

TOWN OF PITKIN, COLORADO

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

ZBA Request # _____ Received by: SO Date: 1/12/24

APPLICANT: Bob and Pam Taylor

MAILING ADDRESS: PO Box 293 Pitkin, CO 81241

PHONE: (day) 228 326 2830 (Evening) - cell E-MAIL ADDRESS: bob.taylor@gcrginc.com

PROPERTY OWNER NAME: Bob Taylor (if other than applicant, a letter consenting to this application must be submitted) SIGNATURE: [Signature]

ADDRESS: 329 Main St. Pitkin

PRIMARY CONTACT PERSON: Phil Duetsch if Bob is not available (if other than above, contractor, etc.)

PROPERTY LOCATION/DESCRIPTION: Pitkin Hotel

BLOCK: 38 LOTS: 21-24

STREET ADDRESS: 329 Main St.

ADJACENT PROPERTY OWNER NAME	PARCEL LOCATION RELATIVE TO PROPERTY ON WHICH VARIANCE IS SOUGHT	CURRENT LAND USE ON ADJACENT PARCEL
<u>Chuck Waugh</u>	<u>lots 18-20, block 38</u>	<u>residential - trailer homes</u>
<u>Town of Pitkin</u>	<u>Main St., 4th st. & Sage Ln.</u>	<u>Streets</u>

DESCRIPTION OF THE VARIANCE REQUESTED:
Roof to cover front porch. Front porch to be replaced same size & location. Would like to cover with roof - see plans.

Submit Request to: Town Clerk, P.O. Box 9, Pitkin, CO 81241

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.

There is no way to change the entry point of this structure. It was basically built right up to the street as was the norm back then.

- 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.

Due to weather conditions, it is necessary to protect guests when entering and exiting the building due to harsh conditions. It also provides a covered area free from direct sunlight for the guests to enjoy.

- 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.

The original hotel had an awning and this addition of the covered porch would be similar to the look of the post office, which also encroaches on town property.

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.