

July 22, 2022

Re: Variance Request for Lot 21, Fox Estates Subdivision  
32818 McKinnis Creek Road

We are requesting relief from the setback requirements for the Mountain Residential Estate zoning requirements. The property is Lot 21 of the Fox Estates Subdivision. The subdivision was established prior to the adoption of the 1972 Zone Regulations. The original structure, 36' x 30', was granted relief from the front and rear set back requirements in 1976. A 30' x 25' detached garage was granted relief from these requirements in 2019 (project PL-19-140).

An addition (24' x 18') to the existing structure is being proposed and a request for relief from the front and rear set back requirements is being sought. Approval for this addition (at 20' x 16') in the same location was approved with the detached garage during the variance hearing in 2019 (project PL-19-140).

Due to the irregular shape of the lot, the side setbacks are not an issue. As stated above, the circumstances creating the hardship were in existence prior to the date of current regulations. The lot is extremely narrow, but long in width.

The variance, if granted, will not have a negative impact on any adjacent properties. The variance will allow benefits not only to the petitioners (including wheelchair access), but also aesthetic benefits to the adjacent property owners as the structure will look more streamlined. The variance will also bring the property up to 'existing standards' within the subdivision and enhance the overall appeal of the subdivision.

It is believed that the granting of this variance will not be in contradiction to the intent and purpose of the Zoning Regulations nor the Master Plan for Routt County.

Respectfully Submitted,

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