

December 21<sup>st</sup>, 2022

Sally Ross  
Routt County Planning Department

Re: Planning Project #PL20220098

Dear Ms. Ross

Disclosure: I'm a real estate broker with Steamboat Sotheby's International Realty and represented one of the neighbors of the Fair Acres Ranch Historical Property

I am voicing my opinion on granting a variance request for a few reasons:

1. The property was purchased in 4/1/21 for \$2,105,000. The Listing shows the house completely remodeled and Assessor has SF as 2658. I understand the designation to the Routt County Register of Historic Properties, pursuant to Resolution No. 2022-016. I do not agree with granting any kind of variance which will then allow the owners basically have two single family residences with the "loophole" of Section 5.3.3.E
2. Section 5.3.3.E states *"The owner of a unit that has been designated as an historic site pursuant to Routt County Resolution 93-006 or is listed on the state or federal register of historic buildings may request relief from strict compliance with this section by a petition to the Board of County Commissioners. Such relief may be granted if the owner demonstrates that the historic nature of the building would be damaged if strict compliance were required and that strict compliance is not necessary to protect the safety, health or welfare of the public."*
3. If such a variance were to be allowed; I believe you will see many others go down this exact path in order to basically circumvent the County and State rules by first designating their property "Historic" and then asking for a variance for the second home.
4. The current owners were the ones who voluntarily placed their property into the "Historic Designation". They have started construction on a 4300 SF new house prior to gaining a variance. They ran the risk of not getting a variance and no leniency should be afforded to them just because they are currently under construction.
5. As per Planning Department Agreement, the owners have 3 choices (Remove, convert to conforming or get a variance) This is all spelled out clearly and granting a variance will create a precedent I do not think will be in the spirit of the County's rules or will be copied in the future, to circumvent the rules.

Sincerely,

Michael de Jong  
Steamboat Sotheby's International Realty  
Mobile: (970) 846-3661

