

**Oliver Leinemann**

2445 Chelmsford Drive, Crofton, MD 21114 | 443-623-3761 | oleinemann@aacps.org

November 7, 2022

**Town of Grand Lake**

**Planning Department**

**P.O. Box 99**

**1026 Park Avenue**

**Grand Lake, CO 80447**

**Re: Zoning Variance Request Application – Explanation of Hardship**

Dear Ms. White:

We respectfully request making modifications to the proposed structure at 52 Mad Moose Lane, which would put the front porch at 20' setback instead of 25' setback, due to lot topography and natural features. We purchased the building lot in February 2021 (utilities on site) and intend to build our second home in Grand Lake.

Due to the mean high water mark of the stream on the north rear of the lot, it is necessary for us to move the house forward 5' to maintain the required 30' distance from the mean high water mark. Our HOA has requested us to add a front porch in order to meet the aesthetics of the neighborhood, therefore unnecessary hardship would be placed on us if not granted a front foot setback variance of 20' instead of the required 25'. We feel that due to the environmental considerations and the topography of the lot, it is of utmost importance to maintain the required 30' from the stream.

We intend to meet the required 25' setback for the garage in order to not interfere with the snow removal operations of Grand Lake. We have also decreased the depth of the front porch by 1' so as to not further encroach in the setback.

Without variance to the 25' setback, as well as the need to meet the HOA requirements (to include square footage) to construct a home consistent with the character of the neighborhood, we would be unable to build the home.

We certify that these special conditions are circumstances (stream, mean high water mark, topography, HOA considerations) do not result from our actions.

Further, granting the variance request will not confer on us any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

Additionally, the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of local codes and regulations.

Thank you very much for consideration of this request.

Sincerely,

**Oliver & Ann Marie Leinemann**