front Yard Setback, allowing for a twenty four (24') front yard setback, instead of the normally required thirty (30') foot Front Yard Setback, for the purpose of accommodating a stairway and landing in the Business Zone District, with staff conditions:

1. A building permit is required for all improvements
2. Any resolution of approval shall have an attached site plan that shows the stairs and landing that have been approved by this Board. No other encroachments shall be permitted.

APPROVED AND ADOPTED THIS 11th DAY OF JUNE, 2014.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary