



MEMORANDUM

TO: Board of Trustees

FROM: Brian Kracke/Code Enforcement Officer & Permit Technician, Administration

DATE: 09/08/2025

SUBJECT: Request for Review and Approval – Proposed New Boathouse on Shadow Mtn. Reservoir at 377 Lake Kove Dr., Grand Lake, Colorado

Purpose:

This memo is submitted to the Grand Lake Board of Trustee's review and consideration for construction of a proposed new private boathouse intended for the storage and maintenance of one watercraft on the property located at **377 Lake Kove Drive, Grand Lake, CO owned by Ryan Oliver, of Centennial Colorado**. The property is situated along the Shadow Mountain Reservoir shoreline.

Project Description:

The proposed boathouse will be a single-story structure designed for the storage of a single personal watercraft and recreational equipment, similar in size and dimension to other boathouses on Shadow Mountain Reservoir.

- Proposed Dimensions:
 - Length: 31'6"
 - Width: 18'
 - Height: 16' from waterline
 - Total Building Footprint: 567 sq.ft.
- Materials: The boathouse will be constructed with materials chosen to match the residence.

Zoning Compliance and Considerations

The proposed boathouse has been designed to comply with the relevant sections of the Grand Lake Municipal Code and the 3 Lakes Design District guidelines, specifically those pertaining to accessory structures and shoreline development including: Setbacks (35' from shoreline), Height Restrictions (16' from the water surface), Surface Area Coverage (< 600 sq.ft.), Water Quality/Environmental Protection. In addition, the owner also holds a permit from the U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE and has delivered an Indemnification letter for the Town of Grand Lake.

Justification and Benefits

The construction of this boathouse will provide secure and protected storage for watercraft, extending their lifespan and reducing wear from exposure to the elements. It will also help maintain a tidy shoreline by providing a dedicated space for equipment. The design is in keeping with the character of lakefront properties and represents a responsible development of the property.

Request and Conclusion

We respectfully request the Grand Lake Board of Trustee's review and approval of the proposed new boathouse at **377 Lake Kove Dr**. We believe this project is consistent with the town's vision for lakefront development, adheres to applicable zoning regulations, and will be an aesthetically pleasing and functional addition to the property.

We are available to answer any questions the Commission may have and look forward to discussing this proposal



further.

VIII. Attachments

1. Site Plan
2. Architectural Drawings/Renderings
3. Photo of residence with Materials & Finishes Legend
4. Permit from the U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE
5. Nationwide Permit Verification from the Army Corp of Engineers
6. Indemnification letter

Recommendations for Board Action:

- That a motion be introduced and adopted to approve variance requested as submitted by Ryan Oliver in relation to the boathouse at 377 Lake Kove Dr.
- That a motion be introduced and adopted to approve the variance requests submitted by Ryan Oliver in relation to the boathouse at 377 Lake Kove Dr, contingent upon the fulfillment of the conditions as determined by the Board.

