

Zoning Variance Request: Narrative & Hardship Explanation

The Roanes request a variance because their house was built prior to the enactment of the stream and shore setback ordinances. Their house is non-conforming as to the setback in that part of the additional floor will be within 30 feet of the lake.

The new bedroom suite will be built as an additional floor above an existing garage. The existing footprint of the home will not change. The proposed addition will not change the historic intrusion on the setback, and we do not expect any impact on the water, habitat, or floodplain as a result. We do not expect the shoreline to be disturbed in any way. The proposed addition complies to current ordinance governing size in all other respects, and both neighboring properties have expanded their residential homes in a similar manner.

No alternative plans are proposed because they would entail increasing the existing footprint of the home.

It is our understanding that uses and buildings that were conforming prior to the Town of Grand Lake initiating rezoning of the property will be permitted to expand the building or building containing a nonconforming use to the Building Height and Area Regulations of the previous zone as declared in the ordinance.