


TOWN OF PITKIN, COLORADO
APPLICATION FOR VARIANCE
FROM A STANDARD SET FORTH IN THE ZONING CODE

ZBA Request # _____ Received by: _____ Date: _____

APPLICANT: **JACOB SCHELLENBERG**

MAILING ADDRESS: **PO BOX 225 PITKIN CO 81241**

PHONE: (day) **9182579166** (Evening) _____ E-MAIL ADDRESS: **ELEVATEDVACATIONCO@GMAIL.COM**

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

ADDRESS: _____

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

PROPERTY LOCATION/DESCRIPTION:

BLOCK: 48 LOTS: 17-26

STREET ADDRESS: **100 MAIN ST**

ADJACENT PROPERTY OWNER NAME	PARCEL LOCATION RELATIVE TO PROPERTY ON WHICH VARIANCE IS SOUGHT	CURRENT LAND USE ON ADJACENT PARCEL
TOWN OF PITKIN	OLD MAIN ST	VACANT

DESCRIPTION OF THE VARIANCE REQUESTED:

ZERO SET BACK ON OLD MAIN ST TO PLACE TRAIN DEPOT.

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.

The Train Depot is a showpiece and needs to be replaced strategically
To create the best visual appeal. Being that this property is a pie shape.
It creates this challenge and forces the building to get closer
To the property line on one corner

- **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.

The property being pie shaped creates the challenge

- **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.

I do not believe that placing the corner of the building on a zero setback
Creates any kind of negative affect to the 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 utilites (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.