**Variance Application**

**Gerald and Colette Burris**

**Detailed Description of Variance Request**

*Specific Relief Being Requested:*

Our request is to increase the Routt County SDU Zoning Regulation’s 300’ distance requirement, cited in Section 5.3.B, to 600’. As noted on the ISP dated 11/07/2007 by Landmark Consultants (see Exhibit A), the southerly barn overhang was improved by a previous owner. This improvement shall herein be referred to as “Bunkhouse.” The property currently has one dwelling on it, herein referred to as “Main Dwelling.” The Bunkhouse is approximately 575’ as the crow flys, from the Main Dwelling. Our request includes the ability to use the Bunkhouse as a SDU, conditional upon the installation of an exclusive OWTS, engineered and permitted as well as, completion of the required building permit(s).

*Reason for the request:*

We purchased the property in November 2018. After meeting with Todd Carr in July 2021, we were made aware of several non-conformities on the property which we intend to remedy in time. Our first priority is to have a conforming SDU that will significantly improve the market value, as well as functionality of the property.

The Bunkhouse currently houses a bedroom with closet, kitchen with plumbed sink and point of use hot water heater, the start of a bathroom with plumbed shower, and living room. There is running water, power, electric baseboards and woodstove. There is no OWTS.

The majority of ranch operations occur at the lower outbuildings (barn, workshop, hay shed, lean-to, and chicken coop/dog pen). All our animals are watered via several spigots, fed and cared for in this area. Additionally, a variety of ranch/mechanical repairs are made in this area. This makes the Bunkhouse a logical and cost efficient location for a SDU to house a ranch hand or caretaker as we age.