



**TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
Tuesday, March 8, 2022 8:00 AM**

A G E N D A

- I. **Meeting Call to Order**
- II. **Roll Call of BOA Members**
- III. **Minutes:** February 8, 2022
- IV. **Conflicts of Interest**
- V. **Action Items:**
 - A. PUBLIC HEARING continued from February 8, 2022: Metes and bounds parcel, 78581 US Highway 40 – Accommodation Unit Density – Request to Table to March 22, 2022
 - B. PUBLIC HEARING continued from February 8, 2022: Metes and bounds parcel, 78581 US Highway 40 – Building Height – Request to Table to March 22, 2022
 - C. PUBLIC HEARING: Lot 14, Idlewild Meadows, 184 Idlewild Lane – Front Setback, Rear Setback, Side Setback, Building Coverage

If members of the public wish to attend the meeting digitally the link is below. The meeting will continue in person regardless of technical difficulties with Zoom.

Computer Log-In Instructions

Please click the link below to join the webinar:

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Dial In Numbers

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592
or +1 312 626 6799

Webinar ID: 817 2574 4995

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You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

Public Hearing Process

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the “raise your hand” feature and staff will unmute citizens in the order they were received. To enable “raise your hand” feature, click on the “Participants” button the bottom of the screen.



**TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
Tuesday, February 8, 2022 8:00 AM**

MINUTE

- I. **Meeting Call to Order.** The Board of Adjustment meeting starts at 10:15 am
- II. **Roll Call of BOA Members.** Roll Call indicated present Chairman Brad Holzwarth, BOA Members Roger Kish, Dave Barker, Johnathan Larson and Angela Sandstrom. Community Development Director James Shockey and Town Planner Hugh Bell are also present. BOA Member Jonathan Larson is not present for this meeting. BOA Member George Stevens (alternate) and Doug Robbins are absent.
- III. **Minutes:** January 11, 2022. BOA Member Barker makes a motion to approve the minutes. BOA Member Sandstrom seconds. The minutes are approved 5, 0.
- IV. **Conflicts of Interest.** No one comes forward. Chairman Holzwarth states that he lives across the street from 78581 US Highway 40 and that he runs a business as well. No one comes forward objecting Chairman Holzwarth being part of the BOA meeting today.
- V. **Action Items:**
 - A. **PUBLIC HEARING:** Metes and bounds parcel, 78581 US Highway 40 – Accommodation Unit Density

Town Planner Bell begins his presentation. Town Planner Bell reads the main points regarding this Variance Request. Planner Bell uses the screen to show the BOA and the public these items. Planner Bell reads the three criteria that must be met in order to grant approval. Then, Planner Bell goes over the public notification process. Planner Bell gives an outline of the Staff Recommendations. All this information has been sent to the BOA members in the electronic packet. A document was sent after the electronic packet was sent to the BOA members but it has been included in today's presentation. Planner Bell says he can provide a printed copy if necessary.

Director Shockey suggests to open the second item on the agenda since they are tied together and the BOA can make separate motions for each Variance request.

The BOA agrees.

Variance Request for height. Planner Bell uses the screen to show the BOA and the public these items. Planner Bell goes over the same steps as he did for the previous Variance request. Planner Bell reads the three criteria that must be met in order to grant approval. Then, Planner Bell goes over the public notification process. Planner Bell gives an outline of the Staff Recommendations. Planner Bell mentions the parking proposal the applicant has submitted to the Staff. Additionally, Planner Bell reads the height particularities for this Variance request, easements and some other items included in the Staff report. All this information was provided to the BOA in the packet.

Mr. Casey Culberson comes forward. Mr. Culberson starts by explaining the site plan. Mr. Culberson talks about access and parking. Then, he goes over the elevations. The hotel would be located on the front. Mr. Culberson uses the screen to explain more in detail this project. The applicant also mentions the commercial portion of the project. Mr. Culberson points out that the aesthetics need more work. The applicants also show aerial views and pictures of the surrounding properties. Mr. Culberson shows a proposal of the rooftop with some amenities. There is another proposal that shows how this project might

be designed. The applicant also shows additional examples of similar projects.

The BOA asks about the easement in the middle of the property. The applicant says that this has been vacated. The BOA asks about the alternatives to meet Town regulations and the reasons why the applicant is asking for this Variance requests. Mr. Culberson replies that due to the topography of the lot, it was considered necessary to apply for these variances. Mr. Culberson mentions elevations and the second floor relation to the project as a whole.

Ms. Sudha Tokala comes forward and explains the overall process to come up with this proposal. She states that there are not projects in Town that are similar to the one proposed. That is the reason they based their proposal on similar projects in Steamboat. Ms. Tokala shows on the screen some estimates regarding density. One of the main objectives of the applicant is to build an amenity that is tourist oriented. Ms. Tokala also mentions the mixed use adding comments about the parking. Ms. Tokala adds that they planned the density based on the upcoming ADU. Ms. Tokala also talks about franchise fees, revenue and costs.

The BOA asks Ms. Tokala asks about the number of dwelling units and the supporting documentation related to this. Ms. Tokala replies that there is an upcoming ADU that will adjust the density by the time this project is finished. She points out that there is a high demand for hotel rooms during the winter time. Ms. Tokala gives different numbers when answering what the total of units might be. The BOA makes a comment about the direction the Town is heading to and how this project aligns with this vision. Director Shockey says that by late spring the Staff will have more information about this topic.

Ms. Tokala mentions that they have reduces the height of the building in relation to the grade level. There is a short discussion about which grade would be more restrictive. There is also mention about pedestrian traffic.

The BOA asks the applicant about staff housing for hotel that size. Ms. Tokala adds that they do not have a plan for staff housing at the moment. Planner Bell adds they have been consulting with the Town Attorney about the height.

The public comment period is open at this point.

Mr. Matthew Teeter from 100 Willows Way comes forward. He lives behind the lot. Mr. Teeter says that five units would be right behind the highest portion of the building. There is a discussion about the mid height point. Mr. Teeter that this project would be too high. Mr. Teeter has a representation that illustrates the possible outcome for the people who live behind this project in terms of views and shadow projection over the adjacent properties.

Mr. David Treece comes forward. He is the owner of the Best Western Alpenglöw Lodge located on 78641 US Highway 40. Mr. Treece by saying that any owner has the right to develop his/her property but the guidelines need to be met. According to Mr. Treece, this project does not meet the financial hardship criteria. Mr. Treece uses the elevation shown on the screen to describe how his property would be affected by this project. Mr. Treece asks to take into the consideration the other elevation views and not only the one from the highway.

Mr. Chas McConnell comes forward. He is the owner of the majority of the building known as Winter Park Center located on 78878 US Highway 40. Mr. McConnell points out that the current owner was aware of the restrictions at the moment of purchase. Finally, Mr. McConnell reads a letter from another property owner, Mr. Ed Raegner from 78259 US Highway 40, that mirrors Mr. McConnell's point of view regarding this project. Finally, Mr. McConnell summarizes his concerns about height and density.

Mr. Mitch Moffett from 108 Willows Way comes forward. Mr. Moffett considers that the size of this

building does not follow the Town's guidelines and he believes this building would be too big for this part of the Town.

Mr. Prescott Sutcliffe comes forward from 888 Wapiti Drive. Mr. Sutcliffe is a hotel owner located on 78966 US Highway 40. He does not oppose to the construction of another hotel in Town. However, Mr. Sutcliffe considers that the numbers that are being presented by the applicant today are not accurate and that the Town does not need that many rooms.

Mr. Jason Clark comes forward. Mr. Clark is the owner Randy's restaurant located on 78521 US Highway 40. Mr. Clark is in line with the previous comments recommending denial of this Variance request. While he agrees with the Town progress, his main concern is the height of this building. His restaurant is located already about 10 ft. below the highway level. Mr. Clark is concerned about the shadow projected over his restaurant during the winter time. Finally, Mr. Clark believes this project will also affect other surrounding dwellings.

Mr. George Clark from 78679 US Highway 40. Mr. Clark also is the president of the Vasquez Creek Condominium association. He comes today on behalf of the treasure board. They opposed to the granting of these variances due to its height and the negative impact on the density guidelines.

The open public comment period has been closed.

Mr. Mike Jameson from the applicants team comes forward. Mr. Jameson clarifies some items regarding the height. Mr. Jameson explains more in detail how the relation between height and elevations would be potentially addressed. He makes a comment about how the first floor needs to be designed for snow melting and pedestrian traffic. Then, Mr. Jameson states that they are not asking for something that has not been approved before. He continues by adding that this will be a nice building. Mr. Jameson points out that no matter that, no matter what kind of building might be built, this will have an impact on the surrounding neighbors. Ms. Tokala comes forward and explains how the dwellings in the back of the building would have enough light. She says that they are enough gap space from the adjacent hotel in the south. Ms. Tokala says that they did research about the purchase of this piece of land and its restrictions knowing that some of them will change in the future. Ms. Tokala states that they will take into consideration the concerns from the public.

The public hearing period has been closed.

The applicant is asking for continuance so they can gather more information and get some feedback for February 22nd, 2022. The BOA agrees but they would like to have some discussion as well.

BOA discuss the density variance request. BOA Member Kish says that he would prefer this project to adhere the upcoming density requirements in the new ADU. BOA Member Larson agrees. The BOA points out that the applicant needs to provide evidence about the financial hardship as well as staff housing.

BOA Member Larson discusses the light reduction impact in the surrounding properties. For BOA Member Larson, some of the surrounding owner will be negatively affected by the height. The BOA can ask the applicant to show an image about how the height might affect other property owners. The BOA points out that the most restrictive guideline is the one that is going to be considered. There is a discussion about diving the building according to grade, elevation and height. The BOA says that this sounds like a reasonable approach. Director Shockey asks for more clarification about this. The BOA and the Staff have a short discussion about this topic. There is a discussion about the height of the building on the back and the building by the highway. The BOA talks about the rear building and the height guidelines for it.

BOA Member Barker asks about density guidelines and the calculation. The BOA would like to see the table and hear how the applicant came up with those numbers. There is also a question about kitchens in

the units. Director Shockey will do some research about this topic.

There is also a discussion about the commercial portion of the building. The BOA and the Staff take a look at the site plan to discuss the setbacks. The Staff needs to see an accurate site plan to make an informed decision.

Ms. Tokala comes forward. She says that they looking into different building shapes. She also mentions the franchise agreements.

The public comment period is reopened for these variances.

BOA Member Barker makes a motion to continue both variance requests to March 8th, 2022. BOA Member Kish seconds. The motion to continue these variances is approved 5, 0.

B. PUBLIC HEARING: Metes and bounds parcel, 78581 US Highway 40 – Building Height

This item was discussed along with the first item on the agenda.

Upon a previously adopted motion, the BOA Meeting is adjourned at 11:53 am.



MEMO

TO Board of Adjustment
FROM Hugh Bell, Planner
THRU James Shockey, Community Development Director
DATE March 8, 2022
RE Building Coverage and Front, Side, and Rear Yard Setback Variance Request – 184 Idlewild Lane – Lot 14, Idlewild Meadows Subdivision (PLN22-008)

Applicant: Jonathan and Susanne Larson

Description of Property:

The property is zoned R-1, Single-Family Residential, with the following entitlements:

Density – 4.84 dwelling units/acre
Setbacks – 25' Front / 20' Rear / 10' Side
Building Coverage – 40% maximum
Building Height – 35' midpoint / 42' overall

Variance Request:

Request to encroach into side yard setback by 5'-0", into front yard setback by 9'-7", and into rear yard setback by 9'-4" for a single-family dwelling unit. Request to increase building coverage to 45.1% for a single-family dwelling unit.

Owner's Reasons Why the Variance Should Be Granted:

See applicant's application for details.

Applicable Town Code:

§ 7-4A-3, LOT AREA REQUIREMENTS

D. Minimum Yard Requirements: Except as provided for in section 7-3-7 of this title, minimum yard requirements in an R-1 zone shall be:

1. There shall be a front yard setback of at least twenty-five feet (25') for any principal use and accessory structure.
2. There shall be a rear yard setback of at least twenty feet (20') for any principal use and accessory structure.
3. There shall be a side yard setback of at least ten feet (10') for any principal use and accessory structure.
4. The side yard on the street side of each corner lot shall not be less than fifteen feet (15'). (Ord. 317, Series of 2002)

§ 7-4A-4, BUILDING REQUIREMENTS

B. Maximum Building Coverage: The maximum area of a lot which may be covered by buildings (including roof overhangs), decks, patios, balconies, paths or walkways, parking areas and access drives shall not

exceed forty percent (40%) of the "lot area" as described in section 7-2-3 of this title. (Ord. 423, Series of 2009)

§ 6-2-9: VARIANCES:

- A. Intent of Variance Provision: Variance from the terms of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this chapter deprives such property privileges enjoyed by other property in the vicinity, and under identical zoning classification and other restrictions.

Criteria to Grant Variance (Town Code, Title 8, Chapter 7):

§ 7-8-1(B): No variance shall be granted unless the board of adjustment finds, based on evidence, that ALL of the following criteria exist:

1. The property in question cannot yield a reasonable return in use or service if permitted to be used only under the conditions allowed by the regulations for the municipality.
2. The plight of the owner is due to unusual circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

§ 7-8-1(C): For the purpose of implementing the above rules, the Board shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to the other property within the same zoning classification.
3. The purpose of the variation is not based primarily upon a desire to make more money out of the property.
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
5. The granting of the variation would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.

Public Notification:

This variance request has had proper public notification pursuant to § 7-8-3 of the Town Code. A Public Notice was published in the Middle Park Times on February 17, 2022, providing notification of the meeting and requesting comments. Mailings were sent to property owners within 300 feet of the property on February 15, 2022 and the property was posted on February 18, 2022.

One (1) comment has been received as of March 3, 2022 and is attached. The comment supports the request.

Staff Comments:

The applicant is renovating his house and requests to encroach into the side yard setback by 5'-0", into front yard setback by 9'-7", and into rear yard setback by 9'-4". Consequently, this renovation requires a second variance request: to increase building coverage to 45.1%. The renovation comprises a mudroom addition and a balcony addition. The existing concrete driveway will be converted to permeable pavers, which are not counted towards the building coverage calculation. The proposed building coverage percentage (45.1%) is decreasing from the existing percentage (47.2%) due to the driveway's proposed pavers.

The lot does not meet current R-1 requirements. The subdivision, Idlewild Meadows, was platted in 1960 and the lot does not meet the minimum lot size of 9,000 sq. ft. at 6,752 sq. ft.; the minimum lot width of 75' at 69'; or the minimum lot depth of 100' at 70'. Code, § 7-4A-3. Other lots within the subdivision do not meet these requirements either. Per the assessor, the home was built in 1970. The setbacks of R-1 are as follows: 25' front; 20' rear; and 10' side. The house already encroaches into several setbacks. A roof overhang and concrete walk encroach onto the adjacent lot to the south by 3'; the garage encroaches by 3'-10" into the front setback; and the rear encroaches into the rear setback by 8'-5" and the patio by 18'-1".

In January 2022, the applicant submitted a Design Review Application, which was denied by staff on the grounds that a variance must be granted to proceed with the plans as proposed.

To add these two additions, the applicant could not fit within the confines of the setbacks unless adding solely to the north side of the lot. Given the location of the existing front entrance staff supports the location for the mudroom addition.

Although the BOA reviews requests on a case-by-case basis, staff finds it worthwhile to note previous variances granted for the subdivision:

- Lot 2 (22 Idlewild Lane) – front and side yard setback encroachment
- Lot 17 (177 Idlewild Lane) – rear yard setback encroachment
- Lot 24 (107 Idlewild Lane) – front and side yard setback encroachment
- Lot 11 (104 Idlewild Lane) – front and side yard setback encroachment
- Lot 26 (45 Idlewild Lane) – front yard setback encroachment
- Lot 12 (124 Idlewild Lane) – front yard setback encroachment
- Lot 9 (76 Idlewild Lane) – rear and side yard setback encroachment and building coverage increase

Staff Recommendation:

Staff finds a proven hardship with the property and supports approval of this variance request for the following reasons. Neither the lot or existing home meet Code requirements; the subdivision was platted prior to annexation into the Town; and other lots in the subdivision have requested and been granted similar variances due to existing nonconformity with the Town Code. There are unusual circumstances with this lot

as well as other lots in the subdivision as they are unusually small and the setbacks limit the amount of buildable space enjoyed by owners in more modern subdivisions.

However, this is a decision for the Board to make, and the Board may choose to approve or deny based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Board can rely on or the decision the Board makes.

Sample Motion Recommending Approval:

I move to approve the request for the reasons discussed today, finding the applicant meets all three criteria required by Code, § 7-8-1(B) in that:

1. The property in question cannot yield a reasonable return in use or service if permitted to be used only under the conditions allowed by the regulations for the municipality because ***[insert explanation supported by the evidence here]***; and
2. The plight of the owner is due to unusual circumstances because ***[insert explanation supported by the evidence here]***; and
3. The variation, if granted, will not alter the essential character of the locality because ***[insert explanation supported by the evidence here]***.

Sample Motion Recommending Denial:

I move to deny the request for the reasons discussed today and as set forth in the staff report, finding the applicant has failed to meet all three criteria required by Code, § 7-8-1(B) in that:

1. The property in question can yield a reasonable return in use or service if permitted to be used only under the conditions allowed by the regulations for the municipality because ***[insert explanation supported by the evidence here]***; and
2. The plight of the owner is not due to unusual circumstances because ***[insert explanation supported by the evidence here]***; and
3. The variation, if granted, will alter the essential character of the locality because ***[insert explanation supported by the evidence here]***.



**PUBLIC NOTICE
TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
ZONING VARIANCE REQUEST**

Applicant / Owner: Jonathan and Susanne Larson
Mailing Address: PO Box 3398, Winter Park, CO 80482

Street Address of Properties for Which the Variance Is Requested: 184 Idlewild Lane

Legal Description of Properties for Which the Variance Is Requested: Lot 14, Idlewild Meadows, Grand County Colorado, Section 33, Township 1 South, Range 75 West, 6th P.M. (Reception No. 93161)

Description of Request: Request to encroach into side yard setback by 5'-0", into front yard setback by 9'-7", and into rear yard setback by 9'-4" for a single-family dwelling unit. Request to increase building coverage to 45.1% for a single-family dwelling unit.

Applicable Provisions of the Town Code:

§ 7-4A-3. LOT AREA REQUIREMENTS

D. Minimum Yard Requirements: Except as provided for in section 7-3-7 of this title, minimum yard requirements in an R-1 zone shall be:

1. There shall be a front yard setback of at least twenty-five feet (25') for any principal use and accessory structure.
2. There shall be a rear yard setback of at least twenty feet (20') for any principal use and accessory structure.
3. There shall be a side yard setback of at least ten feet (10') for any principal use and accessory structure.
4. The side yard on the street side of each corner lot shall not be less than fifteen feet (15'). (Ord. 317, Series of 2002)

Due to these yard setback requirements, a side yard encroachment of 5'-0", a front yard encroachment of 9'-7", and a rear yard encroachment of 9'-4" is not permitted in the Town Code as seen in § 7-4A-3 and consequently requires a zoning variance.

§ 7-4A-4. BUILDING REQUIREMENTS

B. Maximum Building Coverage: The maximum area of a lot which may be covered by buildings (including roof overhangs), decks, patios, balconies, paths or walkways, parking areas and access drives shall not exceed forty percent (40%) of the "lot area" as described in section 7-2-3 of this title. (Ord. 423, Series of 2009)

Due to this building coverage requirement, a maximum building coverage of 45.1% is not permitted in the Town Code as seen in § 7-4A-4 and consequently requires a zoning variance.

The Board of Adjustment will review this case and render a decision under § 7-8-1 of the Town Code.

Property Posted On: February 18, 2022

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Meeting at Winter Park Town Hall, 50 Vasquez Road is scheduled for:

Tuesday, March 8, 2022, at 8:00 A.M.

Members of the public wishing to make comment regarding the variance request may do so at the scheduled meeting, or write to Hugh Bell, Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or hbelle@wpgov.com.

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.



VARIANCE APPLICATION FORM

Date: ____ / ____ / ____

Applicant Name: _____

Mailing Address: _____

Phone Number: _____ E-mail Address: _____

Applicant is the: Property Owner Other: _____

Street address of property for which variance is requested: _____

Legal description of property: _____

Detailed description of the variance requested and an explanation of why the applicant believes the variance should be granted (please attach additional sheets if necessary):

Indicate which conditions listed below relate to the property for which variance is requested.

Please note, the Board of Adjustment cannot grant a variance unless it finds, based on evidence, that ALL the following conditions exist.

- The property in question cannot yield a reasonable return in use or service if permitted to be used only under the conditions allowed by the regulations for the municipality*
- The plight of the owner is due to unusual circumstances*
- The variation, if granted, will not alter the essential character of the locality*

**For each condition checked above, applicant must provide adequate supporting evidence with this application.*

Please indicate which of the following facts favorable to your application apply to this request:

- The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out*
- The conditions upon which the petition for a variance is based would not be applicable, generally, to the other property within the same zoning classification*
- The purpose of the variation is not based primarily upon a desire to make more money out of the property*
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property*
- The granting of the variation would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located*
- The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood*

**For each condition checked above, applicant must provide adequate supporting evidence with this application.*

Applicant Signature: _____

Please submit all materials electronically to permits@wpgov.com

Date Received: _____ \$250 Fee Received: _____ Received By: _____

Jonathan and Susanne Larson
184 Idlewild Lane, P.O. Box 3398
Winter Park, CO. 80482
Jlarson@winterparkresort.com – 970.531.1123

February 3, 2022

Hugh Bell
Town Planner
50 Vasquez Road
P.O. Box 3327
Winter Park CO. 80482

Re: Variance Request
Idlewild Meadows, lot 14
Parcel Number 1587-333-01-012
Jonathan and Susanne Larson

Dear Hugh

We are planning a complete remodel of our house at 184 Idlewild Lane with the design team being led by DAO Architecture.

The vision is to align with the Imagine Winter Park Town Plan by sustainably rehabilitating our existing home into a mountain modern base camp that encourages its inhabitants to venture out on daily adventures, connecting with nature and community.

The home was originally built before the Incorporation of The Town of Winter Park and the use and needs at that time were very different. We don't know the date of the original house, but we know an addition was built in 1970. It is a 3-bedroom home with an existing ADU. The current design of the house does not fit with the character of the neighborhood and lacks any physical link to the environment or community. The house also lacks any kind of distinct entryway/mud room. The renovation will add both functionality for the home's occupants and make the aesthetic character of the house more in line with its surroundings. Architectural elements will distinguish the entry and make the residence overall more inviting, and human scaled.

We have identified two major upgrades which will require variance from building coverage, and from the front, rear, and south side yard requirements:

The first is the addition of a "mud-room" entrance with space for cabinet/ locker storage for hiking gear, fishing equipment, skis, snowboards, helmets etc., making the principle of "Everyday Adventures" convenient and practical. Also, a way to create a vestibule to reduce heat loss, incrementally supporting future sustainable design.

Second is to add a functional balcony space to the West above the garage doors to take advantage of sunlight and create an additional connection with the outdoors and neighborhood. The existing 600 sq.ft. concrete driveway pad will be converted to a permeable paver system.

Thank you

Jonathan and Susanne Larson

Description

1. Overhang/ Balcony Addition

A 380 SF addition expanding the area above the garage 6' to the west, and 6' feet to the north to 10' 8" of the rear property line. The north side of the addition will be within the side setback. The East side will match the existing rear footprint border of the home and require a set-back of 10' 8".

2. Entryway Addition

Add a 216 SF entrance /mudroom on the West or front side of the house. This will require a front setback of 17' and a South side setback of 5'.

3. Proposed Coverage

- The existing coverage is 3186.5/6752.2 (47.2%)
- Proposed coverage including non-permeable concrete driveway pad is 3433.5/6752.2 (50.9%)
- The aggregate SF of the additional square footage less the reduction of the impermeable driveway pad is 3048.5/6752.2 (45.1%).

Supporting Property Conditions

1. The property in question cannot yield a reasonable return in use or service if permitted to be used only under the conditions allowed by the regulations for the municipality.

Neither the existing lot nor the house conform to the R-1 Town standards.

The proposed variance is necessary for our non-conforming property to have the same rights afforded to residences zoned R-1.

2. The Plight of the owner is due to unusual circumstances.

The property is in a subdivision that was platted in the 1960's prior to the Town's incorporation. Back then, the zoning regulations allowed smaller lot sizes.

The home was built prior to annexation into the Town.

3. The variation, if granted, will not alter the essential character of the locality.

In general, the Idlewild Meadows Subdivision has small lots and the setbacks that limit the amount of buildable space. The locations of the proposed additions would not affect the essential character of the neighborhood. There have been variances granted in this subdivision as well as in Old Town for similar reasons.

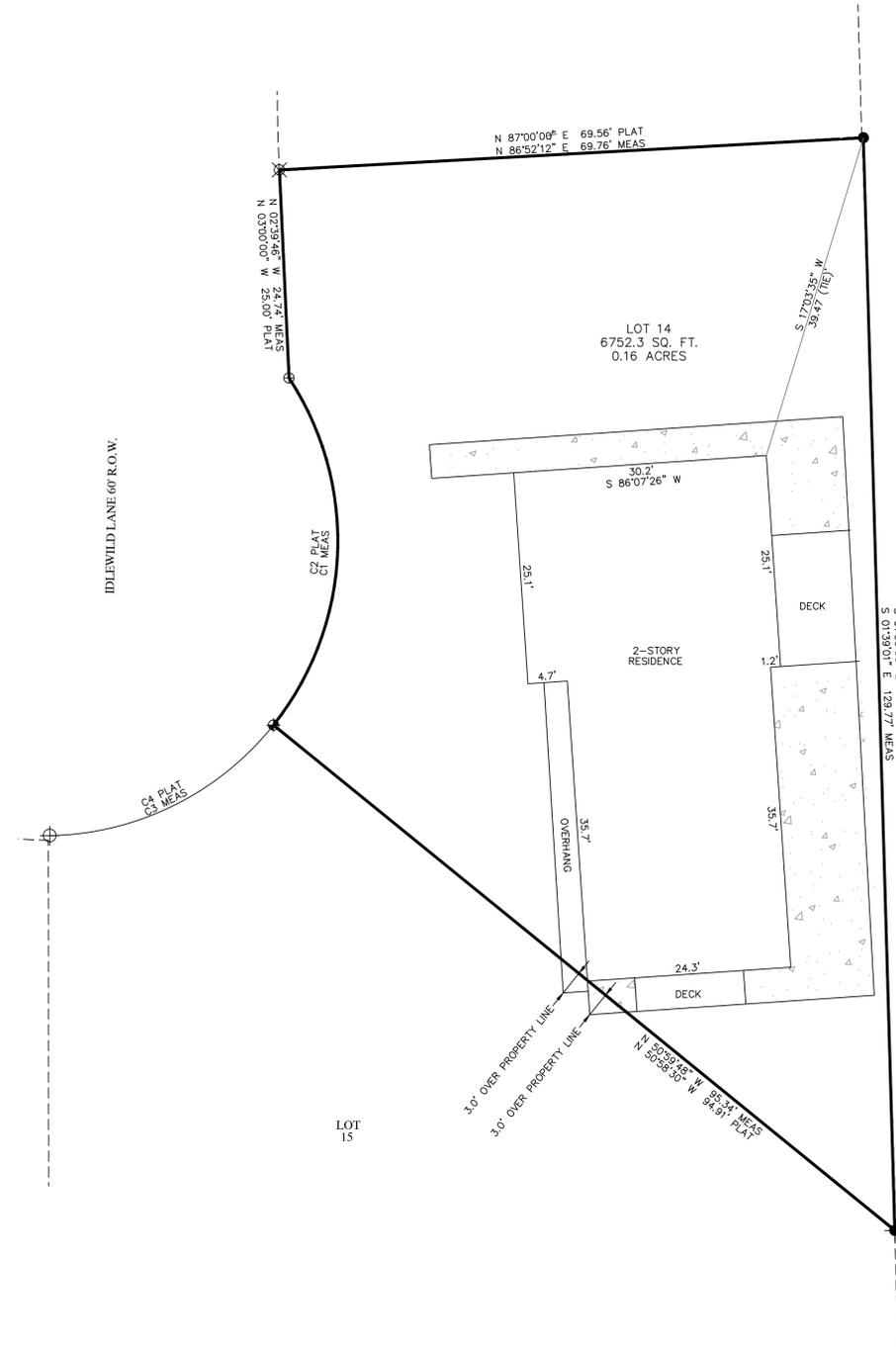
April 14,2020 BOA resolution NO. 3, 76 Idlewild lane

- Side setback of 5' approved
- Rear setback of 10' approved
- Building coverage of 45% approved

IMPROVEMENT SURVEY PLAT

LOT 14,
IDLEWILD MEADOWS
RECEPTION NO. 93161
GRAND COUNTY, COLORADO
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST, 6TH P.M.

- NOTES**
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
A. GRAND COUNTY RECORDS, PLAT OF IDLEWILD MEADOWS, REC #93161.
 - BASIS OF BEARING IS THE LINE BETWEEN TWO FOUND 7/8" DIAMETER STEEL DRILL PINS SITUATED AT THE NORTH AND SOUTH CORNERS OF THE EASTERLY LINE OF THE SUBDIVISION, SAID BEARING IS N 01°46' W AS DEPICTED AT RECEPTION # 93161.
 - THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, VARIANCES, COVENANTS AND/OR AGREEMENTS ETC... AS OF RECORD MAY APPEAR.
 - PER CLIENT'S REQUEST, THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS, RIGHTS OF WAY, VARIANCES, AGREEMENTS ETC... MAY EXIST THAT ARE NOT DEPICTED HEREIN.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TIM SHENK LAND SURVEYING, INC.
 - UNDERGROUND UTILITIES ARE NOT SHOWN EXCEPT WHERE INDICATED.
 - NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS, REQUIRED BY SAID STATUTE HAVE BEEN PLACED ON THE GROUND.

DATED THIS _____ DAY OF _____, 20____.

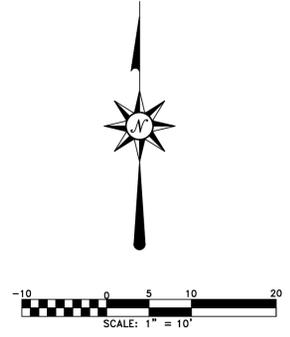
TIMOTHY R. SHENK, P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

LINE TABLE

- ⊕ — FOUND ALUMINUM CAP, PLS. #31942
- — FOUND 3/8" REBAR
- ⊙ — FOUND 1/2" REBAR
- ⊕ — FOUND 1" PIPE
- ⊗ — FOUND NAIL WITH FLAG
- X — — FENCE

CURVE TABLE

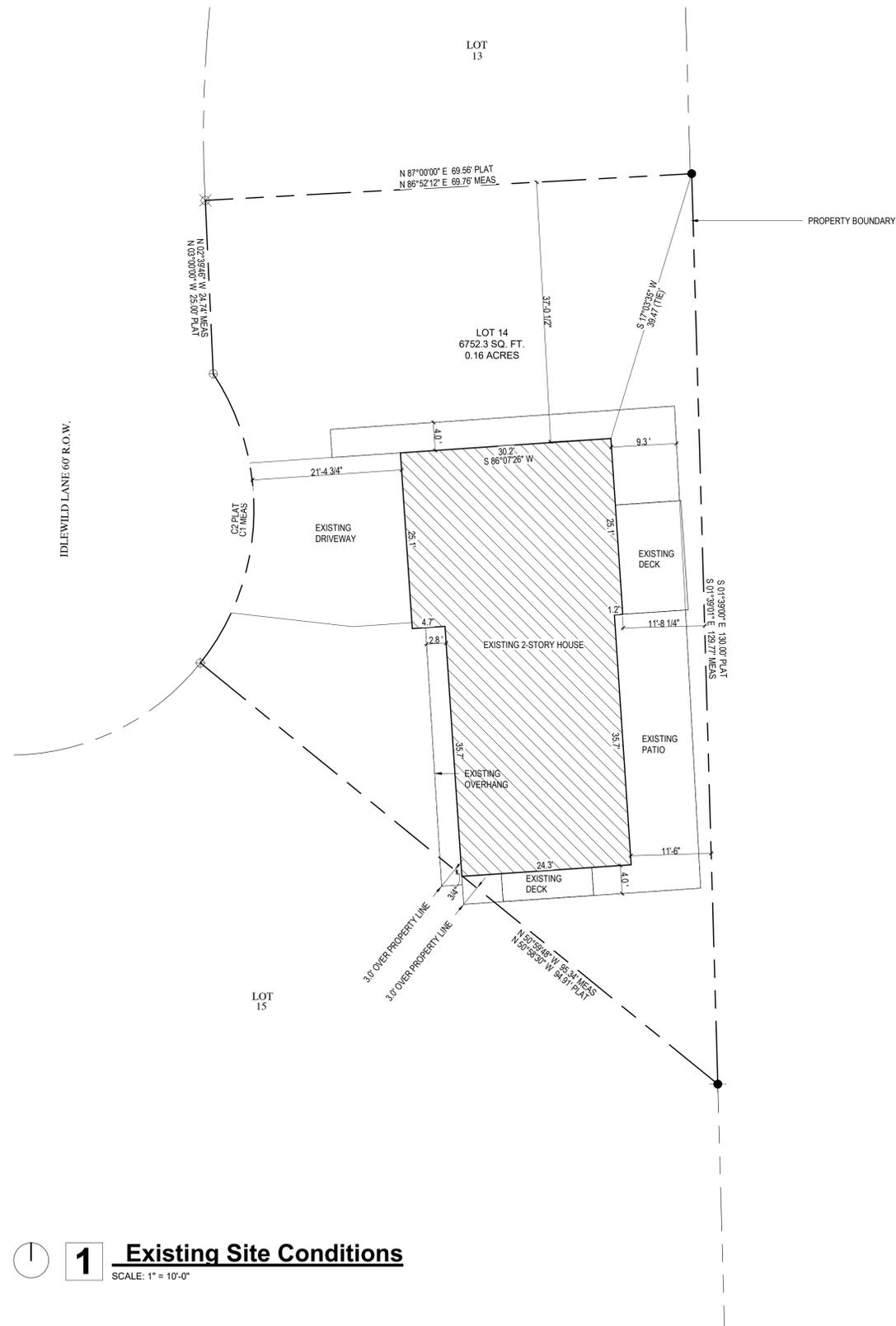
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	44.09'	41.23'	S 02°34'11" W	72°10'32"
C2	35.00'	44.55'	---	---	---
C3	35.00'	30.72'	29.74'	S 63°48'06" W	50°17'17"
C4	35.00'	31.04'	---	---	---



TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

SHEET 1 OF 1:

JOB: 06136	SCALE: 1"=10'	DATE: 12/15/06	CHECKED BY: TRS
DWG: 06136.01	CRD: 06136.02	DRAWN BY: HNS	REVISED:



SITE INFORMATION:

LOT AREA: 6,752.2 SF/1.16 AC
 EXISTING HOUSE AND OVERHANG: 1732.2 SF
 EXISTING DRIVEWAY AREA: 529.3 SF
 EXISTING PATIO AND DECKS: 925 SF
 TOTAL IMPERMEABLE AREA: 3186.5 SF
 COVERAGE (RESIDENCE ONLY): 25.7%
 COVERAGE (TOTAL IMPERMEABLE): 47.2%

LINE TABLE

- ⊕ -FOUND ALUMINUM CAP, PLS. #31942
- -FOUND 3/8" REBAR
- ◆ -FOUND 1/2" REBAR
- ⊕ -FOUND 1" PIPE
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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	44.09'	41.23'	S 02°34'11" W	72°10'32"
C2	35.00'	44.55'	-----	-----	-----
C3	35.00'	30.72'	29.74'	S 63° 8'06" W	50°17'17"
C4	35.00'	31.04'	-----	-----	-----

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 PLAT	770.00'	133.17'	132.87'	S 51°58'43" E	09°53'56"
C2 PLAT	35.00'	31.04'	29.99'	N 64°21'37" E	50°44'07"
C2 MEAS	35.00'	30.72'	29.74'	N 63°48'06" E	50°17'17"
C3 PLAT	35.00'	44.55'	41.64'	S 02°29'42" W	72°59'43"
C3 MEAS	35.00'	44.09'	41.23'	S 02°34'11" W	72°10'32"

NOTE: DRAWINGS ARE BASED ON INFORMATION PROVIDED BY OWNER

1 Existing Site Conditions

SCALE: 1" = 10'-0"

Larson Residence

184 Idlewild Ln,
Winter Park, CO, 80482

DAO No.:2021-024

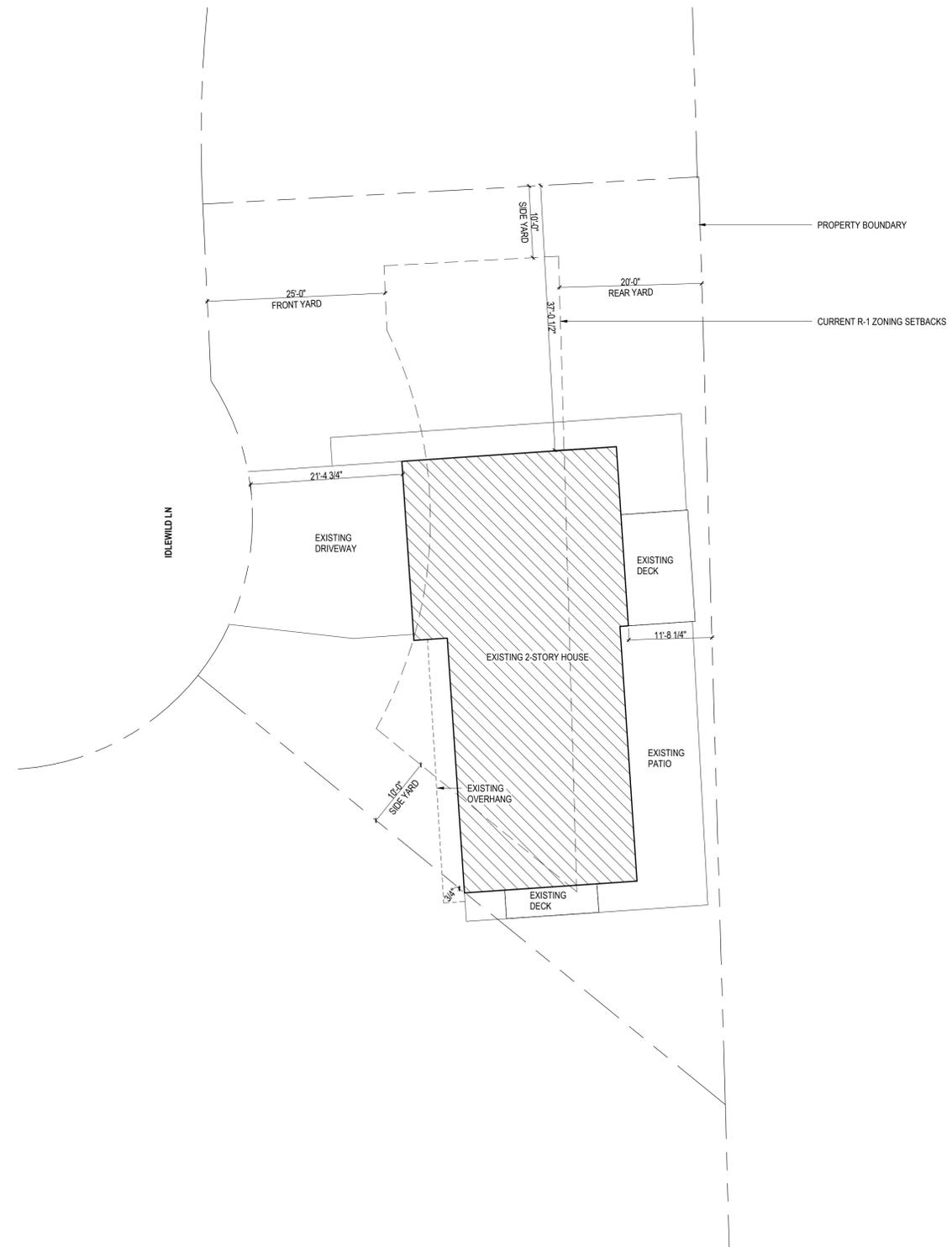
February 2, 2022

Existing Property Conditions

AS0.0

R-1 LOT REQUIREMENTS:

LOT AREA: 6,752.2 SF/ .16 AC
AREA MIN REQUIREMENT: 9,000 SF
LOT WIDTH: 69'
WIDTH MIN REQUIREMENT: 75'
LOT DEPTH: 70'
DEPTH MIN REQUIREMENT: 100'



1

Existing Site Conditions - Non Conforming

SCALE: 1" = 10'-0"

Larson Residence

184 Idlewild Ln,
Winter Park, CO, 80482

DAO No.: 2021-024

February 2, 2022

Existing Zoning
Encroachment

AS0.1

SITE INFORMATION:

LOT AREA:	6,752.2 SF/1.16 AC
EXISTING RESIDENCE FOOTPRINT:	1684 SF
EXISTING PATIO AND DECK AREA:	766.5 SF
PROPOSED WEST ADDITION:	380 SF
PROPOSED ENTRY ADDITION:	216 SF
PERMEABLE DRIVEWAY PAVEMENT:	385 SF
PROPOSED IMPERMEABLE AREA (EXCL. DRIVEWAY):	3,048.5 SF
PROPOSED TOTAL AREA:	3,433.5 SF
PROPOSED COVERAGE (IMPERMEABLE):	45.1%
PROPOSED COVERAGE (INCL. NEW DRIVEWAY):	50.9%



1 Proposed Site Conditions
SCALE: 1" = 10'-0"

Larson Residence

184 Idlewild Ln,
Winter Park, CO, 80482

DAO No.: 2021-024

February 2, 2022

Proposed Expansion

AS0.2

From: [Cathy Ratschkowsky](#)
To: [Hugh Bell](#)
Subject: Larson variance
Date: Wednesday, March 02, 2022 2:44:40 PM

Just wanted to let you know that I am in favor of the variance request from the Larsons on Idlewild Ln

Cathy Ratschkowsky
153 Idlewild Ln

--

Cathy