

Board of Adjustment
Resolution 02-2018

**A Resolution Granting Variances to the Duran Family Revocable Trust for
property located at 100 Browning Avenue, Ignacio CO 81137**

WHEREAS, the Town of Ignacio has adopted a Municipal Code which includes Land Use and Development rules and regulations; and

WHEREAS, specific standards within Chapter III, Section 3-5-7 establishes Minimum and Maximum District Standards; and

WHEREAS, the Duran Family Revocable Trust (DFRT) representative (Mr. Chris Duran) is seeking to develop property located at 100 Browning Avenue which does not meet certain criteria defined with in Section 3-5-7, and consequently is requesting variances in accordance with Chapter III, Sections 3-4-8 through 3-4-12; and

WHEREAS, the appointed Board of Adjustments is tasked with reviewing variance requests and hearings were noticed and scheduled for October 3rd and October 18th, 2018, in order to review the proposed development and to receive public comments.

WHEREAS, the DFRT representatives provide details of their proposed project and explanations pertaining to the variance issuance criteria listed in Chapter III, Section 3-4-10; and

WHEREAS, the DFRT provided multiple signed letters of support from noticed property owners and there was no opposition raised regarding the proposed project.

NOW THEREFORE, LET IT HEREBY BE RESOLVED THAT THE VARIANCE REQUESTS FOR THE DFRT PROJECT ARE DETAILED BELOW AND GRANTED BASED ON FINDINGS AND FULFILLMENT OF REQUIRED VARIANCE CRITERIA.

1. The proposed residential building is granted and will create a lot coverage percentage of approximately 48%, which is greater than the 30% required in Table 3-5-7 Minimum and Maximum District Standards.
2. The rear yard setback distance of 8 feet is granted for the new residential building allowing for a 2 feet encroachment into the rear yard setback distance required in Table 3-5-7 Minimum and Maximum District Standards.
3. The north yard (Ignacio Street side) setback distance of 6.5 feet is granted for the new residential building allowing for a 3.5 feet encroachment into the north yard setback distance required in Table 3-5-7 Minimum and Maximum District Standards.
4. The new building will have only one (1) designated parking space, which is less than the required two (2) parking spaces required in Table 3-5-7 Minimum and Maximum District Standards.

PASSED, APPROVED AND REAFFIRMED ON THE 18th DAY OF OCTOBER, 2018.

ATTEST:

Chairman, Board of Adjustment

Date

Town of Ignacio

Date