

APPLICATION FOR BOARD OF ADJUSTMENT HEARING

Jurisdiction of _____

PUBLIC HEARING DATE

TIME

MEETING PLACE

NAME OF APPELLANT

TELEPHONE

MAILING ADDRESS

LEGAL DESCRIPTION OF PROPERTY

VARIANCE REQUESTED:

FEE: \$25.00-DATE PAID

LEGAL AD DEPOSIT: \$15.00-DATE PAID

DATE OF DEED OF PROPERTY

A SITE PLAN IS REQUIRED WITH EACH APPLICATION SHOWING THE PROPERTY, ROADS, BUILDINGS, AND SETBACKS. THE PROPERTY MUST BE POSTED IN A CONSPICUOUS PLACE FOR A MINIMUM OF TEN (10) DAYS. THE PLANNING COMMISSION WILL REVIEW THE REQUEST. APPELLANT NEED NOT BE PRESENT AT PLANNING COMMISSION MEETING BUT SHOULD ATTEND HEARING IN FRONT OF BOARD. LAST DATE FOR FILING APPLICATION 9-1-78

SIGNATURE OF APPELLANT

SIGNATURE OF BUILDING OFFICIAL

BOARD OF ADJUSTMENT DECISION:

DATE APPROVED

or DATE DENIED

SIGNATURE, CHAIRMAN OF BOARD OF ADJUSTMENT

Pasture

157.94'

25' →
Perkins 4" Perlin's
New Garage

Lot # 89

Hillside
Steep

12
14' 8" x 8" Colo
At
3" D
3" W
8"

Floor drain
Water outlet
Sink
Stool

Green Belt

10' Bay

3" Sewer drain
Water
& Copper

To
Hillside

180.38'

335.02

Tie in

56'

House

↑
24'

← 20' →

← 24.6"

Driveway

Moonlight way

Dead End
Filing #1

STEAMBOAT SPRINGS

ROUTT COUNTY



Box 9017 Steamboat Springs, Colorado 80477
Telephone 879-2702

Dear Sir:

As an adjacent landowner you are hereby notified of a public hearing by the Routt County Board of Adjustment at:

Place: County Commissioner's Room-Courthouse

Date: September 11, 1978

Time: 7:30PM

for the purpose of hearing an appeal by:

Owner: Ben Tattershall

Property Location: Lot #89 Steamboat II filing #1

Variance Requested: To build a garage to the property line with no setbacks as there is a greenbelt on the north and west sides in order to preserve present view.

Very truly yours,

Celeste Bacon
Office Manager

CB/wc

The cinder block foundation is collapsing from ground pressure and will have to be torn down. The plan is to place the trailer behind the old red house in order to give access for construction travel, also alleviating cutting down any more of the quaker and spruce trees. The new home would be placed further back into the trees.

It was asked by the Board how long the trailer would be needed. Mr. Hoelzen replied for the construction season, approximately one year.

Jim Sellers recommended approval for one year and then appear before the Board if a renewal is needed.

Raymond Iacovetto asked what would happen to the trailer after one year. He was advised it would be pulled out.

Eddi Dismuke (adjoining property owner across the road) asked when the old house would be torn down and was answered, next spring.

Raymond Iacovetto asked what the hardship is as there is another Hoelzen residence up the road. Mr. Hoelzen replied the house is 3-4 miles up Mad Creek Canyon and it is impossible to drive the road in winter. They lived there during the summer months but moved to the old red house in winter. This established the hardship as the old house is unsafe.

The Board asked Eddi Dismuke (the only adjoining property owner present) if she had any objections to this variance. She stated she was agreeable with one year for the trailer. She felt comfortable that the trailer would be gone and the old red house torn down by the end of next year.

Tom Pierce was asked for his feelings on this and he voiced no objections.

Jim Sellers raised the possibility of the old red house being rented. He was advised no, that no one at all would be living in the house due to the unsafe condition.

MOTION: Bill Epps made a motion to approve the request for a trailer for one year. The old red house is to be torn down and will not be used as a rental. The trailer will be removed from the property. Motion was seconded by Jim Sellers and vote was unanimous.

BEN TATTERSHALL

Mr. and Mr. Tattershall were present to request a variance to build a garage to the property line with no setbacks as there is a greenbelt on the north and west sides in order to preserve the present view. Property is located at Lot #89, Steamboat II, Filing #1. This lot is at the north west corner of the subdivision. Mr. Tattershall presented a site plan to the Board showing where the greenbelt is located and that it is to remain stationary. He stated that from the sliding glass doors of his house he can look at Sleeping Giant Mountain. If he conformed to setbacks, his view would be gone. Any other placement was not possible because the lot is too steep.

The Board wondered if a greenbelt could ever be re-zoned and developed. They were advised, no.

This greenbelt is a natural draw for run off, it runs south along the west side of the subdivision to U. S. 40 and north up to Four Mile Road.

Jim Sellers asked Tom Pierce if this could present problems and he stated there were none foreseeable.

Jim Sellers said this variance could set a precedence and wondered about the size of the garage. He was advised 25' x 40'.

It was verified that the land had been posted and all adjoining property owners had been notified. No one was present to object.

MOTION: Jim Sellers made a motion to grant the variance as requested. Motion was seconded by Bill Epps. Vote was unanimous.

DAVID A. & DEBRA A. DIVIS

Mr. and Mrs. Divis were present to request a variance to place a mobile home on property while building a residence on the property located at Lot #25, Blacktail Mountain Estates. Mr. Divis presented a site plan to the Board explaining he wants to put in sewer lines and a foundation this fall. Next spring he wants to move in the trailer so he can go directly home from work and work on the house.

Jim Sellers asked the size of the lots and was advised $5\frac{1}{4}$ acres.

Raymond Iacovetto asked if this borders a county road and was advised it fronts Yellow Jacket Drive.

Jim Sellers asked since he lives in Phippsberg now, what is his hardship. Mr. Divis said it takes 30 minutes to 1 hour of extra driving a day to go to the property and work. He felt this time could be utilized better by living on the property.

Jim Sellers asked if there was any trouble with water. Mr. Divis said no, there are two existing wells in the project. One hit water at 15 feet and the other is 40 feet. His first project would be to drill a well.

It was confirmed the property was posted and letters had been mailed to all adjoining property owners. No one was present to object.

Jim Sellers asked how long he would need the variance. He said two years. Jim Sellers asked if the trailer would be moved after that time and was advised yes.

Raymond Iacovetto asked if there were any other trailers in the area. Ron Szerlong had been granted a variance last month.

MOTION: Jim Sellers made a motion to grant the variance for two years and that the trailer would then be moved off the property. Bill Epps seconded

STEAMBOAT SPRINGS

ROUTT COUNTY

BUILDING DEPARTMENT

Box 9017 Steamboat Springs, Colorado 80477
Telephone 879-2702

September 15, 1978

Ben Tattershall
P.O. Box 1101
Steamboat Springs, Colorado 80477

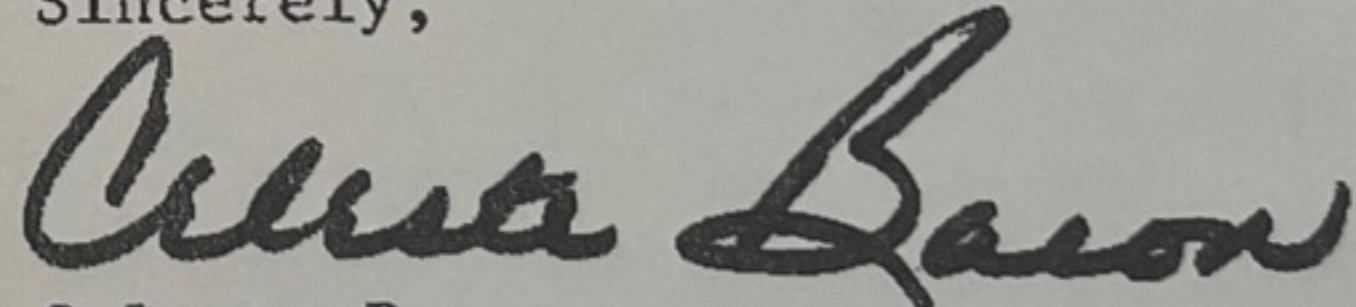
Dear Mr. Tattershall:

The Routt County Board of Adjustment met on September 14, 1978 at the Routt County Courthouse in the Commissioner's Room to review your request for a variance.

The Board approved your request to build a garage to the property line with no setbacks as there is a green belt on the north and west sides, in order to preserve the present view. Property is located at Lot #89, Steamboat II, Filing I.

If our department can be of any further assistance, please feel free to contact us at your convenience.

Sincerely,



Celeste Bacon
Office Manager