

Town of Grand Lake
1026 Park Avenue
PO Box 99
Grand Lake, CO 80447

Thomas H. Jenkins &
Deborah K. Jenkins
207 Bella Vista Court
PO Box 1155
Grand Lake, CO 80447

Date July 17th, 2022

Re: Variance Request for access to Lots 9, 10, & 11 on Block 36 using Lake Avenue

Dear Town of Grand Lake:

We are writing this letter to request variances which would allow us to access and build upon our properties located at lots 9, 10, & 11 in Block 36 using a small access or service road to Lake Avenue. One of the problems we face is the topography of the hillside which makes access to these properties very difficult. It would be impossible to access these properties without a road exceeding the maximum 8% grade requirement. Furthermore, we are also requesting that the driveways from all three properties share a single triple driveway.

We have done nothing to cause these issues. The problems we face accessing these properties is purely caused by the shape of the mountain and there is no other way we can find to gain access to our properties other than by making these variance requests.

What we are requesting is similar to many other properties in Grand Lake which sit on steep hillsides and needed a steeper road grade than what is specified in the requirements. There are also many other properties which share driveways to three or more homes, making this a fairly common request as well.

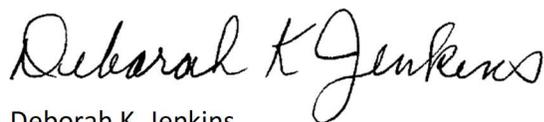
We are not asking for any special privilege. We are just asking for a variance similar to what has been granted many times to other properties within the town.

The granting of these variances does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.

Respectfully,



Thomas H. Jenkins



Deborah K. Jenkins