

GRAND COUNTY BOARD OF ADJUSTMENT

RESOLUTION NO. 2014-11-1

A RESOLUTION GRANTING A VARIANCE TO ALLOW FOR A TWENTY-TWO (22') FOOT FRONT YARD SETBACK RATHER THAN THE REQUIRED THIRTY (30') FOOT SETBACK TO LEGALIZE THE EXISTING HOME, LOCATED ON LOT 12, BLOCK 3, GRAND VIEW HIGHLANDS, FILING NO. 1, GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Board of Adjustment held on November 12, 2014, Valorie Burke, the Applicant, requested a variance to allow for a twenty-two (22') foot front yard setback instead of the required thirty (30') foot setback to legalize their existing home in the Residential Zone District.

WHEREAS, David Burke and Valorie Burke are the current owners of Lot 12, Block 3, Grand View Highlands Filing No. 1 by Warranty Deed recorded at Reception No. 94009567; and

WHEREAS, the Applicant is requesting an eight (8') foot variance to the required thirty (30') foot front yard setback to legalize a non-conforming Single Family Dwelling; and

WHEREAS, notice of this public hearing was published in the local newspaper at least fourteen (14) days prior to the October 16, 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 November 12, 2014 Board of Adjustment meeting by certified mail, return receipt requested; and

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

WHEREAS, the Board of Adjustment finds that 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 eight foot (8') variance to the Front Yard Setback, allowing for a twenty-two (22') foot front yard setback, instead of the normally required thirty (30') foot Front Yard Setback, for the purpose of legalizing the existing home, in the Residential Zone District, with staff conditions:

1. The Applicant shall provide any additional fees required in conjunction with the public notification of this request.
2. Any resolution shall have an attached site plan that shows all encroachments that have been presented to this Board.

APPROVED AND ADOPTED THIS 12th DAY OF NOVEMBER, 2014.

GRAND COUNTY BOARD OF ADJUSTMENT

Timothy Moreland, Chairman

ATTEST:

Secretary