

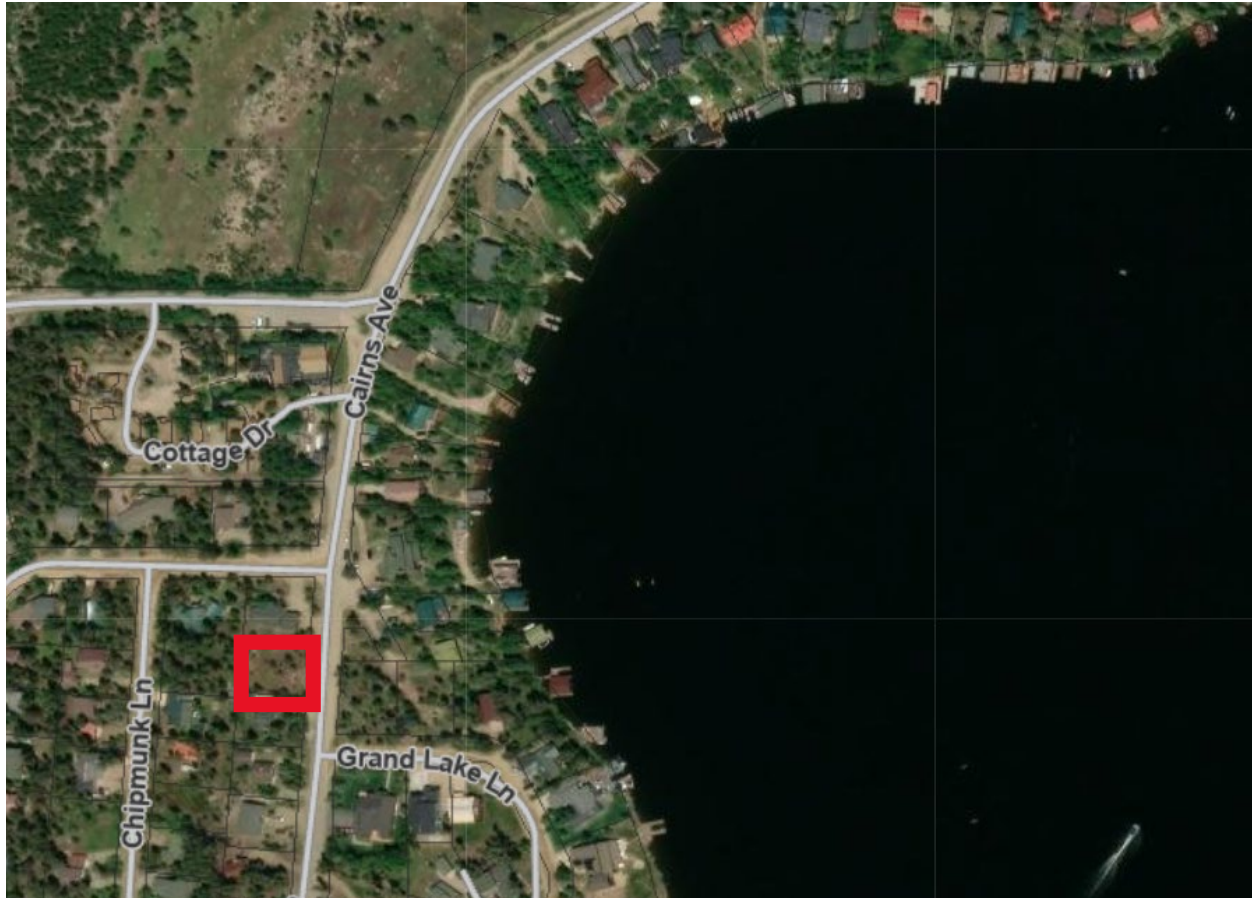


May 28th, 2024

To: Mayor Kudron and Board of Trustees

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 1st 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: 12-7-2 : "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 (exhibit E), although the original option is preferred (Exhibit D- material sheet). 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.

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.



The applicant provided images of single-family structures that they state 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](#), which 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.

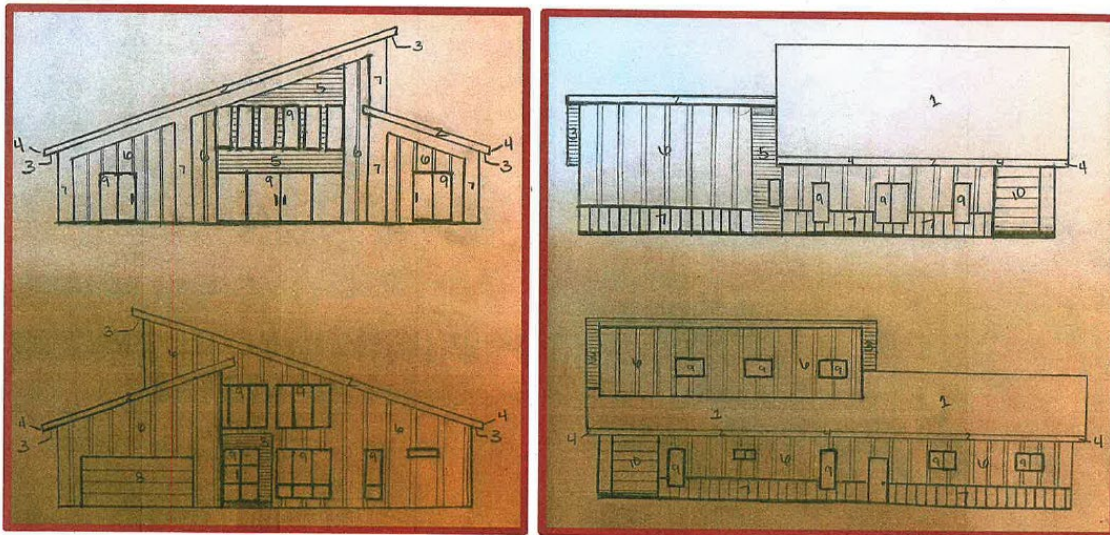
An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the “historic western” feel of the Town. A creative and rigorous approach to the best selection and application of building materials will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

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.

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:

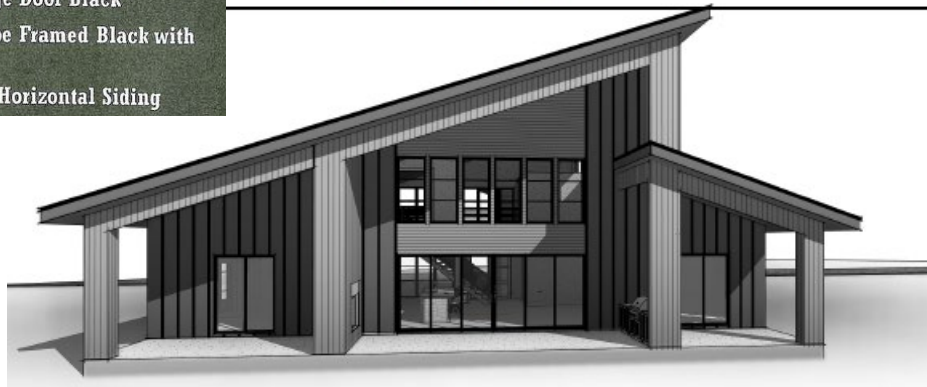
EXTERIOR FINISH DETAILS





- 1 Owens Corning Duration Onyx Black Shingles
- 1 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

3D EXTERIOR - REAR



3D EXTERIOR - FRONT



Commission Recommendation 5/15/2024:

The Planning Commission heard the appeal at the 5/15/2024 regular meeting. In that meeting, the applicant made a presentation and suggested 3 options. The planning commission was unable to come to agreement on any of the appealed designs. Commissioner Murray motioned to recommend option 1 with a change to have a wooden garage door, the motion died for lack of a second. Commissioner Sobon recommended approval of option 2, the motion died for lack of a second. Commissioner Bishop motioned to recommend approval of option 3, the motion failed to gain the majority and failed 2:3. Commissioner Bishop motioned to deny the appeal to design code, this motion passed with a 3:2 vote.



The Planning Commission acting as a recommending body to the Board made a final recommendation to deny the appeal.

Board of Trustees action:

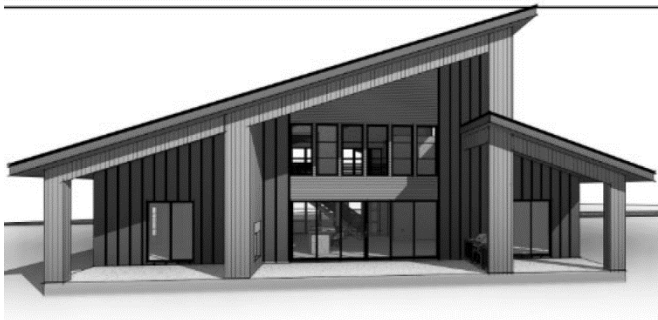
Board will review the appeal information and the recommendation by the commission and will make a motion on the appeal. The motion should be to approve or deny the appeal to the design in regards to our design code 12-7-4 and 12-7-2. There will be three motions, since there are three design options.

Proposed Motion 1:

- The Board moves to approve the appeal for option 1, Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.

OR

- The Board moves to deny the appeal for option 1, Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.





Proposed Motion 2:

- The Board moves to approve the appeal for option 2, Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.

OR

- The Board moves to deny the appeal for option 2, Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.



Proposed Motion 3:

- The Board moves to approve the appeal for option 3, Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.

OR

- The Board moves to deny the appeal for option 3, Block 2, Lot 3, Grand Lake Estates 1st Filing, Also Known as 833 Cairns Ave. Grand Lake CO.

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