



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
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ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:

Street Address: 1204 W. Portal Road
Legal Description: Lot _____ Block _____ Subdivision _____

PROPERTY OWNER INFORMATION:

Name: Keith Nichols, Cindy Biersdorfer Email: Cindy.biersdorfer@dell.com
Mailing Address: PO Box 2115 Grand Lake Phone: 303 881-5335
City: Grand Lake State: CO Zip: 80447 Fax: N/A

APPLICANT INFORMATION:

Is the Applicant the Property Owner? YES NO

Name: _____ Email: _____
Mailing Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____

CONTACT INFORMATION:

Is the Contact Person the Applicant? YES NO

Contact Person (if not Applicant): _____ Email: _____
Mailing Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____

VARIANCE REQUEST (Brief Description):

11-2-10 B 10 driveway
grade exceeds design standards

REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.

Print Name: Cindy Biersdorfer

Signature: [Signature] Date: 10/13/2023

STAFF USE ONLY

Application Received By: _____ Date & Time: _____
File Name: _____ Deposit: YES NO Amount: \$ _____
Agreement for Services Form Signed? YES NO

Town of Grand Lake-Planning Dept

Legal Summary Subd: METES & BOUNDS 75 ALL PT OF LOTS 2,6,7 SEC 5 T3N R75W DESC AT B/266 P/5+3 .447 AC +/- LYING SOUTH OF TUNNEL RD AND WEST OF NORTH INLET LOCATED IN LOT 2, SECT 5 T3N R75W DESC IN B/266 P/462

Request: We are requesting approval and subsequent sign off for the driveway grade which currently exceeds 10%

Hardship description:

- 1) Topography of the lot does not allow for a lower grade. According to the builder, bridge guardrail was cut back as far as the town would allow. Driveway was placed according to where the guardrail was moved. If the driveway was placed closer to the bridge, concrete curb would have to be cut, dirt fill would be significant and a 40-50 ft retaining wall will be required.
- 2) Deprives us of rights available to others in the area. Precedence has been set all over town. Just a few doors down on Portal as well as Woodpecker Hill to name a few spots. Town surveyor commented he's surveyed driveways in town as much as 35% grades (attached letter).
- 3) Was not a result of actions taken by us. We were not aware the driveway was not positioned according to the plans until we requested our CoO. Town inspections did not call this out during the build process. Builder states he worked directly with the town to move the guardrail (see attached letter from the builder). The only issue we were aware of was the miss regarding the rail extension resulting in 10,000 cost overages to move the extended guard rail.
- 4) Does not grant us any special privileges denied to other (same as #2, precedence set)
- 5) Does not pose a detriment to others. The driveway is kept clear of snow and ice. There is plenty room on top if anyone is not comfortable driving it.

We have survived a full year, including a heavy snowfall winter without any issues. We are considering a permitted, heated, paved driveway once we have the funds.

Respectfully,
Cindy Biersdorfer
Keith R Nichols

Biersdorfer, Cindy

From: Thomas Cary <loosehorse56@gmail.com>
Sent: Thursday, August 17, 2023 5:38 PM
To: Biersdorfer, Cindy
Subject: ISPlat revised - 8/17/23
Attachments: GrandLake_Biersdorfer_1204Portal_ISPlat_Driveway grades.pdf

[EXTERNAL EMAIL]

Cindy_Keith,

I answered questions fro, Kim at Grand County by providing this up dated plat.

Don't forget this is the mountains. I see driveways of 35% all the time.

All emergency vehicle in this county are 4 wheel drive for a reason.

Note: I will gather info, next week or so, for a more precise profile of the driveway, and it will show that the entrance, level part at the Top, in compliant.

praying for softened Hearts in County gov't.
Peace is essential.

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Thomas A. Cary
PLS 25934
970.724.2912 h
970.509.0185 c
Loosehorse56@gmail.com

Biersdorfer, Cindy

From: tim altavistabuilders.com <tim@altavistabuilders.com>
Sent: Friday, October 6, 2023 3:22 PM
To: Biersdorfer, Cindy
Subject: Driveway/ Rail issue

[EXTERNAL EMAIL]

Cindy,

I have looked back through email and pictures and don't have anything back that far. I had a computer crash in 2021 and lost a lot of stuff. Here is what happened as I recall.

Between the time we designed the site plan and the time we received building permit was 6-9 months. In that time, grand county installed the guardrail that blocked most of the front of your lot. When we met with road and bridge they were only willing to allow us to remove it so close to the bridge. That is why it ends where it does. Then you guys had to pay over 10k to have this redone. The driveway has to be where it is because the town would not let the rail be removed any closer to the bridge.

Sorry I lost those records. Hope this helps.

Tim Stegall
512.750.6219 call or text
www.AltaVistaBuilders.com [[altavistabuilders.com](mailto:tim@altavistabuilders.com)]



