

TOWN OF PITKIN, COLORADO

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

Received by: S. Gibb Date: 2/24/25 Zoning Board Request # _____

MAILING ADDRESS: PO Box 1090 ST JOHN VS Virgin Islands 00831

PHONE: (Day) _____ (Evening) _____ E-MAIL ADDRESS: 340.690.2440 (same) Thomas@TheCabinAtQuartzCreek.com

PROPERTY OWNER NAME: (if other than applicant, a letter consenting to this application must be submitted) Thomas Kelley + Sybille Sorrentino

ADDRESS: PO Box 1090 ST JOHN VS Virgin Islands 00831

PRIMARY CONTACT PERSON: (if other than above, contractor, etc.)
OWNER - BUT Phil Denton @ Quartz Creek CO CONTRACTOR 970.596.9158

PROPERTY LOCATION/DESCRIPTION

BLOCK: 18 LOTS: 1-4

STREET ADDRESS: 719 MAIN STREET

ADJACENT PROPERTY OWNER NAME	PARCEL LOCATION RELATIVE TO PROPERTY ON WHICH VARIANCE IS SOUGHT	CURRENT LAND USE ON ADJACENT PARCEL
<u>NONE</u>		

DESCRIPTION OF THE VARIANCE REQUESTED: The Brown CABIN EAST side is 2 1/2' from 8th Street, and the CABIN roof line overhang is 18" from the CABIN wall.

As the EAST CABIN wall is 2 1/2' from 8th Street, a variance is requested to build a front + rear porch 2 1/2' within the 5' side setback. (please see cross-hatched area of attached drawing.

THE VARIANCE REQUEST AND ALL ATTACHMENTS SHOULD BE TURNED IN TO THE TOWN at 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, non-conforming lot size, or the narrowness, shallowness, or shape of the property that are peculiar to the land or structure for which the variance is sought. *A NONCONFORMING, DIMINUTIVE LOT SIZE AND OWTS REQUIREMENTS LED THE TOWN TO APPROVE THE BROWN CABIN LOCATION; WITH A ROOF DRIP LINE OF ONE FOOT FROM 8TH STREET AT THE EAST SIDE OF CABIN. REQUEST FRONT + REAR PORCH LENGTHS TO MATCH BROWN CABIN LENGTH WHICH IS 2 1/2' FROM 8TH STREET AT THE EAST WALL.*
- 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. *IF NO VARIANCE IS GRANTED BOTH PORCHES WOULD END 2 1/2' FROM THE CABIN END EAST WALL, SUCH THAT THEY WOULD BE 5' NOT 2 1/2' FROM 8TH STREET. FROM A PRACTICAL, UTILITARIAN AND STRUCTURAL STANDPOINT A REASONABLE ALTERNATIVE IS FOR THE PORCH LENGTH TO MATCH THE CABIN.*
- 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 impair an adequate supply of light or air to adjacent property, and will not increase the danger of fire, or otherwise endanger public safety. *THE VARIANCE REQUEST IF GRANTED WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD BUT WILL ENHANCE SAME.*

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.

Kelley Variance Request

21 FEB 2025

8TH STREET + MAIN ST.
719 MAIN STREET

