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24 May 2022

Kimberly G. White
Community Development Director
Town of Grand Lake - Planning Dept.
PO Box 99
Grand Lake, CO 80447

RE: 301 Park Avenue (Jameson Alterations)
Variance request (for front setback incursion)

Dear Ms. White,

Per your request, we are providing these responses to the factors you would like addressed as a part of our variance application for the property at 301 Park Avenue. If you need further information or clarification of the issues raised herein, please do not hesitate to contact my office.

(a) The compatibility of the proposed action with the surrounding area;

The area where the addition is to be constructed within an older subdevelopment of the town. As such, there are many properties which have non conforming structures, including setback incursions, variances and such. The subject property has an existing building which was built into the setback and that is in part why this application is needed.

(b) Whether the proposed action is in harmony with the character of the neighborhood;

The location of the setback incursion is very minor and will be almost unnoticeable by anyone but a surveyor.

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(c) The need for the proposed action;

The views and outdoor spaces are part of what makes Grand Lake a magical place, and therefore it seems any homeowner would want to maximize the utility of their outdoor areas. The deck expansion, as a part of the addition to the existing home, is simply intended to make a harmonious addition to the property. To follow the setback would create an angular element not found anywhere else on the property.

(d) The effect of the proposed action upon future development in the area;

The front setback incursion, which is very slight, sits well above the existing road...a road that will never be widened or otherwise altered, in particular given the extreme topography along the front setback area.

(e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics;

The slope does little to impact the variance application one way or the other. Regardless of where the deck is placed it will be well above the grade.

(f) Whether alternative designs are possible;

The alternative, as stated above, would be to follow the setback exactly, which would be at an angle relative to the existing and remodeled structure, creating a visual element not in keeping with the existing. Were we to regularize the deck relative to the building outside of the setback area, the passage way from the existing deck to new deck area would be quite narrow and hence effectively make two decks rather than one larger deck which is the wish of the property owner.

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(g) With due consideration for the Town's Comprehensive Plan.

The deck area added to a single family dwelling within the setback is consistent with the comprehensive plan of Grand Lake.

Respectfully Submitted,

Jeffrey Wood

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