



Grand Lake Planning Commission

Wednesday, March 15, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes

- [Minutes 02-01-2023](#)
- [Minutes 02-15-2023](#)

4. Unscheduled Citizen Participation
5. Conflicts of Interest
6. Items of Business

A. Quasi-Judicial: Consideration of Resolution 01-2023, Resolution to Grant a Special Exception to Allow an Expansion to a Non-Conforming, Pre-Existing Single Family Residential Home located in the Water Quality Setback and Front Setback Located at Lot 2, Block 10, Grand Lake Estates 1st Filing, More Commonly Referred to as 530 Lakeside Dr.

B. Resolution 02-2023; Consideration of a Shared Driveway for Lot 6, Block 32, Town of Grand Lake, aka 309 Mountain Ave. and Lot 5, Block 32, Town of Grand Lake, aka 317 Mountain Ave.

C. Resolution 03-2023; Consideration to Recommend Updating the Accessory Dwelling Unit (ADU) Definition to Include Detached Structures in Municipal Code 12-2-6

7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting



For live streaming (listening only) scan the QR code.

You will not be able to actively participate via the web streaming.

<https://us06web.zoom.us/j/93672888470?pwd=d21QNm5XYXdCS0VHWStxMW12NDJCdz09>

You can also dial in using your phone. 1 719-359-4580

Meeting ID: 936 7288 8470

Access Code: 141859



Grand Lake Planning Commission

Wednesday, February 01, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

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AGENDA

1. Call to Order: 6:00 pm

2. Roll Call

PRESENT

Chairman James Shockey
Commissioner John Murray
Commissioner Judy Burke
Commissioner Heather Bishop
Commissioner Greg Finch

ABSENT

Vice Chairman Heather MacSllarrow
Commissioner Christina Bergquist

Commissioner MacSllarrow requested to be excused prior to the meeting.

Motion made by Commissioner Finch to excuse Commissioner MacSllarrow, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion Passed 5:0**

Commissioner Bergquist did not request an excused absence. 1 of 3 unexcused absences to date.

3. Consideration to approve Meeting Minutes: 01-18-2023

Motion made by Commissioner Murray with a change to the phrasing about excusing Commissioner Finch, Seconded by Commissioner Bishop.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion passed 5:0**

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest: none

6. Items of Business

A. Quasi-Judicial Public Hearing: Daven Haven Planned Development Amendment #3, Continued from 01-18-2023

Planner White stated that the surveyor has submitted the required documentation 1 week earlier than requested, which showed good faith that the application would be completed for the next meeting and asked that it be continued to February 15th, 2023.

Motion made by Commissioner Murray to continue the Public Hearing until February 15th, 2023, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion Passed 5:0**

7. Items for Discussion

B. Discussion of ADU Definition in Municipal Code 12-2-6

Planning Commissioners motioned to have staff draft an ordinance to change the definition of ADU to include attached and detached units. Since this is an item of discussion, staff will bring the item back as an ordinance at a future date in which they have stated they will move forward in favor of the definition.

Motion made by Commissioner Finch, Seconded by Commissioner Bishop.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

8. Future Agenda Items

C. 2020 Comprehensive Land Use Plan item review

Staff reviewed the Comprehensive Land Use Plan booklet briefly and requested that the Commissioners look at the priority actions and put together a list in order of importance that Staff will tackle throughout the year. These will be discussed and compiled by Staff at a later date.

9. Adjourn Meeting

7:35 pm

Motion made to dismiss by Commissioner Finch, Seconded by Commissioner Bishop.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion Passed 5:0**

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



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AGENDA

1. Call to Order: 6:31 pm

2. Roll Call

PRESENT

Chairman James Shockey
Vice Chairman Heather MacSllarrow
Commissioner John Murray
Commissioner Judy Burke
Commissioner Heather Bishop

ABSENT

Commissioner Christina Bergquist
Commissioner Greg Finch

Motion made by Commissioner Burke to Excuse Commissioner Finch:, Seconded by Vice Chairman MacSllarrow; Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop **Motion passed 5:0**

Commissioner Bergquist did not request an excused absence. 2 of 3 unexcused absences to date.

3. Consideration to approve Meeting Minutes

No minutes were presented to be approved. Postpone motion until a future meeting.

4. Unscheduled Citizen Participation

Donna Ready 1133 Grand Ave. presented a property for sale and handed out marketing flyers, she enjoyed the string lights in the Town and hopes they stay up year-round.

5. Conflicts of Interest: none

6. Items of Business

A. Quasi-Judicial Public Hearing: Daven Haven Planned Development Amendment #3, Continued from 02-01-2023

Chairman Shockey noted that the public hearing was still open from the continued hearing. Staff presented the topic as written in the memo. Chairman Shockey asked for public comments. Tom

Weydert 811 Tallaqua, shares the alley with the Daven Haven Property. He stated that the owner does not abide by snow storage on their plat; the temporary fence was supposed to be removed years ago; the alleyway was supposed to be an emergency exit; the property is used to store vehicles; the owners have never been helpful in the maintenance of the alley; he does not want to see the trash encroachment allowed on Cairns; he does not want the subdivision of the PD to occur. Public Hearing closed. Applicant spoke: Carey Barnes, 604 Marina Dr. addressed the concerns of Mr. Weydert stating the vehicles have been cleaned up a little; a bear-resistant dumpster has been installed; the concrete pad was poured for the dumpster after the Town requested it be poured; the alley is public; the exit from the PD into the alley is for emergency use and is a private access.

The Commissioners discussed the proposal. Commissioner MacSllarrow made a motion with the following conditions: 1) requested that the plat have a note to restrict future driveway access from Cairns; 2) applicant move trash from the encroachment and screen it from public, 3) replace the sign at the alley to state it is emergency only and include a chain; 4) lienholder consent must be received prior to the Board meeting..

Motion made by Vice Chairman MacSllarrow, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop Motion passed 5:0

7. Items for Discussion

- B. 2020 Comprehensive Land Use Plan item review: Staff requested the commission to present a list of priorities from the Comprehensive Plan. Commissioner Burke said that the priority should be affordable housing; economic development- create a strategic plan for diversifying; Commissioner MacSllarrow: Update Chapter 12 Article 9 of the Town's Land Use Regulations to streamline development review procedures and consolidate application types into a single table for ease of reference; Chairman Shockey: Update Chapter 12 Article 2 of the Town's Land Use Regulations to create a scenic overlay zoning district and associated supplemental regulations for viewshed protection; Update Chapter 12 Article 9 of the Town's Land Use Regulations to clarify the language in relation to the land dedication requirements for open space; Update Chapter 12 Article 7 of the Town's Land Use Regulations to discourage flat roofs. Commissioner Murray: Update and adopt the draft Parks, Trails and Open Space Master Plan to include all lands designated as Open Space on the Land Use Plan and an evaluation of potential pocket parks on Town properties; Update the proposed trail network section in the draft Parks, Trails and Open Space Master Plan to be consistent with recommendations in the HTA Strategic Trails Plan.

8. Future Agenda Items

- C. CHFA-TA Update for Mary Drive Parcel :Staff presented the drawings and proforma from the feasibility study.

9. Adjourn Meeting: 8:20p

Motion to adjourn made by Vice Chairman MacSllarrow, Seconded by Commissioner Bishop.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



Date: March 15th, 2023
To: Chairman Shockey and Commissioners
From: Kim White, Community Development Director

RE: **QUASI JUDICIAL**—Consideration of PC Resolution 01-2023, Resolution to Grant a Special Exception to Allow an Expansion to a Non-Conforming, Pre-Existing Single Family Residential Home located in the Water Quality Setback and Front Setback Located at Lot 2, Block 10, Grand Lake Estates 1st Filing, More Commonly Referred to as 530 Lakeside Dr.

Location Map



Purpose

The Town has received an application from Robert & Dayna Roane to permit renovations of a pre-existing, non-conforming single-family home within the required 25’ front setback of their property and within the 30’ Water Quality Setback zone. This request requires an exception granted by the Planning Commission upon completing the finding of fact in Municipal code 12-2-32.

Background

The property is located at 530 Lakeside Dr., on the canal between Shadow Mountain Reservoir and Grand Lake, zoned Single family residential -high density. The property was built in 1977 prior to the zoning ordinance and Water Quality Setback ordinance. The



renovation includes removing a portion of the roof and adding a second story to match the height of the existing structure. No new footings are proposed.

Municipal Code Standards:

12-2-12(C) – [Zoning Standards]

Minimum Setback Front 25’ Side 10’ Rear 10’ Shoreline 30’

12-2-29(A) – [Shoreline and Surface Water Regulations]

In order to help preserve the environmental quality of the water in the Grand Lake, a thirty (30) foot stream and lake setback from the mean identifiable high-water mark shall be maintained for buildings, parking, snow storage areas and other improvements to a site. The setback applies to a stream, creek, river, irrigation ditch (dry or wet), lake, pond, wetland, or any other body of water.

12-2-32 Nonconforming Uses and Structures.

- (A) *Nonconformance.* Certain uses of land and buildings may be found to be in existence at the time of the passage of this Article which does not meet the requirements as set forth herein. It is the intent of this Article to allow the continuance of such nonconforming use.
 - 1. A building or use that is in violation of the requirements of this Code and was constructed or established since the adoption of this Code without the necessary approvals, permits or authorizations from the Town is considered nonconforming.

Municipal Code Variance Procedures:

Municipal Code 12-2-32 Nonconforming Uses and Structures.

- (B) *Expansion or Enlargement.* A nonconforming building or use to be extended or enlarged shall conform with the provisions of this Article.
 - 1. A nonconforming structure may only be expanded pursuant to Section 12-2-32(c), Repairs and Maintenance, and any such expansion shall be in full compliance with this code.
 - (a) *Special Exceptions to Provisions on Expansion of Nonconforming Structures and Uses.*
 - 1. The Planning Commission may authorize, upon appeal in specific cases, an exception permitting an increase in either or both the land use area or the floor area on a nonconforming structure or buildings occupied by a nonconforming use, subject to terms and conditions fixed by the Commission. Every exception authorized hereunder shall be personal to the applicant therefore and shall not be transferable, shall run with the land only after the construction of any authorized building and only for the life of such building. No exception shall be authorized hereunder unless the Commission shall find that all the following conditions exist:
 - (i) The structure or use is nonconforming as defined by this Article and is in full compliance with all requirements of this Article applicable to nonconforming structures or uses;
 - (ii) That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Article regarding nonconforming structures or uses will result in unnecessary hardship;
 - (iii) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same zone district or other zone districts;



- (iv) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- (v) That the exception will not weaken the general purposes of this Article or the regulations established herein for the specific district;
- (vi) That the exception will be in harmony with the spirit and purposes of this Article;
- (vii) That the exception will not adversely affect the public health, safety, or welfare.

Staff Comments

Staff sent out public notice of this meeting to Middle Park Times on, as well as letters to all 14 property owners surrounding the subject property within 200’ on February 17th, 2023. Staff has received 11 confirmations of receipt, and 0 responses to date.

The applicant has requested permission to add a second story to the existing attached garage at their residence at 530 Lakeside Drive. The rear Water Quality Setback of 30’ is shown in blue (figure 1), and is currently covering most of the house. The front setback of 25’ overlaps the Water Quality Setback and is shown in yellow (figure 1). If the Commission finds in favor of the proposed request, staff requires that erosion control protocol to be followed on the land, as well as the placement of sediment control curtains in the water to keep any construction material from reaching the water and protect the water if such contamination occurs.

The applicants letter for the explanation of their variance request is attached.

Commission Discussion

The Commissioners should discuss the request amongst themselves, with consideration of staff, public comments, and the findings of fact from the code, in order to make a decision/recommendation. Commission must review and find that each item i-vii of municipal code 12-2-32(B)(1)(a)(1) exists in order to approve said variance.

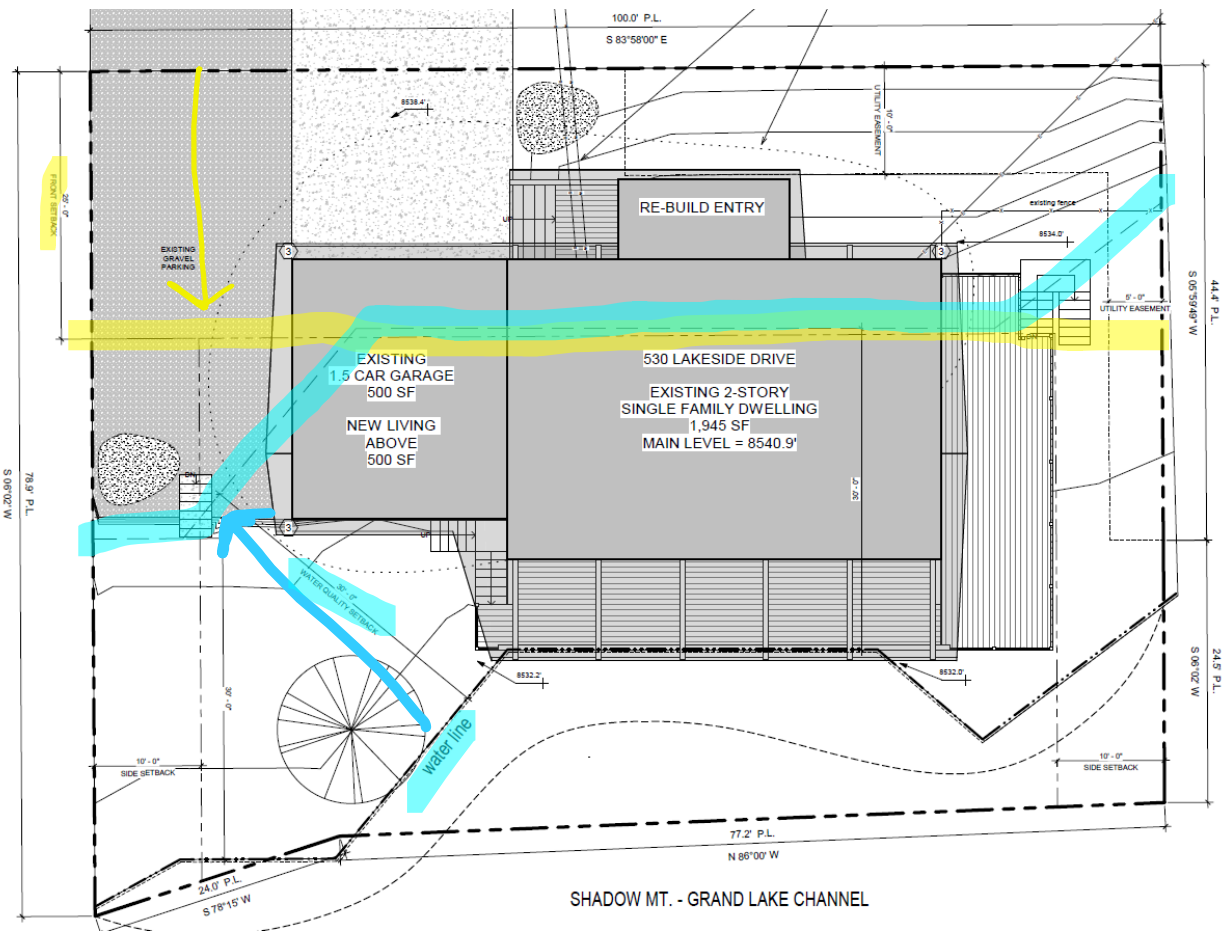


Figure 1

Suggested Commission Motion

Motion to authorize an exception to Municipal Code 12-2-32 permitting the expansion of the pre-existing, non-conforming building located at Lot 2, Block 10, Grand Lake Estates 1st Filing, More Commonly Referred to as 530 Lakeside Dr, after finding all items i-vii to exist and requiring shoreline protection.

OR

Motion to deny the request.



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

• Phone: 970-627-3435 • Fax: 970-627-9290

glplanning@townofgrandlake.com • www.townofgrandlake.com

LAND USE REQUEST APPLICATION

PROPERTY LOCATION:

Street Address: 530 Lakeside Drive, Grand Lake CO 80447
Legal Description: Lot 2 Block 10 Subdivision Grand Lake Estates
Existing Use of Property: single family dwelling

PROPERTY OWNER INFORMATION:

Name: Robert & Dayna Roane Email: daynaroane@msn.com, rjroane@msn.com
Mailing Address: 7105 Overbrook Drive Phone: 303-304-0216
City: Niwot State: CO Zip: 80503 Fax: _____

APPLICANT INFORMATION:

Is the Applicant the Property Owner? YES NO

Name: Zach Zemljak Email: zzemljak@sandra-arch.com
Mailing Address: 3740 Eudora Street Phone: 720.235.2780
City: Denver State: CO Zip: 80207 Fax: _____

TYPE OF REVIEW (Check all that apply):

- | | | |
|------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> New Planned Development | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Change to a non-conforming Use/Structure | <input type="checkbox"/> Existing Subdivision Plat Amendment | |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Existing Subdivision Plan Amendment |
| <input type="checkbox"/> New Subdivision | <input type="checkbox"/> Redevelopment | <input type="checkbox"/> Other: _____ |

REQUEST (Brief Description):

Applicants request permission to add a second story to the existing attached garage at their residence at 530 Lakeside Drive. A variance is required because their home is an existing non-conforming structure, within the contemporary street and shoreline set back requirements.

REQUIRED INFORMATION CHECKLIST:

- | | |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan | (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines) |
| <input type="checkbox"/> Statement of Authority | (If applicable. Required for representatives of entities and property owners.) |
| <input checked="" type="checkbox"/> Property Survey | |
| <input type="checkbox"/> Agreement for Services Form | |
| <input checked="" type="checkbox"/> Application Deposit | (See Fee and Deposit schedule for amount) |
| <input checked="" type="checkbox"/> Additional Information | (If applicable. Staff may require other helpful information for review.) |

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for this application to be denied or may delay review by the Town.

Print Name: Zach Zemljak

Signature : Date: 02.01.2023

STAFF USE ONLY

Application Received By: _____ Date & Time: _____
File Name: _____ Deposit: YES NO Amount: \$ _____

Land Use Request: Narrative

The existing structure is a two story, single-family dwelling consisting of 1,945 SF of living space built above a 1,140 SF boat garage, with a 500 SF attached garage.

The proposed improvement to 530 Lakeside Drive includes the addition of a 500 SF bedroom suite above an existing attached garage, re-building a damaged entry structure, and the interior remodeling of the main level and a portion of level 02.

(i) The structure or use is nonconforming as defined by this Article and is in full compliance with all requirements of this Article applicable to nonconforming structures or uses; (please provide evidence that the home was built prior to the zoning regulations that would have regulated the setbacks)

The existing structure was built in 1977 (see attached property report) prior to the passage of the setback regulations established in the 2022 Municipal Code, and is defined as a non-conforming structure by section 12-2-32.

(ii) That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Article regarding nonconforming structures or uses will result in unnecessary hardship;

The property is pinched between Lakeside Drive to the North and the Shadow Mountain Lake channel to the South. To conform to the current setback requirements, only 117.5 SF of the total 7,146 SF zone lot would be buildable; effectively disqualifying the property from any and all improvements, and providing unnecessary hardship.

(iii) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same zone district or other zone districts;

The structure will maintain a single family dwelling use, conforming to the Single Family Res_High Density / SFR_HD zone district uses in which it is located and adjacent to.

(iv) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;

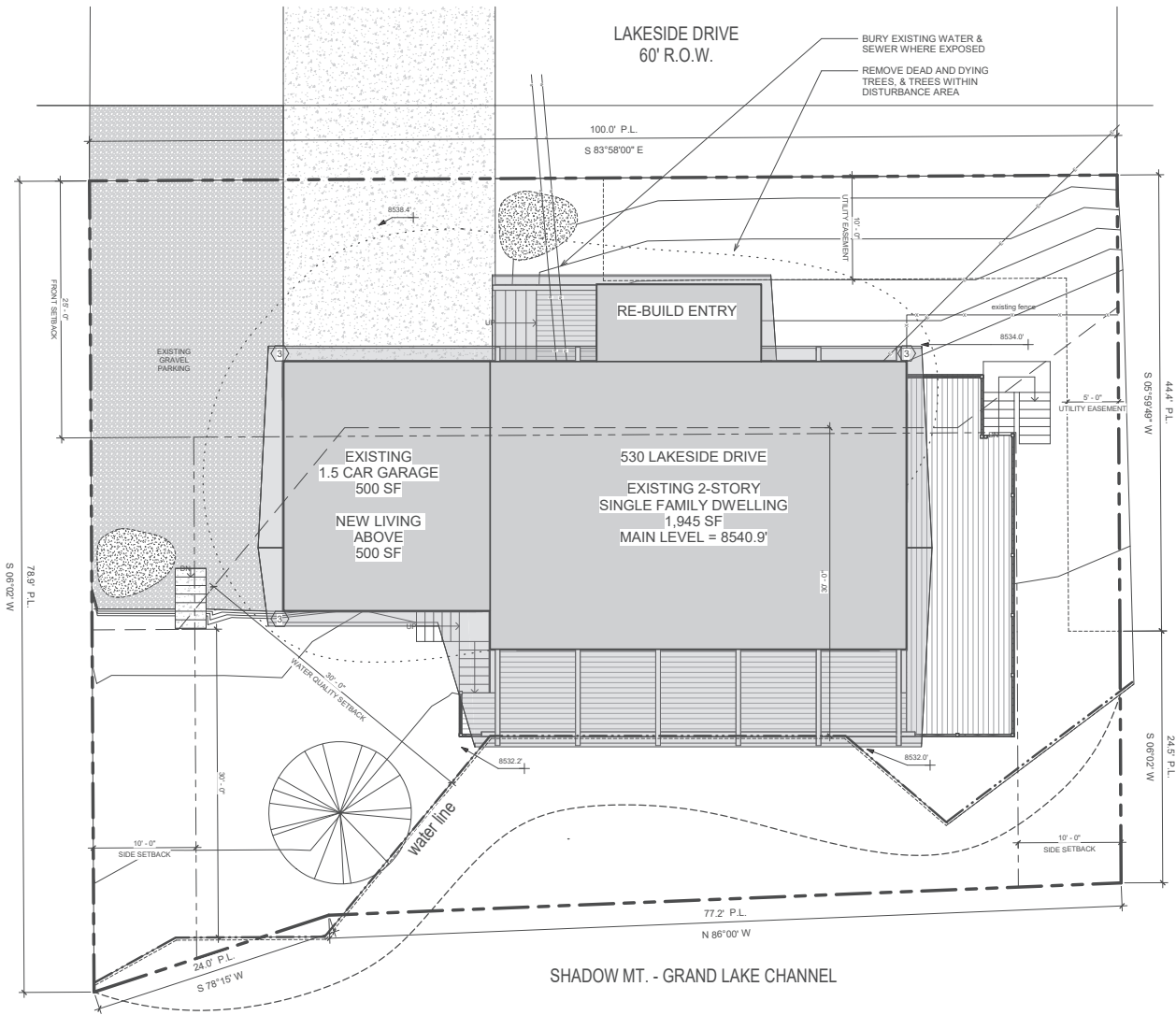
The adjacent properties (520 & 600 Lakeside Drive) are also non-conforming, single family structures built during the same time period (1977) and on zone lots with similar hardships. Both adjacent properties have since constructed level 02 additions comparable in size, scope, use, and aesthetic to the proposed improvements for 530 Lakeside Drive.

(v) That the exception will not weaken the general purposes of this Article or the regulations established herein for the specific district;

(vi) That the exception will be in harmony with the spirit and purposes of this Article;

(vii) That the exception will not adversely affect the public health, safety, or welfare.

The proposed improvements otherwise conform to the purpose and regulations of the Single Family Res_High Density / SFR_HD zone district, and have no affect to the safety, welfare, and public heath.



KEYNOTES

- ① LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE: SITE PLAN
- ② ELECTRICAL METER LOCATION
- ③ DOWNSPOUT W/ HEAT TAPE

GROSS AREA	
	Area
GARAGE	487 SF
MAIN LEVEL	1134 SF
LEVEL 02	811 SF
	2432 SF
NEW LEVEL 02	487 SF
NEW ENTRY	120 SF
	607 SF

GENERAL NOTES

ALL SOIL AREAS DISTURBED DURING CONSTRUCTION MUST CONFORM TO THE GRAND COUNTY NOXIOUS WEED CONTROL PLAN & MUST BE REVEGETATED TO BLEND WITH EXISTING LANDSCAPE.

AS RECOMMENDED BY THE NATURAL RESOURCE CONSERVATION SERVICE, (MIDDLE PARK SOIL CONSERVATION DISTRICT)

NATURAL FOREST DUFF MULCH TO BE STOCKPILED FROM WITHIN THE PROPOSED CONSTRUCTION ZONE FOR USE AS LANDSCAPE MATERIAL.

TOPSOIL FROM WITHIN THE PROPOSED CONSTRUCTION ZONE SHALL BE STOCKPILED FOR LANDSCAPE PURPOSES.

ALL TREES NOT IN THE CONSTRUCTION ZONE SHALL BE SAVED & PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DEAD TREES & PINES WITH PINE BEETLE INFESTATION SHALL BE REMOVED. ALL PINES WITH EXTENSIVE MISTLETOE SHALL BE REMOVED. ALL PINES WITH MINOR MISTLETOE SHALL BE PRUNED.

WILDFIRE MITIGATION: ALL FLAMMABLE VEGETATION TO BE REMOVED WITHIN 15' OF STRUCTURE. ALL DEAD VEGETATION WITHIN 75' 125' OF STRUCTURE TO BE REMOVED AND ALL DEAD LIMBS PRUNED TO A HEIGHT OF 12' MINIMUM.

SITE PLAN LEGEND

- SNOW STORAGE
- LIMIT OF DISTURBANCE
- EXISTING DRIVE
- EXISTING GRAVEL PARKING
- WATER - EXISTING
- SEWER - EXISTING TO BE BURIED
- ELECTRIC/GAS METER - EXISTING
- SEDIMENT CURTAIN

PROJECT DATA

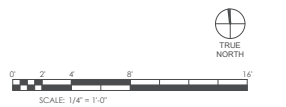
LEGAL DESCRIPTION:
 LOT 2, BLOCK 10, GRAND LAKE ESTATES FIRST FILING, RECEPTION No. 89950 SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST, OF THE 6TH P.M. TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO & RESOLUTION TOWN OF GRAND LAKE BOOK 239, PAGES 250-252

CONSTRUCTION TYPE: FRAMED
CLASSIFICATION: RESIDENTIAL HIGH DENSITY

FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 30'
MAX BUILDING HEIGHT: 32' (FRONT) 37' (REAR)

BUILDING HEIGHT:
 FRONT GRADE: 8534.00' existing
 REAR GRADE: 8532.00' existing
 BUILDING PEAK: 8565.60' existing
 BUILDING HEIGHT: 31.6', 33.6' existing
 HEIGHT (STORIES): 2.5 existing

ARCH 100: 8532.8' existing



OAK HOUSE
 530 LAKESIDE DRIVE
 GRAND LAKE, COLORADO
 80447

SAN DRA
 3740 Eudora street
 DENVER, CO 80207
 P: 720.235.2780

These drawings were produced by SANDRA ARCHITECTURE, LLC. Written authorization is required for any reproduction.



02.01.2023

Date	Description

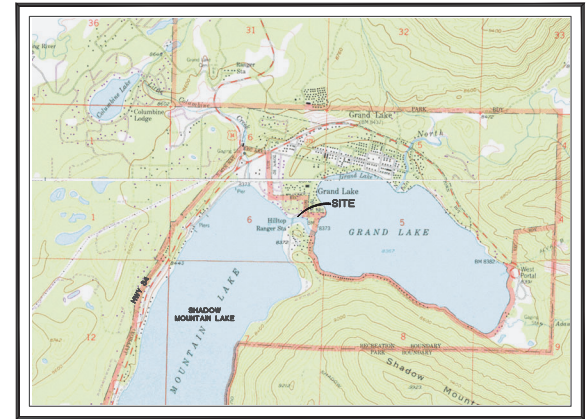
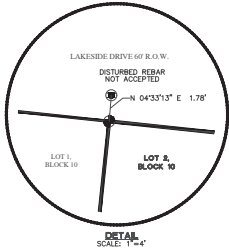
ARCHITECTURAL SITE PLAN

A1.00

1 ARCHITECTURAL SITE PLAN
 A1.00 3/16" = 1'-0"

TOPOGRAPHIC MAP

LOT 2, BLOCK 10, GRAND LAKE ESTATES FIRST FILING, RECEPTION No. 89950
 & RESOLUTION TOWN OF GRAND LAKE BOOK 239, PAGES 250-252
 SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST, OF THE 6TH P.M.
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



- NOTES:**
1. THE FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 A. GRAND COUNTY RECORDS, MAP OF LOTS 1, 2 AND 3 OF BLOCK 10, GRAND LAKE ESTATES FIRST FILING, BOOK 239, PAGE 251.
 B. GRAND COUNTY RECORDS, PLAT OF GRAND LAKE ESTATES FIRST FILING, REC. #89950.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND RIGHTS OF WAY MAY EXIST THAT ARE NOT DEPICTED HEREIN.
 3. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND/OR AGREEMENTS AS OF RECORD MAY APPEAR.
 4. UNDERGROUND UTILITIES ARE NOT SHOWN.
 5. BASIS OF ELEVATION IS APPROXIMATED FROM GOOGLE EARTH IMAGERY.
 6. CONTOUR LINES ARE DEPICTED AT ONE (1) FOOT INTERVALS.
 7. ALL MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
 8. BASIS OF BEARING IS S 83°58'00\"/>

- LEGEND**
- - SPOT ELEVATION
 - - SET ALUMINUM CAPPED REBAR, PLS #31942
 - ⊕ - FOUND ALUMINUM CAPPED REBAR, PLS #225971
 - ⊖ - FOUND ALUMINUM CAPPED REBAR, PLS #11415
 - ⦿ - FOUND NO. 5 REBAR, BROKEN/BENT, NOT ACCEPTED
 - X- - FENCE

LAND SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP OF LOT 2, BLOCK 10, GRAND LAKE ESTATES, FIRST FILING, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION.

DATED THIS 18th DAY OF JUNE, 2019.

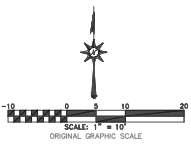
TIMOTHY R. SHENK, P.L.S. #31942
 PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

TIM SHENK
LAND SURVEYING, INC.
 P.O. BOX 1870
 GRANBY, CO 80448
 (970) 887-1048

TOPOGRAPHIC MAP
 LOT 2, BLOCK 10, GRAND LAKE ESTATES,
 FIRST FILING REC. No. 89950

SHEET 1 OF 1:

JOB: 13075	DWG: 13075.04	DATE: JUNE 18 2019	DRAWN BY: TC
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Property Record Card

Grand County Assessor's Office

**ROANE, ROBERT J &
DAYNA E**

Account: R144460
Tax Area: 051 - GRAND LAKE
Acres: 0.160

Parcel: 1193-064-09-002
Situs Address:
000530 LAKESIDE DR
GRAND_LAKE, 80447

7105 OVERBROOK DR
NIWOT, CO 80503-8506

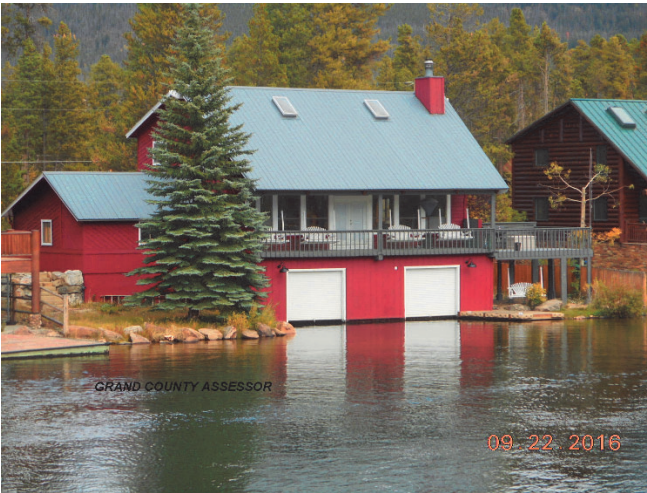
Super Neighborhood 1402 - RES SHADOW MTN
LAKEFRONT

Value Summary

Value By:	Market	Override
Land (1)	\$530,070	N/A
Residential (1)	\$777,680	N/A
Extra Feature (1)	\$3,560	N/A
Extra Feature (2)	\$2,950	N/A
Total	\$1,314,260	\$1,314,260

Legal Description

Subd: GRAND LAKE ESTATES 1ST FLG Lot: 2 Block: 10



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2013005581	06/24/2013	WD	QV	Y	\$759,000	173.16	\$758,500	173.27	\$805,602	163.14
B9700 P5421	07/02/1997	WDJ	QV	Y	\$440,000	298.70	\$440,000	298.70	\$440,000	298.70

Land Occurrence 1

Property Code	1112 - IMPRVD SINGLE FAMILY LAND	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Land Code	53861 - GRND LK EST LK FRT
Land Access	3 - AVE DIRT/GRAVEL YEAR ROUND	Topography Code	4 - MANY EASILY ACCESSIBLE SITES
Ground Cover	4 - MODERATE FLORA OR ROCKS	Land View	4 - GOOD
Exposure	3 - AVERAGE SITE, FLAT E,W SLOPE	Water	6 - LAKE FRONT ON SHADOW MOUNTAIN
Adjustment 4	94	Electricity	1 - INSTALLED

Property Record Card

Grand County Assessor's Office

Land Occurrence 1

Gas	0 - NOT AVAILABLE	Public Water	104 - YES GRAND LAKE TOWN
Sewer Type	115 - YES THREE LAKES W&S DIST	Well Water	0 - NO
Access Code	1 - YES	View Code	1 - YES

SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land L	1							
Total	1.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$530,070	530,070.00						

Residential Occurrence 1

Property Code	1212 - SINGLE FAMILY BUILDING	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Building Type	121200 - SFR
Exterior Wall	14 - WD SIDING	Percent	100
Roof Cover	13 - METAL	Percent	100
Roof Structure	3 - GABLE	Architectural Style	63 - 2 STORY
Interior Wall	5 - DRYWALL 7 - NATRL WOOD	Percent	90 10
Floor	14 - CARPET 12 - HARDWOOD 20 - AVERAGE	Percent	65 30 5
Rooms	1	Heating Fuel	4 - ELECTRIC
Heating Type	7 - BB ELEC	Air Conditioning	1 - NONE
Construction Quality	5 - GOOD QUAL.	Condition	2 - AVERAGE
Frame	2 - WOOD FRAME	Shape	SHAPE2 - LSHAPE
Stories	2 - STORIES 2.0	Bedrooms	4
Baths	2	Units	0
Actual Year Built	1977	Effective Year Built	1977
Depreciation	DEP01 - DEP01		

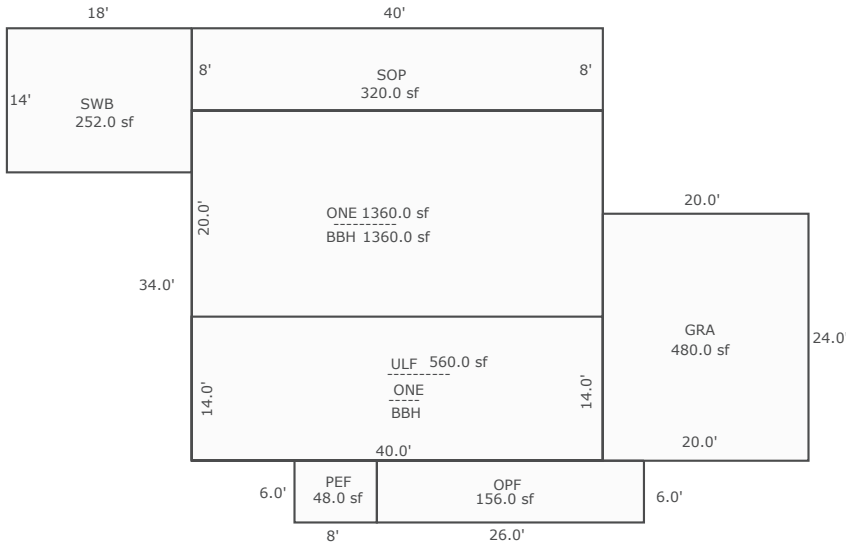
SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
PEF - Porch Enclosed Finished	48.0	33.6		48.0				
OPF - First Story Open Porch	156.0	54.6						
SOP - Second Story Open Porch	320.0	128.0						
BBH - Boat House With Main Stru	1360.0	680.0						
ULF - Upper Level Finished	560.0	504.0				560.0	560.0	
ONE - Main Level	1360.0	1360.0		1360.0		1360.0	1360.0	
SWB - 2Nd Story Wood Balcony	252.0	47.9						
GRA - Garage Attached Finished	480.0	216.0		480.0	480.0			
Total	4,536.00	3,024.10		1,888.00	480.00	1,920.00	1,920.00	

Property Record Card

Grand County Assessor's Office

Residential Occurrence 1

Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$777,680	171.45	257.16		411.91	1,620.17	405.04	405.04	



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAMILY BUILDING	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Building Number	1
Effective Year Built	1977	Depreciation	DEP01 - DEP01
Adjustment 1	100	XFOB Code	200 - FIRE PL AVG

SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Units		1						
Total		1.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$3,560	3,560.00						

Extra Feature Occurrence 2

Property Code	1212 - SINGLE FAMILY BUILDING	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Effective Year Built	2016
Depreciation	DEP01 - DEP01	XFOB Code	226 - WHARF

SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Units		81						
Total		81.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$2,950	36.42						

Property Record Card

Grand County Assessor's Office

Extra Feature Occurrence 2

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
1112	IMPRVD SINGLE FAMILY LAND	\$530,070	\$36,840	NA	NA
1212	SINGLE FAMILY BUILDING	\$784,190	\$54,500	NA	NA
Total		\$1,314,260	\$91,340	NA	NA

OoAK HOUSE
 530 LAKESIDE DRIVE
 GRAND LAKE, COLORADO
 80447

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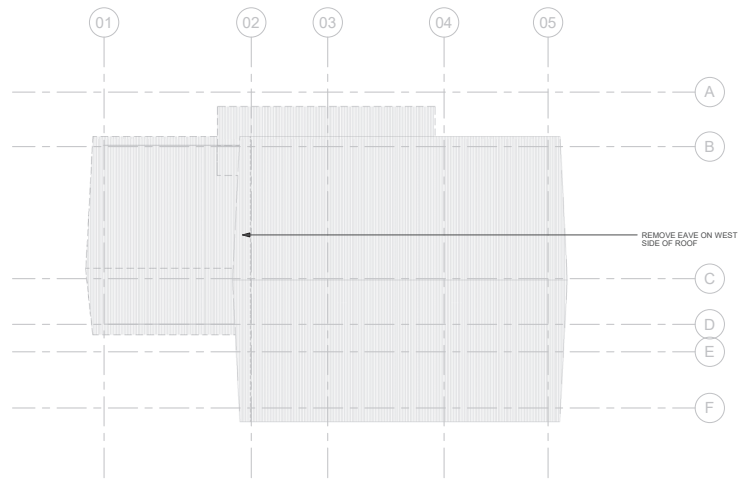


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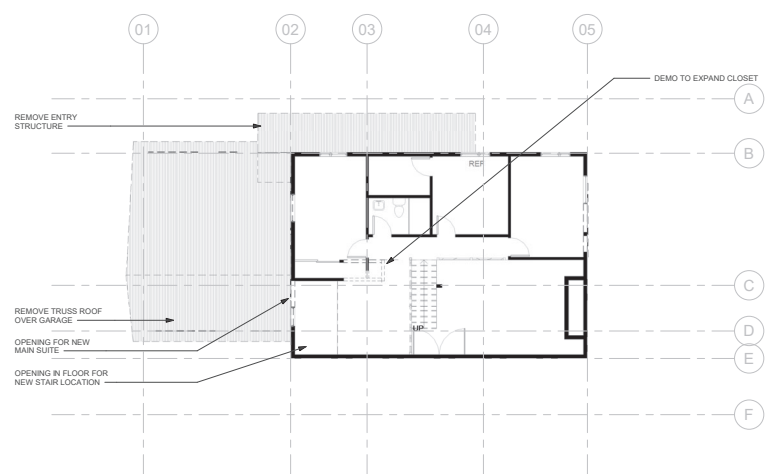
Date	Description

EXISTING / DEMO - FLOOR PLANS

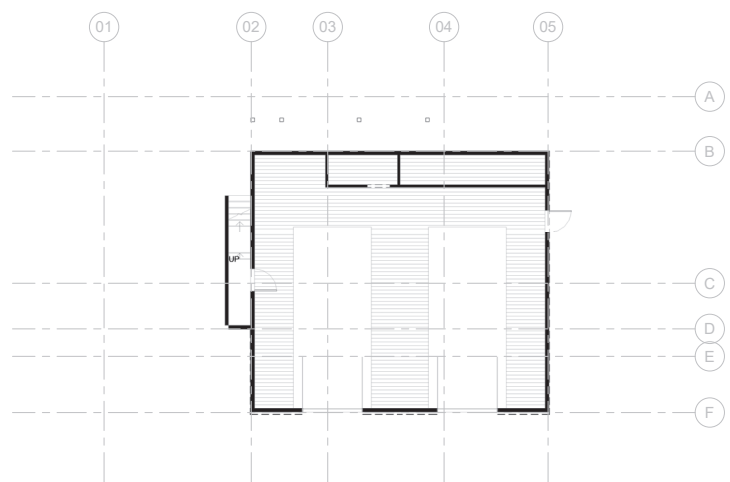
A2.00



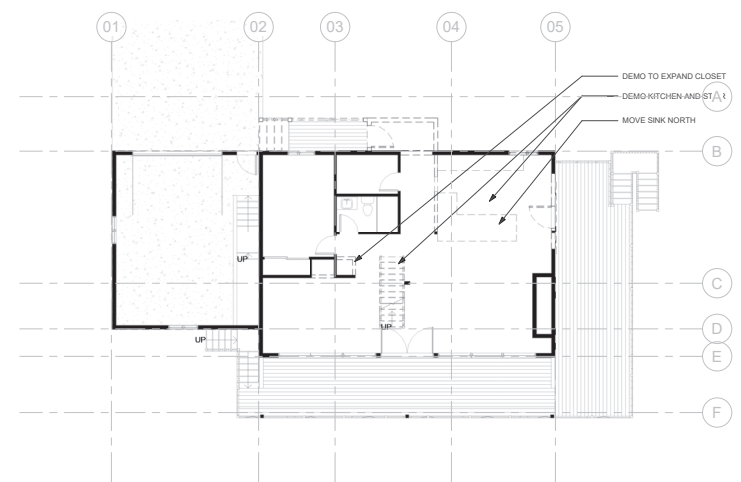
3 OVERALL DEMO PLAN - ROOF
 1/8" = 1'-0"



2 OVERALL DEMO PLAN - LEVEL 02
 1/8" = 1'-0"



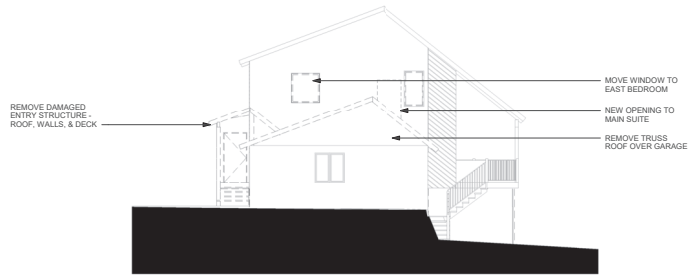
4 OVERALL DEMO PLAN - BOAT GARAGE
 1/8" = 1'-0"



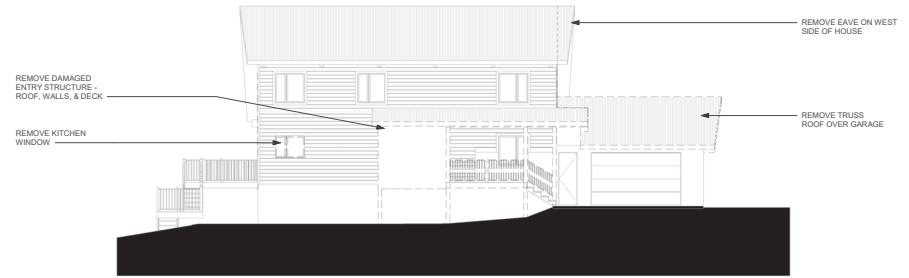
1 OVERALL DEMO PLAN - LEVEL 01
 1/8" = 1'-0"

ELEVATION AND SECTION KEY

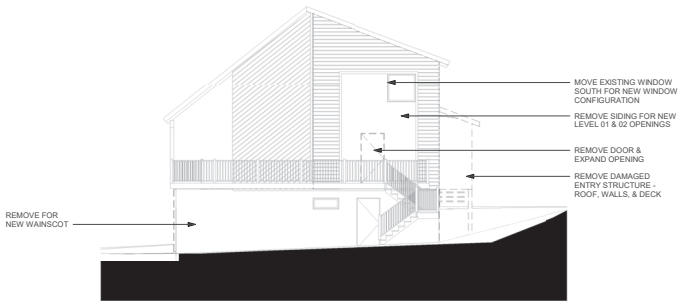
- GRIDS/LEVELS -----
- BULK PLANE -----
- SETBACKS -----
- GRADE -----
- ZONE OF TRANSPARENCY -----
- ZONE LOT DEPTH LINE -----
- PROPERTY LINE -----
- GROUNDWATER -----
- VIEW CORRIDOR -----



3 DEMO ELEVATION - WEST
A2.05 1/8" = 1'-0"



1 DEMO ELEVATION - NORTH
A2.05 1/8" = 1'-0"



4 DEMO ELEVATION - EAST
A2.05 1/8" = 1'-0"



2 DEMO ELEVATION - SOUTH
A2.05 1/8" = 1'-0"

OoAK HOUSE
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GRAND LAKE, COLORADO
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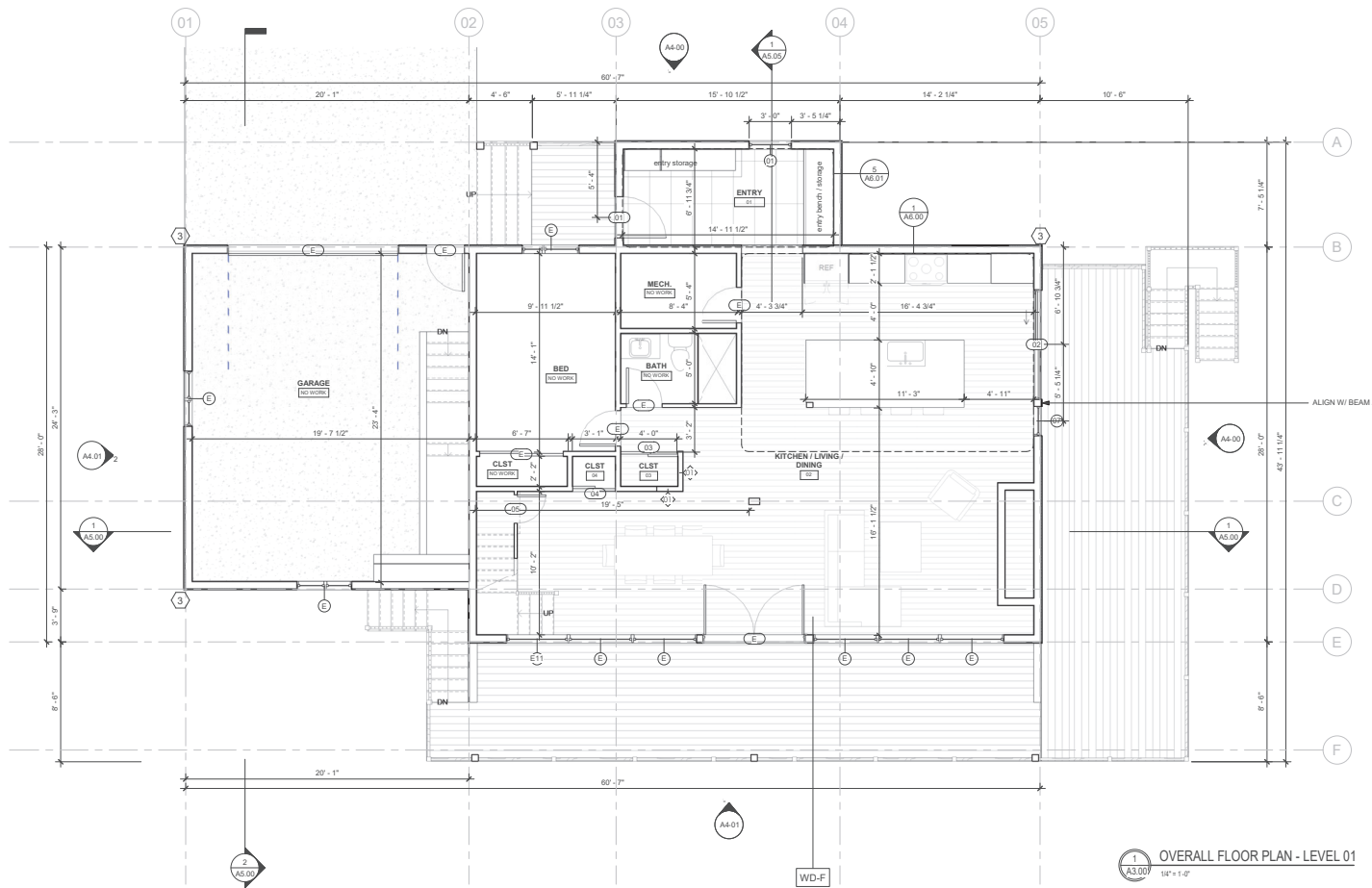
EXISTING / DEMO - ELEVATIONS

A2.05

Section 6, Item A.

- GENERAL PLAN NOTES**
1. ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONC. UNLESS NOTED OTHERWISE.
 2. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
 3. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
 4. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
 5. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY.

- KEYNOTES**
- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE. SITE PLAN
 - 2 ELECTRICAL METER LOCATION
 - 3 DOWNSPOUT W/ HEAT TAPE



Ooak House
 530 LAKESIDE DRIVE
 GRAND LAKE, COLORADO
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FLOOR PLAN - LEVEL 01

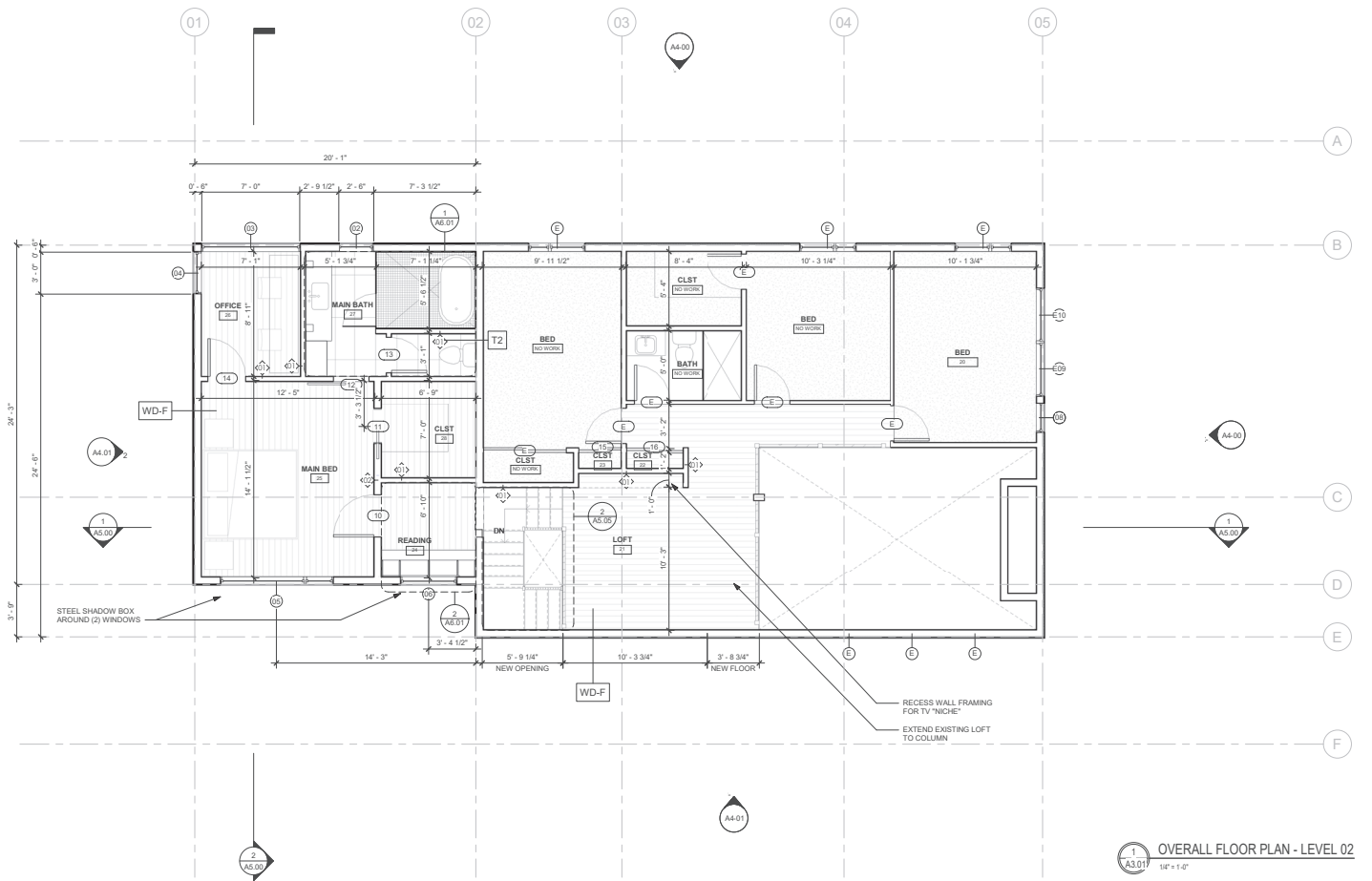
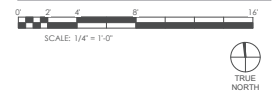
A3.00

1 **OVERALL FLOOR PLAN - LEVEL 01**
 A3.001 1/4" = 1'-0"

Section 6, Item A.

- GENERAL PLAN NOTES**
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OAK HOUSE
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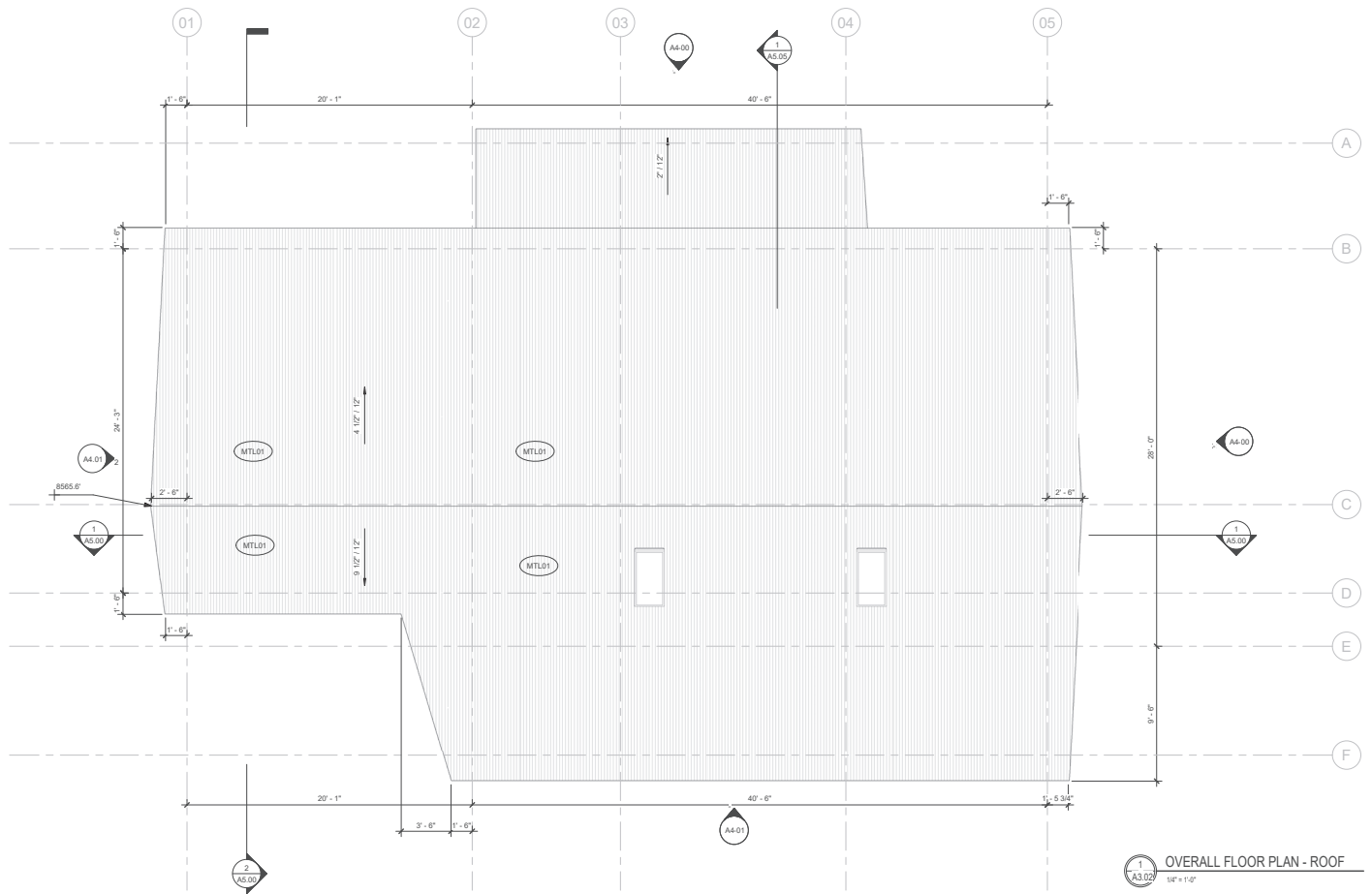
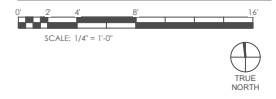
FLOOR PLAN - LEVEL 02

A3.01

1 OVERALL FLOOR PLAN - LEVEL 02
 1/8" = 1'-0"

Section 6, Item A.

- GENERAL PLAN NOTES**
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 3. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
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- KEYNOTES**
1. LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE. SITE PLAN
 2. ELECTRICAL METER LOCATION
 3. DOWNSPOUT W/ HEAT TAPE



1 OVERALL FLOOR PLAN - ROOF
1/4" = 1'-0"

OoAK HOUSE
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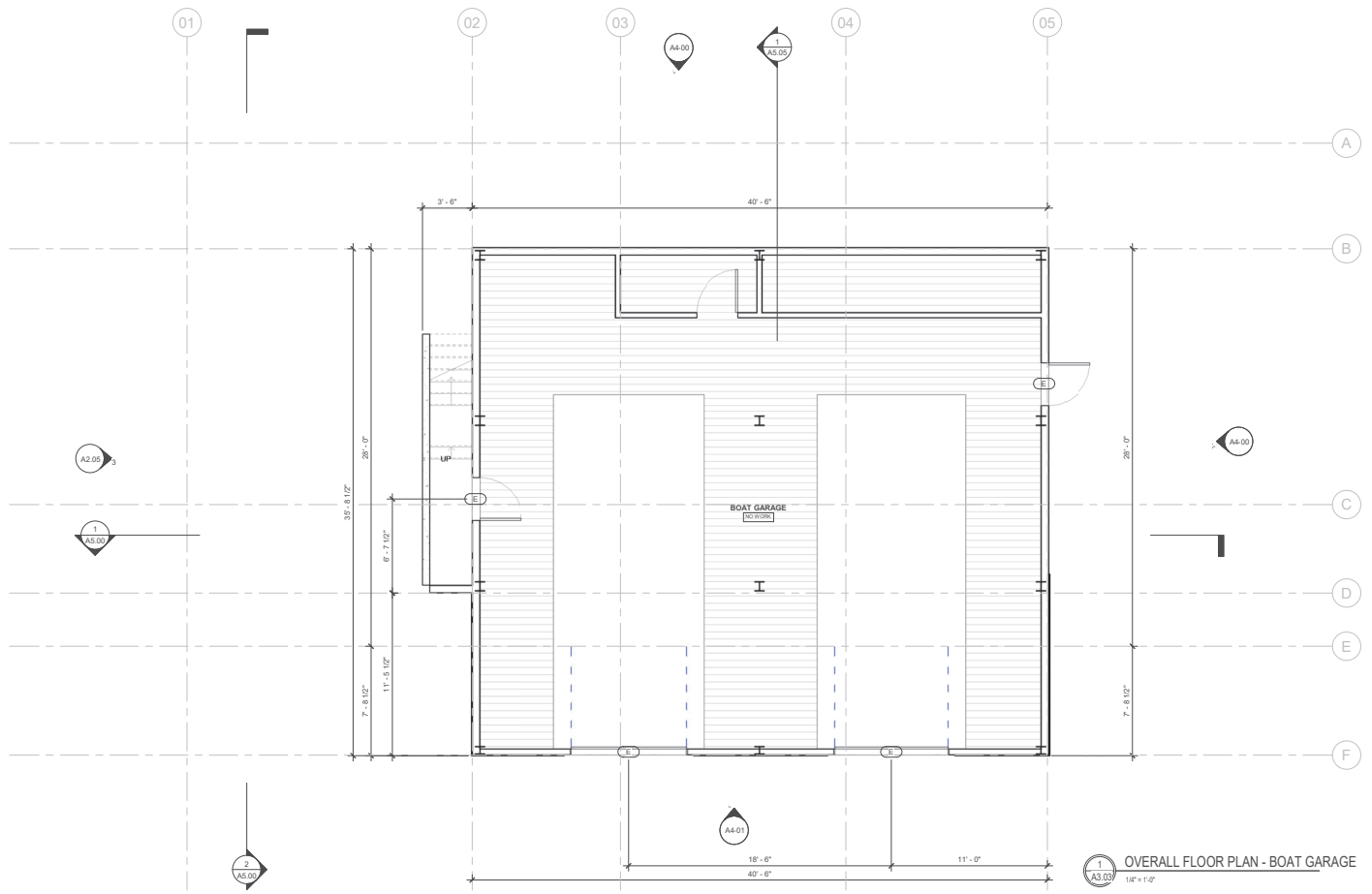
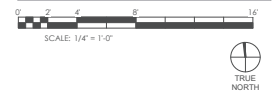
Date	Description

FLOOR PLAN - ROOF

A3.02

Section 6, Item A.

- GENERAL PLAN NOTES**
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- KEYNOTES**
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 2. ELECTRICAL METER LOCATION
 3. DOWNSPOUT W/ HEAT TAPE



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 530 LAKESIDE DRIVE
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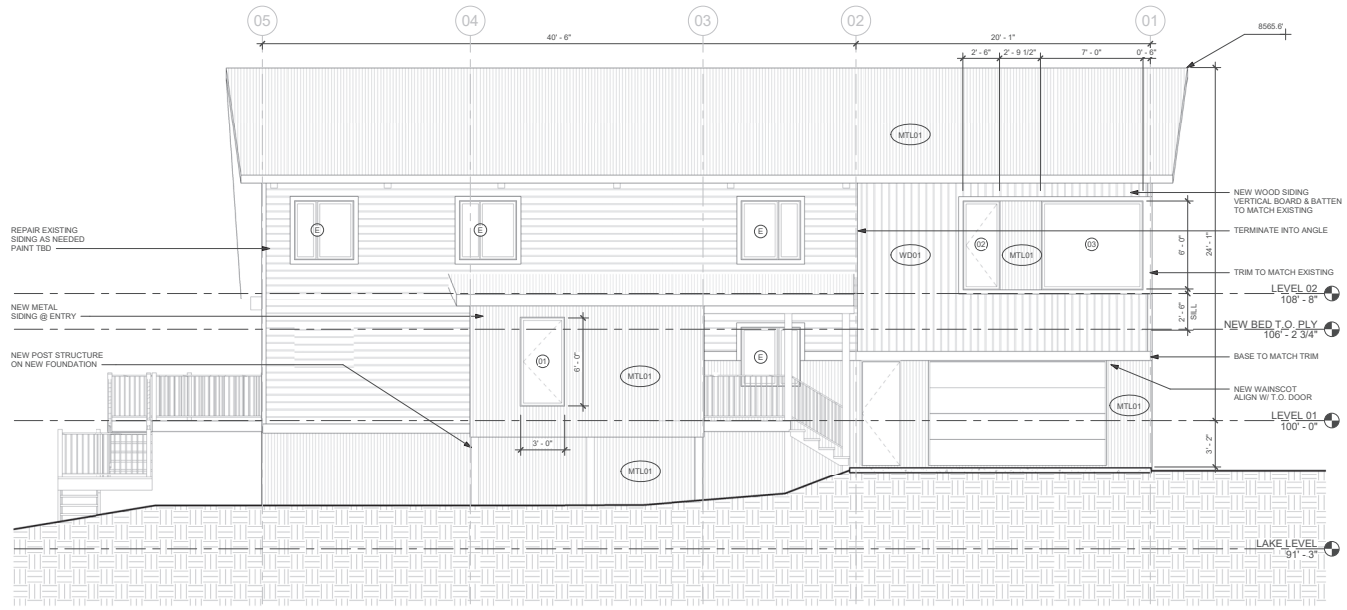
Date	Description

FLOOR PLAN -
 BOAT GARAGE

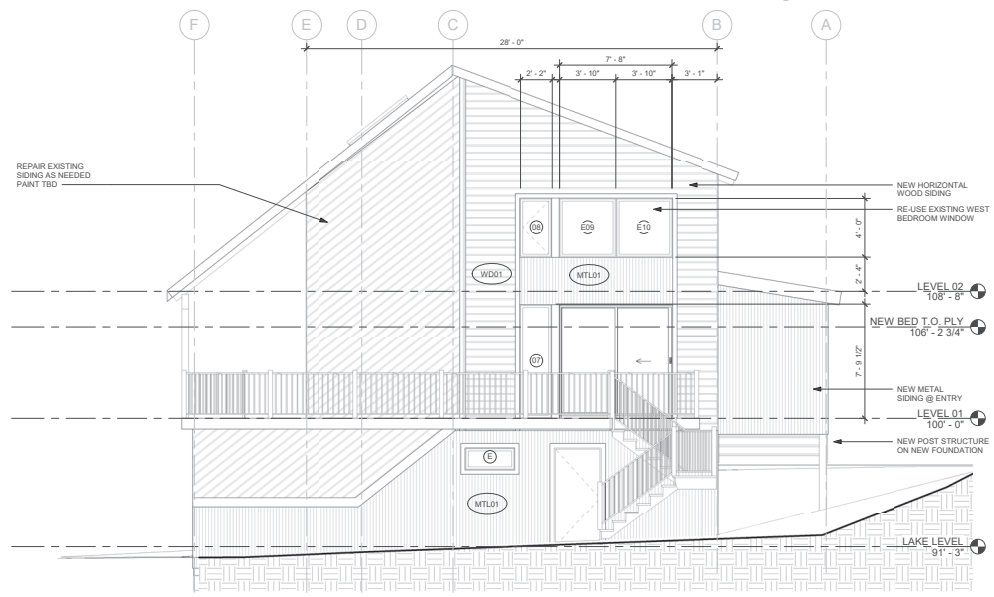
A3.03

1 OVERALL FLOOR PLAN - BOAT GARAGE
 A3.03 1/8" = 1'-0"

Section 6, Item A.



1 A4.00 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 A4.00 EAST BUILDING ELEVATION
1/8" = 1'-0"

WINDOW SCHED					
Mark	WINDOW TYPE	SILL	Width	Height	COMMENTS
01	CASEMENT	1'-0"	3'-0"	6'-0"	
02	CASEMENT	2'-9"	2'-6"	6'-0"	
03	FIXED	2'-9"	7'-0"	6'-0"	
04	CASEMENT	2'-9"	3'-0"	6'-0"	
05	FIXED + CASEMENT	2'-9"	8'-0"	6'-0"	
06	AWNING	2'-9"	4'-0"	3'-0"	
07	FIXED	0"	2'-2"	7'-9 1/2"	V.I.F. match existing header height
08	CASEMENT	2'-4"	2'-2"	4'-0"	
E09	(EXISTING)	2'-4"	3'-10"	4'-0"	move existing window to new configuration
E10	(EXISTING)	2'-4"	3'-10"	4'-0"	re-use existing window from west level 02 bedroom
E11	TEMP. GLASS	1'-9 1/2"	4'-6"	6'-0"	replace existing w/ safety glass

WINDOW & DOOR NOTES

- GC TO VERIFY ALL R.O. DIMENSIONS W/ SELECTED MFR PRIOR TO FRAMING.
- SCREEN ALL OPERABLE WINDOWS AND SLIDING DOORS U.N.O.
- ALL INTERIOR DOORS ARE WOOD FLAT PANEL, PAINT GRADE, PAINTED WHITE, U.N.O.
- ALL SLIDING DOORS AND WINDOWS SHALL HAVE MATCHING EXTERIOR FINISHES.
- ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE THERMALLY BROKEN FRAMES.
- INSTALL ALL DOORS AND WINDOWS PER MANUF. RECOMMENDATIONS.
- ARCHITECT SPECIFIES MILDARD THERMALLY IMPROVED WINDOWS OR SIMILAR.
- ALL MULTION LOCATIONS AND SIZES TO BE CONFIRMED IN SHOP DRAWINGS.
- GC TO VERIFY HANDING AND SWING OF ALL DOORS AND WINDOWS.

E EXISTING WINDOW TO REMAIN

Ooak House
530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

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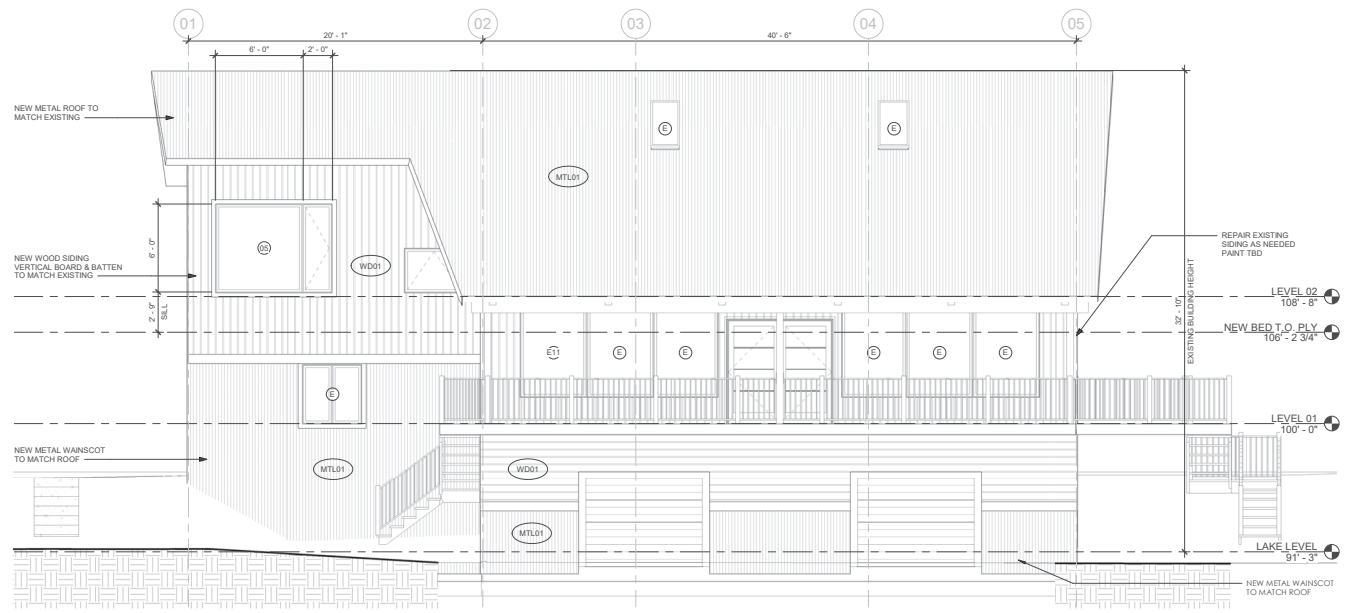
02.01.2023

Date	Description

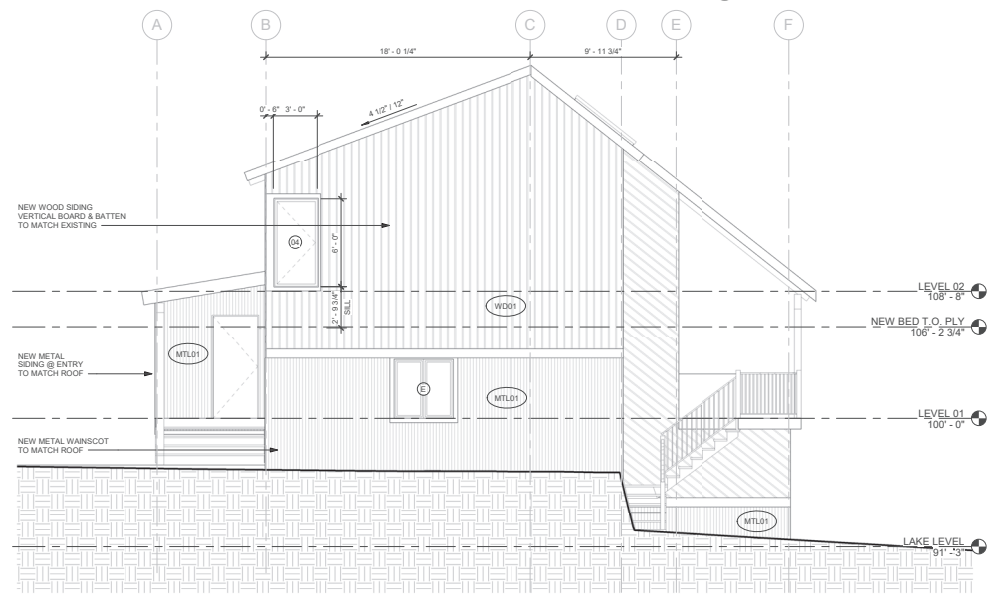
EXTERIOR ELEVATIONS

A4.00

Section 6, Item A.



1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



2 WEST BUILDING ELEVATION
1/4" = 1'-0"

WINDOW SCHED					
Mark	WINDOW TYPE	SILL	Width	Height	COMMENTS
01	CASEMENT	1'-0"	3'-0"	6'-0"	
02	CASEMENT	2'-9"	2'-6"	6'-0"	
03	FIXED	2'-9"	7'-0"	6'-0"	
04	CASEMENT	2'-9"	3'-0"	6'-0"	
05	FIXED + CASEMENT	2'-9"	8'-0"	6'-0"	
06	AWNING	2'-9"	4'-0"	3'-0"	
07	FIXED	0"	2'-2"	7'-9 1/2"	V.I.F. match existing header height
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E09	(EXISTING)	2'-4"	3'-10"	4'-0"	move existing window to new configuration
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WINDOW & DOOR NOTES

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E EXISTING WINDOW TO REMAIN

Ooak House
530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
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Date	Description

EXTERIOR ELEVATIONS

A4.01

Zoning Variance Request: Narrative & Hardship Explanation

The Roanes request a variance because their house was built prior to the enactment of the stream and shore setback ordinances. Their house is non-conforming as to the setback in that part of the additional floor will be within 30 feet of the lake.

The new bedroom suite will be built as an additional floor above an existing garage. The existing footprint of the home will not change. The proposed addition will not change the historic intrusion on the setback, and we do not expect any impact on the water, habitat, or floodplain as a result. We do not expect the shoreline to be disturbed in any way. The proposed addition complies to current ordinance governing size in all other respects, and both neighboring properties have expanded their residential homes in a similar manner.

No alternative plans are proposed because they would entail increasing the existing footprint of the home.

It is our understanding that uses and buildings that were conforming prior to the Town of Grand Lake initiating rezoning of the property will be permitted to expand the building or building containing a nonconforming use to the Building Height and Are Regulations of the previous zone as declared in the ordinance.





Date: March 15th, 2023
To: Chairman Shockey and Commissioners
From: Kim White, Community Development Director

RE: Shared Driveway request for Lot 6, Block 32, Town of Grand Lake, aka 309 Mountain Ave. and Lot 5, Block 32, Town of Grand Lake, aka 317 Mountain Ave.

Location Map



Purpose

The Town has received a request from the Applicant to use the exiting driveway entrance located in the Applicants front yard to access the property. The neighboring property has an existing driveway entrance located directly in front of the Applicants property and adjoining the driveways would cause less erosive and vegetative damage to the environment in that area.

Municipal Code:

11-2-6 Private Drives, Emergency Access Requirements, and Criteria.

- (A) *Criteria for Access Onto Town of Grand Lake Roadways.*
 - (a) The term driveway or access are interchangeable terms and refer to the specific locations granted to properties adjacent to Town ROW for the purpose of accessing the property.



- (c) A driveway is defined as serving no more than one (1) single-family residence or one (1) multi-family unit (not to exceed a four-plex).
- 1. Shared driveways are encouraged for no greater than two (2) single-family residences, upon permission by the Planning Commission.

Staff Comments

Staff recommends that the Planning Commission allow the driveway access to be a shared access point for both lots.

Suggested Commission Motion

Motion to permit a shared driveway for lots 5 and 6 Block 32, Town of Grand Lake.

OR

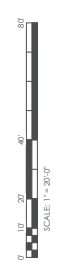
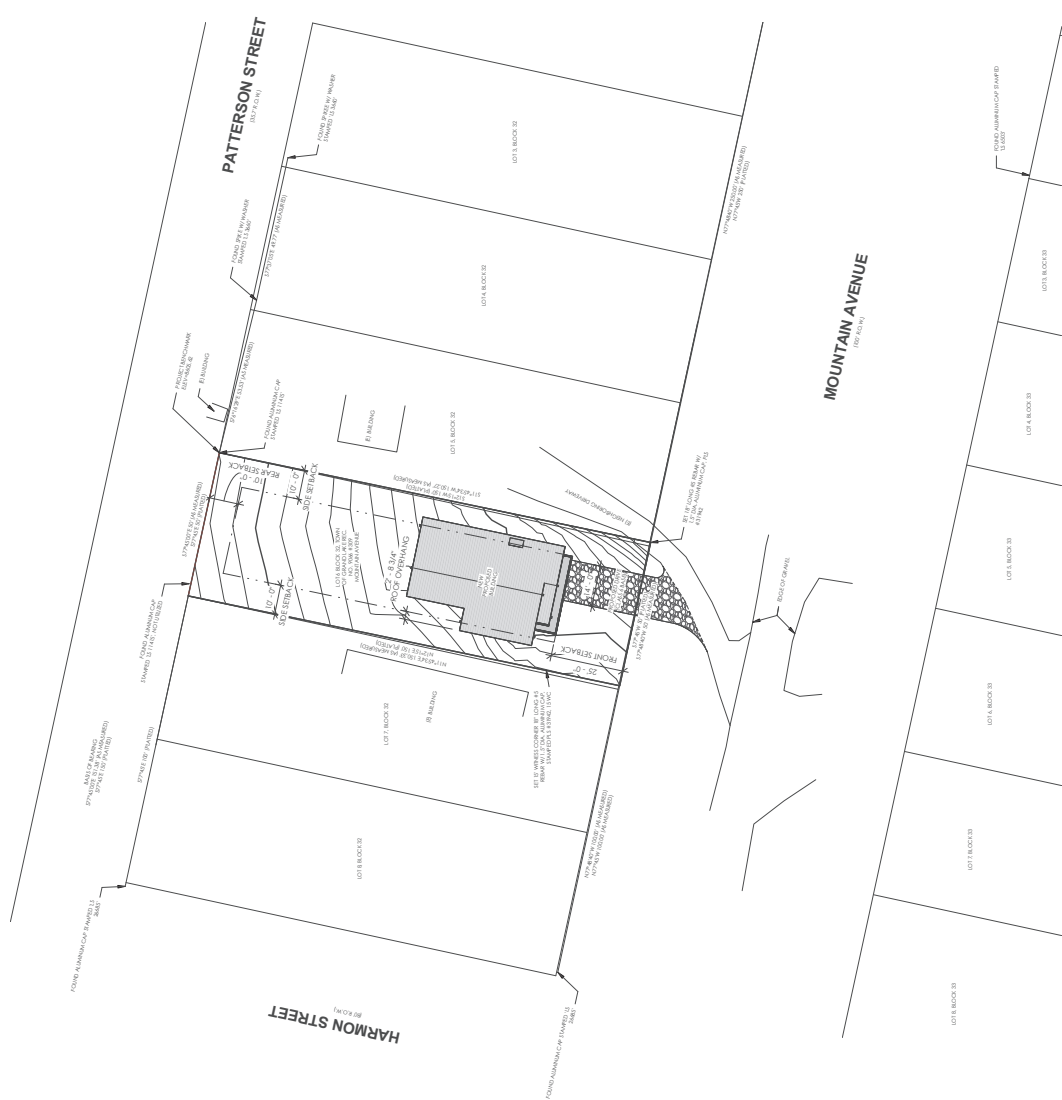
Motion to permit a shared driveway for lots 5 and 6 Block 32, Town of Grand Lake with the following conditions _____.

OR

Motion to deny the request.

SITE PLAN LEGEND:

	NEW PROPOSED ADDITION		NEW PROPOSED GRAVEL
	NEW PROPOSED CONCRETE		SNOW STORAGE



PROJECT SITE PLAN
SCALE: 1" = 20'0"
BACK REF.

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 02 – 2023**

**A RESOLUTION RECOMMENDING APPROVAL OF A SHARED DRIVEWAY REQUEST
LOCATED AT LOT 6 BLOCK 32, TOWN OF GRAND LAKE, MORE COMMONLY KNOWN AS
309 MOUNTAIN AVE.**

WHEREAS, the Town of Grand Lake (the “Town”) received a Building Permit Application (the “Application”) from Michael Stilson (the “Applicant”); and

WHEREAS, the Applicant is requesting to use the exiting driveway entrance located in the front yard of Lot 6, Block 32, Town of Grand Lake, aka 309 Mountain Ave. (the “Property”); and

WHEREAS, the existing driveway currently services the adjacent property located Lot 5, Block 32, Town of Grand Lake, aka 317 Mountain Ave.

WHEREAS, Municipal Code 11-2-6(A)1 states:

(c) A driveway is defined as serving no more than 1 single-family residence or 1 multi-family unit (not to exceed a 4-plex).

1. Shared driveways are encouraged for no greater than two (2) single family residences, upon permission by the Planning Commission.

WHEREAS, the Planning Commission reviewed the Application and finds and recommends approval of shared driveways for Lot 6, Block 32, Town of Grand Lake, aka 309 Mountain Ave. and Lot 5, Block 32, Town of Grand Lake, aka 317 Mountain Ave.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Commission hereby grants permission to the Application to allow a shared driveway for no greater than two (2) single family residences located at Lot 6, Block 32, Town of Grand Lake, aka 309 Mountain Ave. and Lot 5, Block 32, Town of Grand Lake, aka 317 Mountain Ave.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 15th DAY OF MARCH, 2023

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey
Planning Commission Chairman



Grand Lake Planning Commission

ADU Definition to Include Detached Structures in Municipal Code 12-2-6

TO: Chairman Shockey and Commissioners
FROM: Kimberly White, Planning Department

DATE: 03/15/2023

RE: Resolution 03-2023; Consideration to Recommend Updating the Accessory Dwelling Unit (ADU) Definition to Include Detached Structures in Municipal Code 12-2-6

Purpose:

Town staff has been directed to draft a new definition for accessory dwelling units (ADU’s) to include detached units.

Background:

At the 5/18/2022 planning commission meeting, the commissioners asked that a discussion be scheduled for ADU’s and the rules surrounding them. The municipal code is listed below.

At the 06/01/2022 Planning Commission meeting, altering the definition of ADU to remove the statement that “dwelling unit within, and not legally subdivided from, the principal structure” was discussed.

The main discussion points at the 6/1/22 planning commission meeting were ([minutes are available online](#)):

- Utilities
- Parking requirements
- Design code
- Density of the lots

There are many ADU’s that currently exist in the Town prior to the zoning code.

At the 9/21/22 Planning Commission meeting, the Commissioners asked that the Town attorney draft an ordinance to update the code to change the definition of ADU to allow detached units. The main discussion points were utilities and how they are split, loud parties and other noise, parking, setbacks, driveways and code enforcement. Minutes can be viewed [here](#).

At the 11/2/22 Planning Commission, the ADU discussion was revisited and the Commissioners were tasked with sending Staff any ideas and concerns with a code revision. Commissioner Burke sent an article about ADU’s (see [Exhibit B](#)), no other comments were received. The main concerns were listed in the [11-2-2023 minutes](#) and are generally already accounted for in the code. These concerns are summarized here:

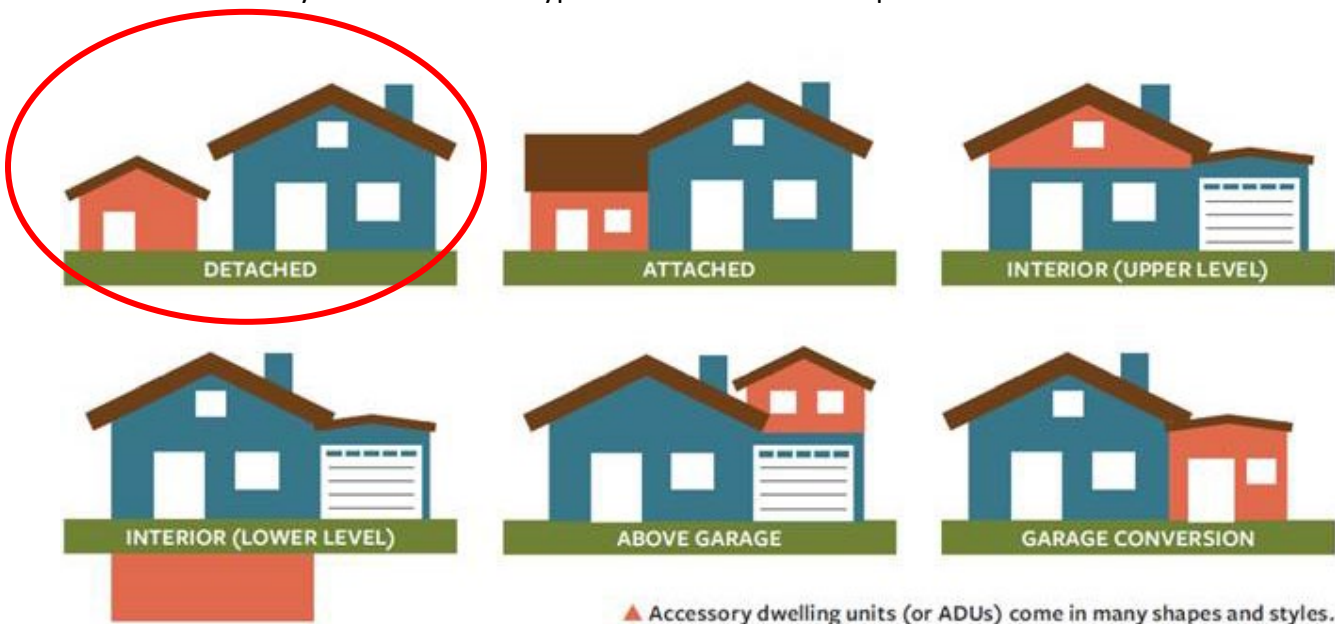
- Concern with driveway access to ADU's.
- Limit on the number of individuals in each ADU, was noted that this should be a first responder question.
- Height and square footage was questioned and noted that it is already addressed in the code.
- The difference between attached and detached ADU
- Fireplace code in regards to an ADU.

At the 02/01/2023 Planning Commission meeting, the Commissioners discussed all previous concerns and determined that changing the definition of ADU to include the detached structure would be acceptable ([02/01/2023 minutes](#)).

ToGL Municipal Code:

- The code does not discuss any required spacing between structures on a single property (referenced in with Fire code IBC 2015).
- The code makes exceptions for 2 contiguous water using units (10-1-6-B)
- The code identifies parking requirements for additional units (12-2-28).
- The code states that nightly rentals are not permitted in ADU's in most districts.
- The code states minimum and maximum square footage of ADU's in residential districts.
- The Town code currently allows attached ADU's and has set regulations for density, and sizing for each zone.
- The code defines driveway as location to gain access to property, serving no more than 1 SFR. It would stand to reason that an additional access to an ADU would branch from the single driveway access point, once on the property.

The Town currently allows all of the types of ADU's below except for detached:



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Source: The ABCs of ADUs, a guide to accessory dwelling units and how to expand housing options for people of all ages, AARP

Motion:

Move to recommend approval of the draft Resolution 03-2023 updating the definition of Accessory Dwelling Units to the Board of Trustees.

or

Move to revise the draft ordinance to incorporate the following language: _____, and bring back to the Planning Commission for a final review.

Or

Move to Deny the draft resolution 03-2023



Grand Lake Planning Commission

Municipal Code Items- Exhibit A

Definition:
MC 12-2-26

Accessory Dwelling Unit (ADU) – One additional dwelling unit within, and not legally subdivided from, the principal structure. The dwelling unit must be in a continuous enclosure. The entire dwelling unit must function as a unit without any permanent physical separation such as wall or floor with no means of connection.

Accessory Uses and Structures - A use naturally and normally incidental to a use by a right, and complying with all of the following conditions:

- (a) Clearly incidental and customary to and commonly associated with the operation on the use by right;
- (b) Is operated and maintained under the same ownership as the use by right;
- (c) Includes only those structures or structural features consistent with the use by right;
- (d) The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten percent (10%) of the Building Area of the property and the gross land area utilized by all accessory uses of all uses by right shall not exceed the gross land area utilized by all uses by right;
- (e) May include home occupations, as defined by this Article or;
- (f) Overnight camping on private residential property, by the owner or guest, for a period not exceeding seven (7) consecutive days.

Dwelling Unit - Any room or group of rooms in a multi-family building designed for or used as a dwelling by one family as an independent housekeeping unit including toilet and kitchen facilities, but not including hotels, motels, clubs, boarding houses, or any institution such as an asylum, hospital, or jail where human beings are housed by reason of illness or under legal restraint. The term dwelling unit shall also include a modular or manufactured home which has been attached to a permanent foundation; and which has been added to the ad valorem tax rolls to be considered as a taxable property. The arrangement of rooms in each dwelling unit shall be such as to prohibit the division of one dwelling unit into two or more dwelling units.

Nightly Rental – A structure, dwelling or dwelling unit that is rented for periods of time of less than thirty (30) consecutive days. The term “Nightly rental” shall not include hotel, motel, or bed and breakfast establishments.

One example of a zone:

12-2-12 Regulations for Single Family Residential – High Density – RSH

The regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the RSH - Single Family Residential District - High Density.

(A) Uses Permitted by Right

1. Single Family and Accessory Dwelling Units (ADUs).
2. Home occupations
3. Domestic animals, provided such animals are household pets and that kennels are not maintained.
4. Fences, hedges, and walls, provided such uses are located where they will not obstruct motorists' vision at street intersections.
5. Accessory buildings and uses customarily incident to the uses permitted in this district.
6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).
7. Historic structures.

(B) Conditional Uses

1. Public Utilities.
2. Fire stations, police stations and telephone exchanges.
3. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.
4. The Commission may in addition prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Planning Commission.
5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See 12-2-31(B)4 Nightly Rental Conditional Use Permits.
6. Bed and Breakfasts

(C) Zoning Standards: Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement		
Minimum Lot Area	<i>5,000 sq. ft. per single family home</i>	<i>5,000 sq. ft. for all conditional uses</i>	
Minimum Lot Frontage	<i>50'</i>		
Minimum Floor Area	<i>800 sq. ft per single family home</i>	<i>500 sq. ft. per accessory dwelling unit</i>	
Maximum Floor Area	Governed by zoning standards	<i>800 sq. ft. per accessory dwelling unit</i>	
Minimum Setback	<i>Front 25'</i>	<i>Side 10'</i>	<i>Rear 10'</i>
Maximum Height	<i>32'</i>		
Density	<i>One single family home and one accessory dwelling unit per parcel</i>		

10-1-6 Service Line:

(B) Separate Service Lines Required

Each water using unit shall have a separate 3/4 inch (minimum) service line to the water system, a meter and a curb stop. No connection with the water system shall be made by extending the service line from one water using unit to another. When two or more water using units are contiguous and owned by the same person, the Town may authorize an exception.

10-1-7 Meters

(A) Meters Required

Each and every water using unit connected to the water system shall be required to have a meter of a type, size and configuration designated by the Town. All meters will be furnished to the customer by the Town. Each water meter shall be installed with service valves both upstream and downstream from the meter. The purchase and installation costs for meters will be borne by the customer, but in all cases, the meter shall be owned by the Town. Meters shall be installed either by Town personnel or by a plumber licensed by the State of Colorado. All meters shall be installed in accordance with applicable governmental and plumbing codes and such additional specifications as may be approved by the Town Board of Trustees.

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 03-2023**

**A RESOLUTION RECOMMENDING TO THE GRAND LAKE BOARD OF TRUSTEES TO
AMEND TOWN CODE 12-2-6 REGARDING THE DEFINITION OF ACCESSORY
DWELLING UNIT**

WHEREAS, the Planning Commission of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority of reviewing and making certain recommendations to the Board of Trustees (“Board”) of the Town of Grand Lake, Colorado (“Town”); and

WHEREAS, the Town of Grand Lake Municipal Code Title 12, Article 2 was adopted to establish regulations and restrictions in accordance with a land use plan to, among other things, provide comprehensive regulations restricting the erection, construction, reconstruction, alteration, repair and use of building, structures, and land within the Town of Grand Lake; and

WHEREAS, the Town Code Municipal Code Title 12, Article 2, Section 6 provides definitions of certain terms in order to facilitate understanding of subsequent sections of the Town Code; and

WHEREAS, the Planning Commission of the Town of Grand Lake has determined the definition of “Accessory Dwelling Unit (ADU)” should be amended to permit both attached and detached Accessory Dwelling Units within the Town of Grand Lake; and

WHEREAS, the Planning Commission of the Town of Grand Lake has determined that certain terms defined in the Town Code lack clarity and, therefore, are difficult to apply when making land-use decisions.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF GRAND LAKE, COLORADO, THAT:**

- 1. The Planning Commission recommends the Board of Trustees amend Section 12-2-6 of the Municipal Code of the Town of Grand Lake by amending the definition of “Accessory Dwelling Unit (ADU)” with the removal of the ~~striketrough language~~ and the addition of the **bold underlined language** to read in its entirety as follows:

Accessory Dwelling Unit (ADU). One (1) additional dwelling unit within **or in addition to**, and not legally subdivided from, the principal structure. ~~The dwelling unit must be in a continuous enclosure. The entire dwelling unit~~ **Accessory Dwelling Unit** must function as a **Dwelling Unit** ~~unit without any permanent physical separation such as wall or floor with no means of connection~~ **and may be attached to or detached from the principal structure.**

INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE THIS ____ DAY OF _____, 2023.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO

Alayna Carrell
Town Clerk

By: _____
James Shockey
Chair