

ROUTT COUNTY BOARD OF ADJUSTMENT AGENDA

**June 1, 2020
6:00 PM**

Due to the COVID-19 pandemic, this hearing will be conducted through the Zoom application. You may access this meeting by clicking [here](#).

Live audio is available by calling (669) 900-6833.

Meeting ID: 858 7213 6030

Password: 599173

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Minutes From November 4, 2019

Documents:

[110419-boa-corrected.pdf](#)

3. ITEMS FOR CONSIDERATION

A. Fallon Setback Varianace

Activity #:	PL-20-106
Applicant:	Sierra and Matt Fallon
Petition:	Construct a new single family residence within the property setback.
Legal:	TR IN NW4SE4 17-8-85 TOTAL .28A
Location:	25485 County Road 56

Documents:

[Staff report PL-20-106.pdf](#)

4. ADMINISTRATOR'S REPORT

Administrator's Report may include the reading of future Board of Adjustments agendas.

5. ADJOURNMENT

Agenda packets can be accessed at www.co.routt.co.us/AgendaCenter.

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ROUTT COUNTY BOARD OF ADJUSTMENT

MINUTES

NOVEMBER 4 , 2019

The Routt County Board of Adjustment meeting was called to order at 6:00 p.m. with the following members present: Acting Chairman Brian Fitzgerald, Gerry Albers, Don Prowant and County Commissioners Roberta Marshall and Billy Mitzelfeld. Assistant Planning Director Kristy Winser and staff planner Tegan Anderson were also present. Sarah Katherman recorded the meeting and prepared the minutes.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES -- September 9 , 2019

Mr. Prowant moved to approved the minutes of the September 9, 2019 Board of Adjustment hearing, as written. Mr. Albers seconded the motion. **The motion carried 5 - 0, with the Chair voting yes.**

ACTIVITY: PL-19-185

APPELLANT: Tim Stone

REQUEST: Variance from required setbacks to construct 1) an attached garage, and 2) a detached garage

Required setbacks : 80 ft. from the center line of the road

Requested setbacks : 58 ft. from the center line of the CR 38 to south (for a variance of 22 ft.) and 58 ft. from the center line of the CR 38A the west (for a variance of 22 ft.)

LOCATION: 32290 CR 38

Mr. Tim Stone stated that he is both the architect and the applicant. He stated that he is considering the purchase of the property, which is legal non-conforming parcel in the A/F zone district containing not quite 2 acres. He reviewed the site plan and indicated the location of the Soda Creek Ditch. Mr. Stone stated that both CR 38 and CR 38A are very close to or encroaching on the property lines. He stated that he is proposing to construct a new single family home with an attached garage as well as a detached garage. Mr. Stone stated that the proposal is mostly in conformance with the required setbacks from the center line of the County Roads, with the exception of the garages. He noted that the required setbacks are appropriate for a conforming parcel in the A/F zone district, but that when applied to a parcel of only 2 acres, they severely restrict the available building area. Mr. Stone added that the ditch also constrains the building envelope. He noted that flow of the Soda Creek Ditch varies from 12 cfs in the spring to a trickle in the fall. He said that the presence of the ditch leads to very

saturated soils in its vicinity. In addition there is a 15 ft. setback from the ditch to allow for ditch maintenance.

Mr. Stone stated that the main reason for the location of the detached garage is to break up the massing of the structure. He offered that an outbuilding is more in keeping with the architectural vernacular of the area than an attached 5-car garage. He said that the detached garage would mitigate the noise and lights from CR 38 on the home, and allow solar access to the house. Mr. Stone stated that utilizing the eastern portion of the parcel would require the construction of a bridge over the Soda Creek Ditch. The eastern portion of the parcel is also significantly steeper, and the 50 ft. property line setback severely restricts the building envelope on that side of the ditch.

Mr. Stone stated that the existing cabin, which is in disrepair, would be removed in order to accommodate the new home. He stated that the proposal would reduce the level of non-conformance significantly, as the existing cabin is entirely within the County Road setback.

Mr. Stone reviewed the five criteria which must be met for a variance to be granted and stated the reasons he believes the proposal meets these criteria, as listed on pages 10 - 13 of the fact packet. He added that the Routt County Master Plan supports clustering of structures in the A/F zone district. He noted that the neighborhood surrounding this parcel has a higher density of homes and smaller lots than is common in the A/F zone district. The proposal would not remove any agricultural land from production in order to achieve residential development.

Mr. Stone stated that several emails had been received regarding the proposal, some in support and some in opposition. He reiterated that the proposal would decrease the existing non-conformity.

Public Comment

Mr. Paul Andrews stated that his property is very close to the subject property, although it is not adjacent. He read an email he had submitted, stating his opposition to the project. He stated that a variance from the required setbacks would change the community of Strawberry Park and set a precedent. Mr. Andrews stated that the neighboring property owners had to comply with the required setbacks and in some cases purchase additional land to do so. He asked that the rules be enforced and that other alternatives for the home be considered. Mr. Andrews added that the neighbors were not informed of the proposal in a timely manner.

Mr. David Lundeen, a resident of 38A stated that he and his neighbors feel that scraping the existing cabin and constructing a new home would be an improvement over the existing conditions. He agreed that the lot was severely constrained by the setbacks and the ditch. He offered that the proposal was well considered. He expressed his support for granting the variance.

Seeing no further comment, Mr. Fitzgerald closed public comment.

Ms. Anderson stated that all adjacent property owners were informed of the proposal in compliance with the statutory 21-day notice period. In addition a notice was placed in the newspaper and on the Routt County website and a poster was placed on the site. Ms. Anderson said that the owner of any buildable lot is eligible to apply for a variance through this process.

Ms. Anderson noted the emails received after the packet was assembled. She added that the Routt County Public Works Department submitted a comment stating that it was in support of the proposed access relocation from CR 38 to CR 38A.

Ms. Anderson said that the proposal would maintain the existing residential density. One house would be removed, and one house would be built. She clarified that the proposed variance would result in a setback of 45 ft. from the south property line and a setback of 36 ft. from the west property line. She noted that the disparity is due to the reduced right of way for the roads. She acknowledged that both CR 38 and CR 38A encroach into the property. She presented an aerial view of the property and photos of the existing home. She stated her agreement with the assessment that building on the eastern portion of the parcel would be impractical and would not allow any larger buildable area. Ms. Anderson noted that the proposed home complies with the required setbacks; it is the two proposed garages that would require variances.

Ms. Anderson said that staff is recommending approval of the attached garage, recognizing the constraints on the lot. She noted the location of the leach field. She stated, however, that staff is recommending denial of the variance for the detached garage. She said that adjustments to the proposed home or the attached garage would allow the second garage to be located in a more conforming location.

In response to a question from Mr. Fitzgerald, Mr. Stone stated that the dimensions of the proposed detached garage are 24 ft. x 30 ft. Ms. Anderson stated that the reasons cited by the applicant for the design the garage are not things that can be considered when evaluating compliance with the regulations.

Mr. Albers asked why the structure could not be located closer to the ditch. Mr. Stone said that any closer to the ditch and the structure would not be in compliance with the ditchrider setback, and would be more likely to encounter saturated soils. He also cited construction constraints and the location of the leach field. Mr. Stone stated that a section of the ditch must be lined, but to the north it cannot be lined because the well is recharged from the ditch.

Mr. Prowant asked about other variances in the area. Ms. Anderson stated that although no variance requests have come through in recent years, there are

many non-conforming legal lots in Strawberry Park, as well as non-conforming legal structures built prior to 1972 that are located close to the roads.

In response to a question from Mr. Fitzgerald, Ms. Anderson said that the ditch is owned by multiple owners under the Soda Creek Ditch Company. There is a ditchrider that is charged with ditch maintenance. Mr. Fitzgerald stated that moving a ditch is extremely difficult in Colorado.

Mr. Fitzgerald asked about the use of the detached garage. Mr. Stone said that the structure would be used as his shop for woodworking and for the storage of gear. Ms. Alethea Stone added that they have a three children and have outgrown their current home and storage areas. Mr. Stone reiterated his rationale for locating the detached structure in the proposed location.

Mr. Fitzgerald asked what Mr. Stone would do if the variance for the detached garage were to be denied. Mr. Stone stated he had hoped to build the detached garage first. Ms. Winser clarified the rules regarding tabling the petition to allow for modification of the proposal.

Mr. Mitzelfeld stated that his inclination was to approve the attached garage and deny the detached garage, as recommended by staff. Ms. Marshall stated her support for granting both variances. Mr. Albers and Mr. Prowant agreed with Ms. Marshall. Mr. Fitzgerald stated that he was inclined to deny the detached garage variance, but noted that any member of the Board of Adjustment could change their mind when voting.

Mr. Mitzelfeld proposed requiring a more specific landscaping plan and a method of ensuring that the reseeding is effective. Ms. Anderson referred to suggested Condition of Approval (COA) #8 and added that the reseeding could be made a condition of receiving a Certificate of Occupancy.

Ms. Marshall stated that one of the main benefits of the proposal is the relocation of the driveway. She added that the proposed detached garage is set back further than the existing house, and is in keeping with the agricultural character. She expressed her agreement with the argument regarding solar gain and the separation between the two structures. Ms. Marshall offered that the site is severely constrained in many ways.

Mr. Albers agreed with Ms. Marshall's rationale for approving both variances. Regarding the COA #2, Mr. Albers expressed concern that the applicant would be in violation if the main house were not begun within the first year. Ms. Anderson suggested that commencement could be extended and noted the provision for an administrative extension.

Mr. Prowant noted the improvement of the proposal over the existing conditions on the lot. He stated that the proposal meets the criteria for both variances, citing the constraints on the small lot.

Mr. Fitzgerald stated that he had been persuaded that both variances have merit, citing the reduction of the encroachment into the setback compared to the existing structure. He added that he is cognizant of the concerns regarding enforcing setbacks, but noted that the purpose of the Board of Adjustment is to grant relief from the regulations if they are burdensome on the landowner due to the specific circumstances of the lot and the project. He cited the five criteria that must be met for a variance to be approved.

Mr. Mitzelfeld asked if the applicant would be required to remove the existing building. Ms. Winser stated that all variance approvals are site specific; the project must conform to the plans submitted. Mr. Fitzgerald offered that since there is support for both variances, there was no need for two motions.

MOTION

Mr. Prowant moved to approve a variance of 22 ft. from the 80 ft. required setback from the center line of CR 38 and a 36 ft. variance from required 80 ft. setback from the center line of CR 38A to allow for the construction of an attached garage and a detached garage. This approval is based on the following findings of fact:

1. Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of this Resolution are strictly enforced because of the physical constraints that exist on the property that include the irrigation ditch, leech field location, and road encroachment.
2. Circumstances creating the hardship were created subsequently through no fault of the appellant because the present nonconformity was created in 1965, prior to the adoption of the Routt County Zoning Regulations.
3. The property for which a variance is requested possesses an extraordinary and exceptional situation or condition which does not occur generally in other property in the same Zone District in that the site has a physical constraint limiting the building envelope. This physical constraint is the small acreage size, narrowness of the parcel, and irrigation ditch limiting the developable area.
4. The variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood because the configuration and size of the structure is generally in conformity with the adjacent properties and neighborhood.
5. The variance is not directly contrary to the intent and purpose of this Resolution or the Routt County Master Plan as there are no apparent conflicts with RCZR standards or RCMP policies.

CONDITIONS that may be appropriate include the following:

1. The building shall comply with all applicable requirements of the Routt County Building Department.
2. If construction of the main house building does not commence within 2 years, this variance shall be subject to another review with full submittal. A 12 month extension may be approved administratively without notice.
3. This approval is specific to the plans submitted in the application. Any change in footprint, size, height or site location that increases the level on non-conformance will be subject to a new application. Minor variations that do not increase the level of non-conformance can be approved administratively, without notice.
4. A foundation only building permit will initially be signed off on by Planning. Prior to Planning signing off on the full building permit, a certified survey of the location of the foundation forms must be submitted.
5. Best Management Practices (BMP's) shall be utilized during construction to prevent erosion and drainage flow onto adjacent properties, drainage to the east of the parcel and the county road right of way.
6. A Grading and Excavation Permit will be required if necessary.
7. All exterior lighting will be downcast and opaquely shielded.
8. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.

Mr. Albers seconded the motion.

Discussion and Friendly Amendments

Mr. Albers suggested amending COA #2 to state that "if construction of the main house does not commence within 2 years..." This amendment was accepted, as indicated above.

The motion carried 5 - 0, with the Chair voting yes.

ADMINISTRATOR'S REPORT

Ms. Winser stated that no variance applications have been scheduled at this time, but that an application had been submitted that may be heard in December or January.

The meeting was adjourned at 7:20 p.m.

Fallon Setback

Variance

ACTIVITY #: PL-20-106
BOARD OF ADJUSTMENT HEARING DATE: June 1, 2020 at 6:00 pm

PETITIONER: Sierra Fallon
PETITION: Request to construct a dwelling unit in the setback
LEGAL: TR IN NW4SE4 17-8-85 TOTAL .28A
LOCATION: 25485 County Road 56
ZONE DISTRICT: Agriculture/Forestry
AREA OF PARCEL: 0.28 acres
PROPOSED VARIANCE: Required: 50' from property lines / 80' from center of the public road
Proposed: 5' from west property line / 50' from the center of the public road
STAFF CONTACT: Tegan Ebbert tebbert@co.routt.co.us
ATTACHMENTS:

- Applicant narrative
- Site Plan
- Site photos

History:

The subject parcel was subdivided in September of 1970, make it a legal non-conforming parcel. There are two dwelling units that exist on the parcel. The primary residence is approximately 900 square feet in area and is the dwelling unit that is being proposed to be replaced with a new two story residence. The second dwelling unit is approximately 700 square feet in area and was granted a secondary dwelling unit registration in 1998. Both of the homes were built in 1929 and both have been issued building permits for minor repairs over the years.

This parcel was purchased by the applicant in 2019 however it has been in her family for the last 50 years.

Site Description:

The parcel is triangular in shape and generally flat. It is bordered on the north by County Road 56 and to the south and east by a neighboring parcel containing the Elk River. The land to the west is a privately owned agricultural property.

Considering the setbacks, 50' from all property lines and 80' from the center of CR 56, this site has 9 square feet of "buildable" area.

The subject parcel contains several structures including a primary dwelling unit, secondary dwelling unit and three sheds. All of these structures were built prior to the adoption of the Routt County Zoning Regulations in 1972. The primary dwelling unit is located on the northwest side of the parcel and is about 900 square feet in area. The secondary dwelling unit is located on the southeast side of the parcel and is about 700 square feet in area.

The secondary dwelling unit and one of the sheds cross the property line to the east. This was a recent discovery by the applicant. Planning is not addressing this concern at this time because the structures and the lot configuration were established prior to the adoption of the Routt County Zoning Regulations and the applicant is pursuing methods of rectifying this independently at this time.

Project Description:

The applicant is proposing to demolish the existing primary residence, a one story single family house, and construct a new two story single family residence on the original foundation of the demolished home.

Setbacks for Agricultural / Forestry District

Property Line Setback	Proposed	Required	Variance
North:	50' from center of CR 56	80' from center of CR 56	30'
West:	5'	50'	45'

Section 3.4.6 – Standards for Grant of Denial of Variances

- B. Under no circumstances shall a variance be granted on the sole basis of personal convenience, profit or special privilege to the applicant.
- C. Under no circumstance shall the BOA grant a variance to allow a use not permissible under the terms of this Resolution in the appropriate Zone District.
- D. Variances shall be granted with respect to specific plans or within defined parameters. Unless otherwise specified by the BOA, a variance may be transferred to successive owners prior to construction if no changes are made to the approved plan. Variances shall run with the land after the construction of any authorized structures and only for the life of such structures.
- E. The BOA may condition the granting of a variance on the issuance of a building permit within a specific time period and may require the applicant to pursue completion of the construction with due diligence. If such conditions are not satisfied, the variance shall become null and void.
- F. In order to insure that the protection of the public good and the intent and purpose of these Regulations are preserved, the BOA may impose any other condition upon the granting of

a variance, including those categories of conditions which may be placed upon Land Use Approvals under Section 3.2.6.

Applicable Regulations – Routt County Zoning Resolution

3.4.6 The Board may grant such variance if all of the following are found to exist:

3.4.6.A.1 Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of this Resolution are strictly enforced.

Petitioner Comments: Should the provisions of the Zoning Regulations in Section 3.4.6.A of the Routt County Building Code be strictly enforced, the property owner would endure unreasonable hardship as only an approximate 9 square feet of allowable building space would be provided. The setbacks for this property's zone (Agricultural & Farming) are exceptional for a property of this size, in that the property is not large enough to allow 50-foot or 80-foot setbacks and still have allowable building space.

Staff Comments: This parcel contains only 9 square feet of area that complies with the regulated setbacks in the A/F Zone District. It is unreasonable to expect the applicant to contain their residence to that small of an area. Any structure on this parcel, larger than 9 square feet in area, will need to be constructed in an area that encroaches into the regulated setbacks.

3.4.6.A.2 Circumstances creating the hardship were in existence on the effective date of the regulations from which a variance is requested, or created subsequently through no fault of the appellant.

Petitioner Comments: The Zoning Regulations in Section 3.4.6.A were adopted March 7th, 1972. The Routt County Property Report Card identifies the structure as being purchased on 10/19/2019. Therefore, the circumstances creating the hardship were in existence prior to the requested variance, at no fault of the property owner.

Staff Comments: This existing structures and the existing lot configuration were established prior to the adoption of the Routt County Zoning Regulations therefore they are considered legal, non-conforming.

3.4.6.A.3 That the property for which a variance is requested possesses exceptional narrowness, shallowness, shape or topography or other extraordinary and exceptional situation or condition which does not occur generally in other property in the same Zone District.

Petitioner Comments: The property is triangular, see Property Description above, creating a narrow shape. This property is in an area of Routt County where lots are many acres in size, making the property an exceptional size and shape to the zoning of Agricultural and Farming (AF).

Staff Comments: A typical parcel in the A/F Zone District has a minimum lot size of 35 acres. This parcel, at 0.28 acres, is significantly smaller in area than the setbacks are designed for. Due to the size of this lot, it is unreasonable to expect that structures constructed on it will be able to comply with the regulated setbacks.

3.4.6.A.4 That the variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood.

Petitioner Comments: There are several large trees on the property and on adjacent properties, much taller than any structure in the vicinity. The proposed new residence, to be placed in the

footprint of the existing main residence will be taller than the existing residence but will not impede visibility or block light to any adjacent properties. The proposed new residence will not diminish the value of adjacent properties nor will it change the character of the neighborhood.

Staff Comments: The applicant is proposing to construct the new single family residence in the same location of an existing residence therefore there is no increase in residential density. No adjacent property owners have provided comment indicating that the proposal is adverse to the current character of their neighborhood. The proposed building location is well shrouded by trees and topography making it slightly obscured from adjacent properties and the roadway.

3.4.6.A.5 The variance, if granted, will not be directly contrary to the intent and purpose of this Resolution or the Routt County Master Plan.

Petitioner Comments: The variance requested is not contrary to the intent and purpose of the Zoning Regulations or the Routt County Master Plan.

Staff Comments: Although the Routt County Master Plan does not directly address Variances, this application is not directly contrary to its intent. The applicant is not proposing to increase residential density, they are proposing to replace existing development in kind.

Board of Adjustment Options:

Approve the variance if the above noted tests are met.

Approve conditionally if the above noted tests are met or can be met by the application of certain conditions, or if certain conditions are necessary to mitigate concerns.

Table for specific reasons; e.g. more information, site review, etc.

Deny the variance if it does not meet the criteria stated above or if the variance would create a health or safety hazard or would negatively impact public welfare.

STAFF RECOMMENDATION

Staff recommends **approving** the variance as requested with conditions of approval, based on the following findings of fact.

FINDINGS OF FACT that may be appropriate if the **Variance** is **APPROVED**:

1. Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of this Resolution are strictly enforced because **of the unusually small area that meets setbacks on this parcel that make construction of any structure impractical.**
2. Circumstances creating the hardship were created subsequently through no fault of the appellant because the present nonconformity **was created prior to the adoption of the Routt County Zoning Regulations.**
3. The property for which a variance is requested possesses an extraordinary and exceptional situation or condition which does not occur generally in other property in the same Zone

District in that the site has a physical constraint limiting the building envelope. **The physical constraint is the small area of the parcel of 0.28 acres.**

4. The variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood because the configuration and size of the structure is generally in conformity with the adjacent properties and neighborhood.
5. The variance is not directly contrary to the intent and purpose of this Resolution or the Routt County Master Plan as there are no apparent conflicts with RCZR standards or RCMP policies.

CONDITIONS that may be appropriate include the following:

1. The building shall comply with all applicable requirements of the Routt County Building Department.
2. If construction of the building does not commence within 1 year, this variance shall be subject to another review with full submittal. A 12 month extension may be approved administratively without notice.
3. This approval is specific to the plans submitted in the application. Any change in footprint, size, height or site location that increases the level of non-conformance will be subject to a new application. Minor variations that do not increase the level of non-conformance can be approved administratively, without notice.
4. Best Management Practices (BMP's) shall be utilized during construction to prevent erosion and drainage flow onto adjacent properties, drainage to the east of the parcel and the county road right of way.
5. A Grading and Excavation Permit will be required if necessary.
6. All exterior lighting will be downcast and opaquely shielded.
7. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.



Steamboat Engineering And Design, Inc.

March 3, 2020

Variance Application Narrative

Contact Information: Grady Koupal On Behalf of: Sierra Fallon Via phone: 970.871.9101 Via e-mail: grady@seadinc.com	Project Details: The Fallon Residence 25485 County Road 56, Routt County, CO SEAD Job Number: 19104
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Written Narrative – Description of Variance Request

Property Description

The Fallon property is a triangular-shaped plot located off the south side of County Road 56 in Routt County, Colorado. The North property line, parallel to County Road 56, is approximately 175 feet long. The West property line, running nearly North-South, is approximately 215 feet long. The South-East property line, connecting the North and West property lines, is approximately 260 feet long. The Elk River runs parallel and adjacent to the South-East property line. The total property area is approximately 12,200 square feet or 0.28 acres. The Routt County Building Code requires that a 50-foot setback be applied to all property lines as well as an 80-foot setback applied to the centerline of the County Road, resulting in an allowable buildable area of 9 square feet. Please refer to the attached SEAD drawings, sheet C-1.

The current main residence on the property is entirely within the 50-foot required setback from the West property line and is approximately 5 feet east of the property line.

Relief Requested

The property owners would like to request a variance to the Routt County Zoning Regulations such that a new residence may be constructed using the existing building's footprint. The proposed new residence will not extend any further into any property line setbacks. This equates to a 45-foot variance into the West property line

Reason for the Request

The property line setbacks required by the Routt County Building Code do not create an area large enough to build a structure – the area is essentially zero. Please refer to sheet C-1.

Written Narrative – Routt County Zoning Regulations Section 3.4.6.A Standards

Peculiar and Exceptional Difficulties

Should the provisions of the Zoning Regulations in Section 3.4.6.A of the Routt County Building Code be strictly enforced, the property owner would endure unreasonable hardship as only an approximate 9 square feet of allowable building space would be provided. The setbacks for this property's zone (Agricultural & Farming) are exceptional for a property of this size, in that the property is not large enough to allow 50-foot or 80-foot setbacks and still have allowable building space.

Circumstances Creating Hardship Already in Existence

The Zoning Regulations in Section 3.4.6.A were adopted March 7th, 1972. The Routt County Property Report Card identifies the structure as being purchased on 10/19/2019. Therefore, the circumstances creating the hardship were in existence prior to the requested variance, at no fault of the property owner.

Property Geometry – Narrowness and Shape

The property is triangular, see *Property Description* above, creating a narrow shape. This property is in an area of Routt County where lots are many acres in size, making the property an exceptional size and shape to the zoning of Agricultural and Farming (AF).

Variance Will Not Diminish Value

There are several large trees on the property and on adjacent properties, much taller than any structure in the vicinity. The proposed new residence, to be placed in the footprint of the existing main residence will be taller than the existing residence but will not impede visibility or block light to any adjacent properties. The proposed new residence will not diminish the value of adjacent properties nor will it change the character of the neighborhood.

Zoning Regulation Intent and Routt County Master Plan

The variance requested is not contrary to the intent and purpose of the Zoning Regulations or the Routt County Master Plan.

Please do not hesitate to reach out with any questions regarding this document.

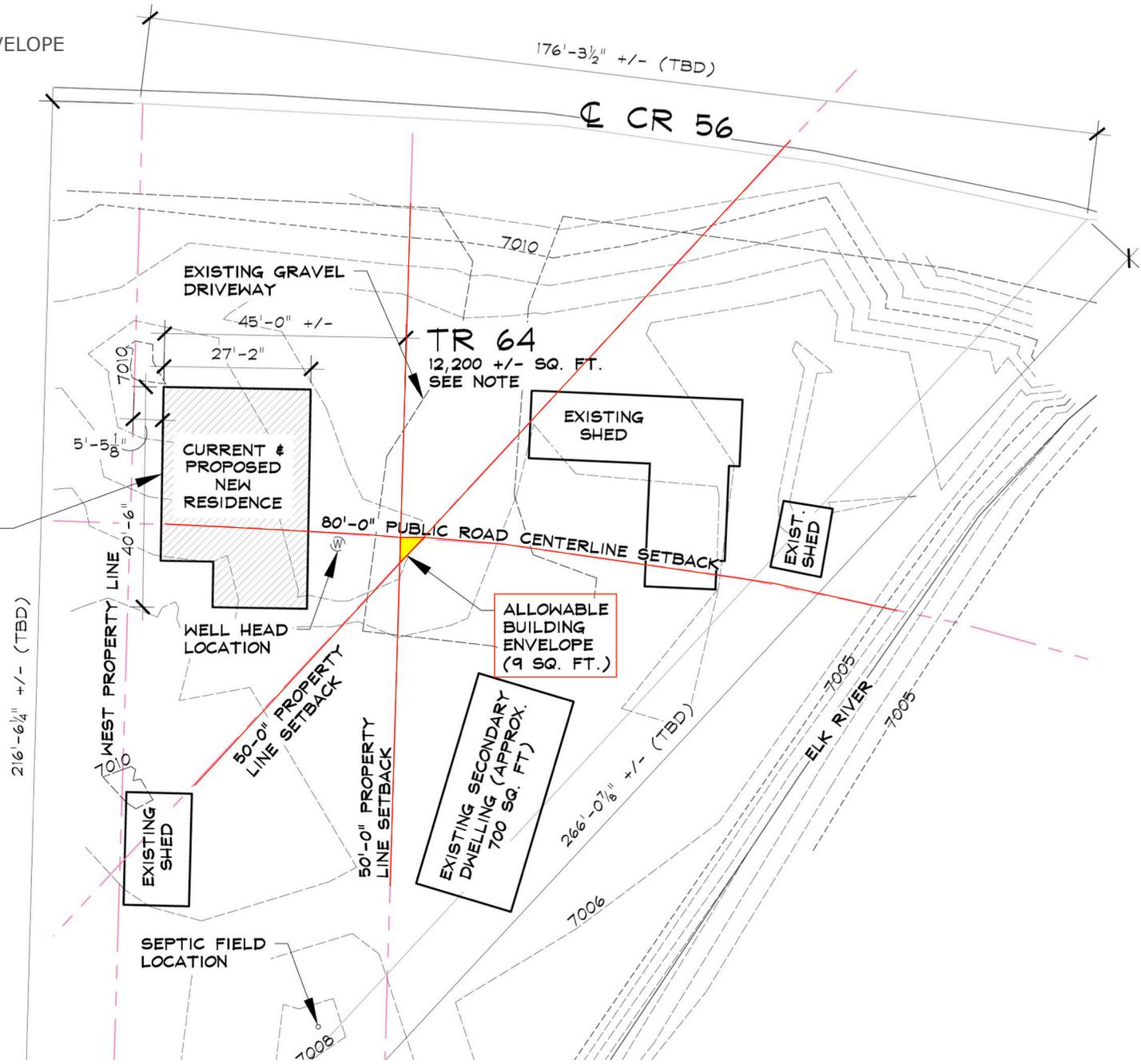
Sincerely,



Steamboat Engineering And Design, Inc.
Grady Koupal, PE, Project Engineer
grady@seadinc.com
Colorado License No. 52709

 ALLOWABLE BUILDING ENVELOPE

NOTE: PROPOSED BUILDING FOOTPRINT TO BE SAME AS CURRENT BUILDING FOOTPRINT



NOT FOR CONSTRUCTION

SEAD
 Steamboat Engineering And Design, Inc.
 2740 Acre Lane Suite 'E', Steamboat Springs, CO 80487
 Phone: 970.871.9101 Fax: 970.871.9089
 E-mail: Jaks@seadinc.com

FALLON RENOVATION
 25485 COUNTY ROAD 56
 ROUTT COUNTY, COLORADO
 A REMODEL FOR:
 THE FALLON FAMILY

ISSUE DATES
 PRELIMINARY SET
 03 . 03 . 20

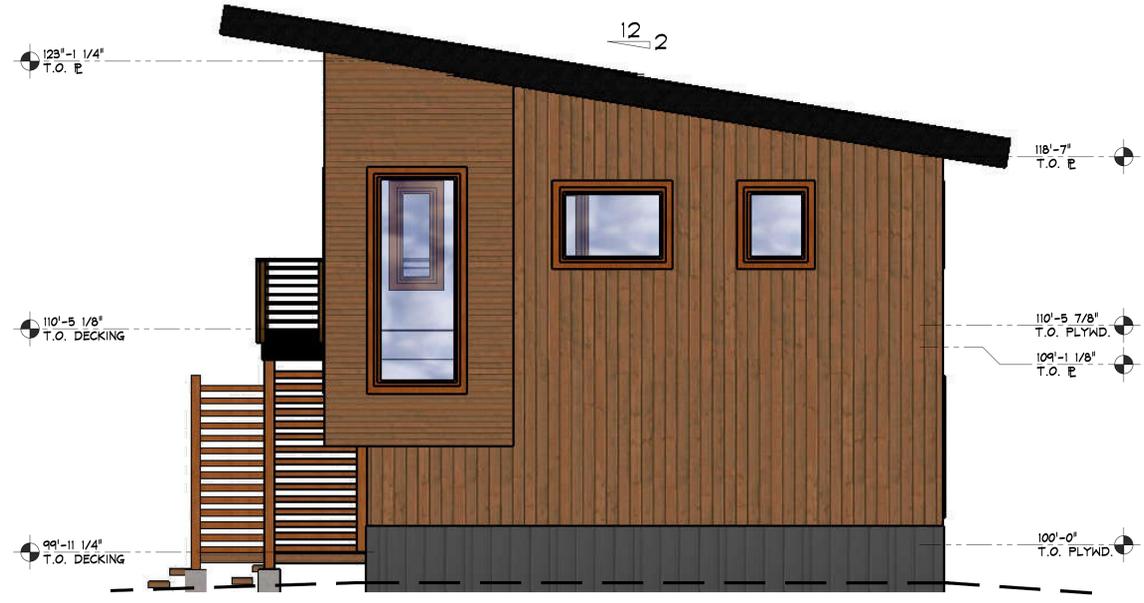
DRAWN BY: GDK
 REVIEWED BY: JEM
 PROJECT # 19104

ELEVATIONS
A-4
 SHEET 4 OF 4



4 EAST ELEVATION

SCALE: 1/4" = 1'-0"



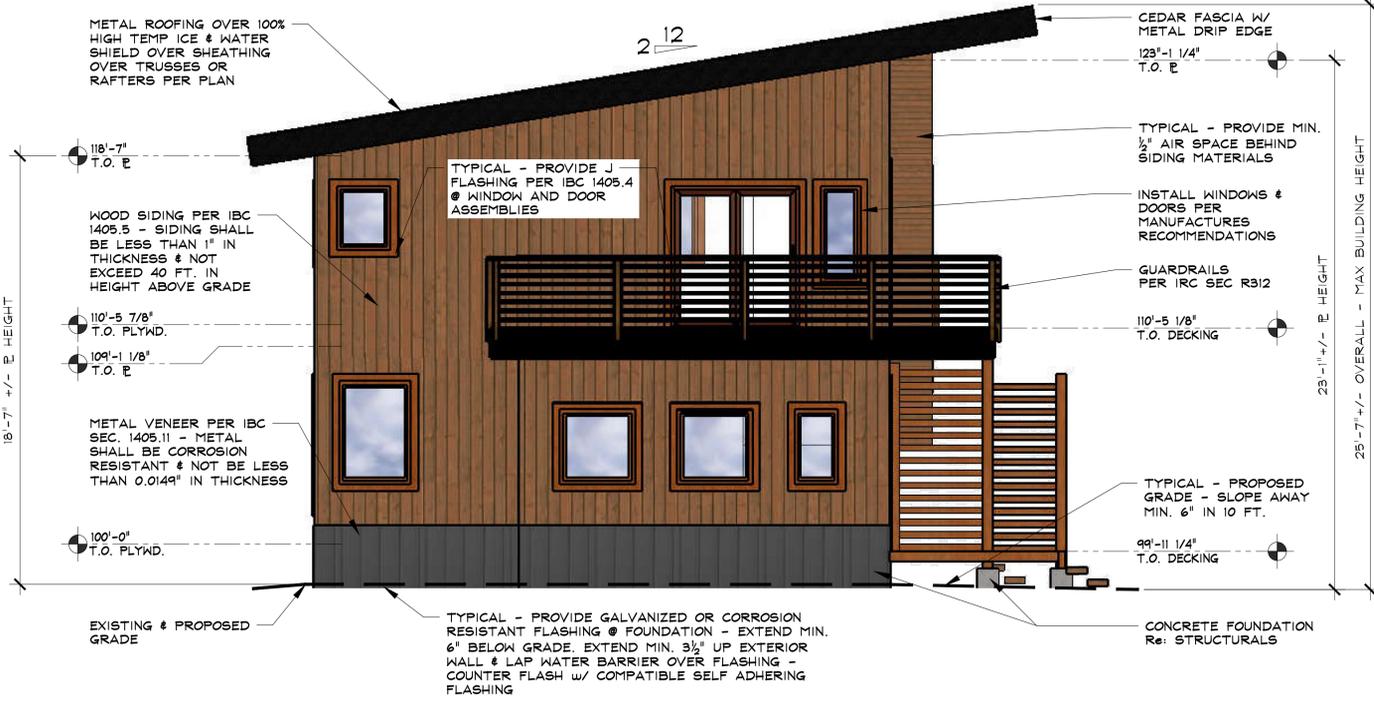
3 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTES THIS ELEVATION TYPICAL FINAL DOOR & WINDOW SIZES TO BE DETERMINED OWNER & CONTRACTOR







EXISTING HOME

COUNTY ROAD 56 ON THIS SIDE



NEW HOUSE IS IN SAME LOCATION AS EXISTING HOME AND HAS SAME FOOTPRINT





NEW HOUSE IS IN SAME LOCATION AS EXISTING HOME AND HAS SAME FOOTPRINT