

*“Written narrative / detailed description of variance request, including the following information, as applicable:*

***Specific relief being requested***

***Reason for the request”***

The variance I'm requesting is to build within the property setback by 25.5 feet. The setback requirements are 50 feet from the property boundary or 80 feet from centerline of road, whichever is more restrictive. Given the road is approximately 60 feet wide, these setbacks are the same in terms of restrictiveness. The building is currently 24.5 feet from the property boundary which means the variance I'll be needing is 25.5 feet.

We are requesting this setback variance for a 600 square foot agricultural building. When we purchased this property in 2020, it was our dream to turn it into a 1 acre homestead where we could have a garden, raise small livestock, and live the Steamboat dream. Unfortunately, our little acre comes with some difficult hurdles. The property is long and narrow and has a road and creek on each side. This poses significant barriers when it comes to the setback requirements (which at the time I didn't know applied to the AG building).

Given the unique shape of our property, there is only one viable spot for this AG building where it would not interfere with our septic system, or impede the riparian area along the shores of the creek. We are requesting a variance be granted for this location.

The agricultural building we are looking to construct is 20x30 of interior space (600 sqft) and our goal is to use it solely for livestock and livestock equipment. Our initial plan is to start with 6-8 adult goats for goat's milk and for raising and selling offspring as well as up to 50 chickens. In the future we may have other livestock.

We would greatly appreciate your support as we look to make this improvement to our property and contribute to the long-standing history of Routt County agriculture. Please let me know if I can provide any other information or assistance.

*“Written narrative / detailed description of how the requested variance meets all standards of Section 4.72.C of Routt County Unified Development Code. The petition must be specific and show that all of the following exist:”*

Based on the new UDC, which I've listed the standards for adjustments below, the case for building this barn meets all 8 conditions listed based on the property shape, size, and limitations created by the road and creek. Please see the ***bold and italicized*** comments below describing in which each case applies to our scenario.

- ☒ “Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of this UDC are strictly enforced.”

***Given our property size, the road, and the creek, enforcement of setbacks will not allow us to build the building without unnecessary and unreasonable hardship. We are in the Agricultural and Forestry zone which imposes hardships that we will never be able to meet given our 1 acre property size. Any changes to our property requires us to go through an Adjustment request.***

- ☒ "The requested Adjustment is the minimum deviation necessary to enable reasonable use of the property."

***Moving the barn anywhere else on the property would require a significant removal of mature trees or would need to be closer to the creek and riparian areas, our well, and our septic system. Leaving the building where it is allows for the best use of the property without causing significant impact and hardship.***

- ☒ "The Adjustment is necessary to provide the property with comparable use rights and privileges permitted to other properties in the vicinity and the applicable zone district."  
***Most properties in the Agricultural and Forestry zone have 35+ acres and limitless potential to build an agricultural building with no restrictions. Since the Agricultural and Forestry zone setbacks are the MOST restrictive of all zones, it's nearly impossible for us to meet these setbacks. This adjustment would allow us to have comparable rights and privileges as our neighbors sharing the same zone.***

- ☒ "The Adjustment, if granted, will not confer a personal convenience or special privilege to the applicant."

***This adjustment does not give us special privilege, it simply gives us the same use rights as everyone else.***

- ☒ "Circumstances creating the hardship were in existence on the effective date of the regulations from which an adjustment is requested, or were created subsequently through no fault of the applicant."

***The fact that our property is in this zone is what causes most of our restrictions. Ideally we would be in a different zone but that's not a part of the master plan, hence the need for an adjustment request.***

- ☒ "That the property for which an adjustment is requested possesses a site-specific constraint, such as 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."

***Our property is exceptionally narrow and the creek and road limit usable areas. Most properties in our zone are 35 acres so the topography is less restrictive for our neighbors than it is for us.***

- ☒ "The Adjustment, 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."

***Being along the road and the creek, the building will not impact or diminish the value of any neighbors.***

- ☒ "The Adjustment, if granted, will not be directly contrary to the intent and purpose of this UDC or the Master Plan."

***The UDC contains an adjustment section for this exact type of situation.***