



May 15<sup>th</sup>, 2024

To: Chairman Shockey and Planning Commissioners

From: Kimberly White, Community Development Director

RE: Appeal to the Denial of New Single Family Home Permit Request at Block 2, Lot 3, Grand Lake Estates 1<sup>st</sup> Filing, Also Known as 833 Cairns Ave. Grand Lake CO.

Purpose:

The applicant has submitted a building permit to construct a new single family home. The building permit was denied because it does not meet the Design Review Standards (Muni. Code 12-7-2, 12-7-4) to direct the Town design to:

*“...preserve the historical, rustic, and unique western small-town character... to help enhance quality and strengthen visual continuity... preserving a sense of cohesiveness among the entire Town of Grand Lake...”*

Municipal Code: 12-7-10 Appeals

*Any person who is aggrieved by the denial of a building permit due to the administrative ruling of the Building Code Administrator in regards to the design standards listed herein of this Article shall have the right to appeal to the Board of Trustees. The appeal must be in written form, state the grounds for the appeal, and be filed with the Town within fourteen (14) days of the denial. The Planning Commission shall hear the appeal at their next regularly scheduled meeting after receipt of the written notice and provide a recommendation to the Board of Trustees. The Board of Trustees shall hear the appeal at their next regularly scheduled meeting after the Planning Commission meeting.*

Municipal Code: 12-7-2 : “An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the ‘historic western’ feel of the Town.

As Grand Lake becomes more densely built, there is a need to create a symbiotic relationship between buildings and public and open spaces. The Town of Grand Lake seeks to preserve the historical, rustic, and unique western small-town character of Grand Lake while also integrating its preservation with new and pioneering creative designs. Intending to help enhance quality and strengthen visual continuity while preserving historically significant properties, allowing innovation and encouraging creativity, the purpose of these standards is to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake.

A successful project will combine the design elements of composition, scale, proportion and rhythm in proposed materials, surfaces and massing, designing buildings, open and public spaces that are timeless and in character with our Town and harmonious to the human eye. In addition, materials, surfaces and massing create a sense of entry and a desirable sense of place.”



Municipal Code: 12-7-4 “The standards and criteria established herein are made for the purposes of establishing and maintaining the harmony of appearance between existing buildings and newly constructed buildings and to require the use of materials and colors which are compatible with and which improves the surrounding environment and rustic setting of the Town.”

Background:

Staff responded to the building application in a single family residential- high density zone, stating that the contemporary style of the house does not fit within the architectural guidelines of Grand Lake Code (12-7-2 and 12-7-4) (exhibit B). The applicant is appealing the administrative decision and has included a presentation (exhibit C).

Staff Comments:

The original application showed black metal material on more than 30% of one of the rear elevations (exhibit A). The applicant has updated the materials for the project to fit within the code and has provided alternatives, although the original option is preferred (Exhibit D). Staff met with the applicant and informed them that they were able to discuss the application as an appeal to the Planning Commission and Board per MC 12-7-10.

The applicant has provided images of single-family structures that do not fit with the character or the intent of the code to illustrate that not all homes in GL fit the design code (exhibit C). Many of these homes were built prior to the code language. Specifically, ordinance 06-2021 adopting more specific design review standards in [Ch 12-7](#), was passed to further enforce the intended character of the town. Although the wording of the following section was unchanged, it was moved to the beginning of the section to bring more attention to it.

An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the “historic western” feel of the Town. A creative and rigorous approach to the best selection and application of building materials will generate a more inviting, vibrant and harmonious appearance to the Town.

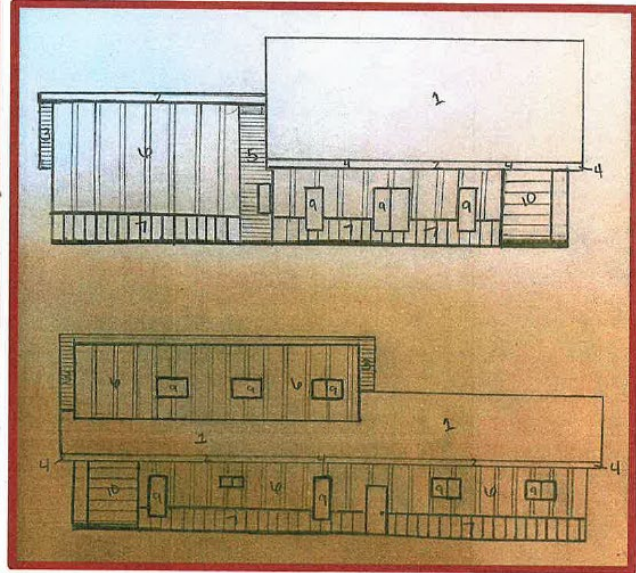
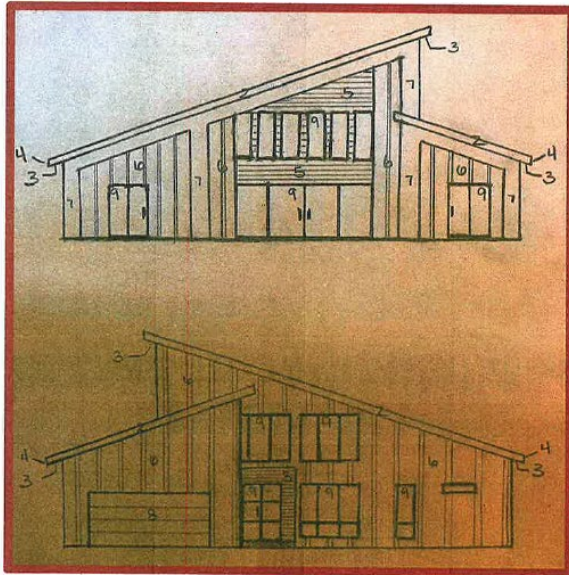
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ALL structures are subject to the same standards (see 12-7-2, 12-7-4) thereby promoting and preserving a strong and cohesive solution. There are outliers in our Town, many of them have been outside of the timing of the code updates, but the majority of homes fit within the written code language.

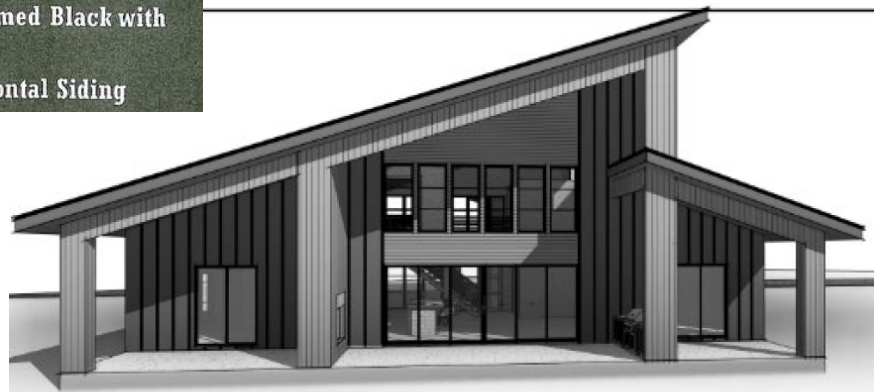


Submitted by the applicant:

# EXTERIOR FINISH DETAILS



- 1 Owens Corning Duration Onyx Black Shingles
- 2 LP Siding Abyss Black Fascia
- 3 Hemlock Lap Soffit Natural Stain
- 4 5" Black Gutter and DS
- 5 Hemlock Lap Siding Natural Stain
- 6 LP Midnight Shadow Board & Batten Siding
- 7 Standing Seam Wainscot Metal Siding Charcoal
- 8 Metal Overhead Garage Door Black
- 9 Windows & Doors to be Framed Black with Drip Edge to Match
- 10 LP Midnight Shadow Horizontal Siding





Commission Discussion:

The Planning Commission acting as a recommendary body to the Board should provide the justification for approval or denial in their motion.

Proposed Motion:

- The Planning Commission moves to recommend the approval of the appeal to the Board of Trustees Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO. for the following reasons \_\_\_\_\_

OR

- The Planning Commission moves to recommend a denial of the appeal to the Board of Trustees Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO. for the following reasons \_\_\_\_\_