

TOWN OF PITKIN, COLORADO

APPLICATION FOR VARIANCE
FROM A STANDARD SET FORTH IN THE ZONING CODE

ZBA Request # _____

Received by: S. Gibb

Date: 12/5/2024

APPLICANT:

Pitkin Hotel

MAILING ADDRESS:

PO Box 293 Pitkin CO 81241

PHONE: (day) (Evening)

228-326-2830

E-MAIL ADDRESS:

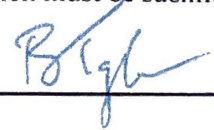
bob.taylor@gcrginc.com

PROPERTY OWNER (if other than applicant, a letter consenting to this application must be submitted)

NAME:

Robert and Pamala Taylor

SIGNATURE:



ADDRESS:

567 Grasshopper Rd Pitkin, CO 81241

PRIMARY CONTACT PERSON: (if other than above, contractor, etc.)

Phil Duetsch

PROPERTY LOCATION/DESCRIPTION:

BLOCK: _____ LOTS: _____

STREET ADDRESS: 329 Main St Pitkin CO 81241

ADJACENT PROPERTY OWNER NAME

PARCEL LOCATION RELATIVE TO PROPERTY ON WHICH VARIANCE IS SOUGHT

CURRENT LAND USE ON ADJACENT PARCEL

chuck waugh

to the west

Single Family Home

DESCRIPTION OF THE VARIANCE REQUESTED:

see attached letter

SPECIAL CIRCUMSTANCES MAKING A VARIANCE NECESSARY. As applicable, describe how each of the following applies to the variance that is being requested:

- EXCEPTIONAL CIRCUMSTANCES EXIST. These are special circumstances or conditions, including topography, or the narrowness, shallowness, or shape of the property that are peculiar to the land or structure or non-conforming property for which the variance is sought.

neighbor has agreed to Variance Request

- STRICT APPLICATION CAUSES PRACTICAL DIFFICULTIES. What special circumstances or conditions are such that the strict application of the requirements of the Zoning Code would result in peculiar and exceptional practical difficulties for, or an exceptional and undue hardship on, the owner of the land if the requirements of this Code were to be strictly applied.

additional space needed for owners Exterior plans

- DOES NOT ADVERSELY AFFECT NEIGHBORHOOD. The granting of the variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the variance is proposed. It will not increase the danger of fire or snowshed or otherwise endanger public safety.

will not affect Neighborhood.

PLEASE ATTACH THE FOLLOWING:

- SITE PLAN. This is a drawing. It can be a simple hand-drawn layout, but it must be legible, clearly marked and drawn to scale.
 - Show the parcel on which the variance is requested, including all structures currently existing and any other physical features that may affect locations and setback of structures, such as streams or ditches.
 - Show all existing setbacks on the parcel.
 - Show the location of proposed structures and the distances to property lines.
 - Identify the existing uses of adjacent properties.
 - Show all utilities (electric lines, gas, telephone or cable lines, water well, and OWTS tanks and fields).
- ANY OTHER DRAWINGS OR PHOTOGRAPHS that may be necessary to demonstrate the need for a variance.