

BOARD OF ADJUSTMENT MEETING
PUBLIC HEARINGS ON VARIANCE REQUESTS
MORRISON TOWN HALL
110 STONE STREET
WEDNESDAY JUNE 29, 2016
6:00 P.M.

1. CALL TO ORDER
2. OATH OF OFFICE ADMINSTERED BY TOWN CLERK
3. ROLL CALL
4. APPROVALS
 - a) Minutes of June 1, 2011
5. PROCEDURES
6. PUBLIC HEARING
 - a) Ryan Burris– Variance Requests from Article 10-1E-6 (Uses, Yard and Bulk Requirements) to provide relief from the 20,000 square foot minimum lot area per dwelling unit requirement to construct an addition to the existing house.
7. ADJOURNMENT

Reasonable accommodation will be provided upon requests for persons with disabilities. If you require any special accommodation in order to attend a Board of Adjustment meeting, please call the Town Clerk at 303-697-8749.

MINUTES FOR BOARD OF ADJUSTMENT
MORRISON TOWN HALL
110 STONE STREET
WEDNESDAY, JUNE 1, 2011
6:00 P.M.

Call to Order: Chairman Kyle Burriss called the meeting to order at 6:00 P.M.

Oath of Office: Zabilansky swore in Kathy Wolfe.

Roll Call: Board members Kyle Burriss, Kathy Wolfe, Lila Horton, John Price, Shari Raymond and Maya Stefansdottir were present. Board member Wyatt Blassingame was absent. A quorum was established.

Staff Present: Richard Miller (Town Attorney), Carrie McCool (Town Planner), Brea Pafford (Town Planner) and Kara Zabilansky (Town Clerk).

Approvals:

Motion / Minutes: Burriss moved to approve the minutes of May 19, 2011. Stefansdottir seconded the motion and all present voted in favor.

Paul Sutton and Sharolyn Anderson, 215 Spring Street, Setback Variances Request:

Zabilansky stated that this is a hearing on a request for variances from the minimum front and side yard setback requirements for property at 215 Spring Street submitted by Paul Sutton and Sharolyn Anderson.

John Price arrived at 6:04.

Burriss asked Zabilansky if all required notices of this hearing had been given and posted. Zabilansky said they had.

Burriss asked if the Applicant was ready to proceed. The applicant, Paul Sutton, stated that he was ready to proceed.

Burriss asked if the Staff was ready to proceed. The Staff said they were ready to proceed.

Zabilansky swore in the applicant.

Staff Testimony: Pafford stated that the applicants are proposing a one car garage, deck and addition at 215 Spring Street and requesting a 3' variance from the west side yard setback and an 8' variance from the front yard setback. Pafford reviewed the standards to approve a variance and stated that the applicant meets all the standards. Pafford referred to a letter of objection to both variance requests submitted by Susan Hall, 216 Spring Street and stated that the neighboring properties didn't maintain the setback requirements. No objections were received from the east or west neighbors. Pafford provided suggested motions to the Board and recommended approval of the variance.

Applicant Testimony: Paul Sutton, 215 Spring Street, addressed the Board. Sutton stated that many of the houses along Spring Street have added garages to their properties and he would like to do the same. Sutton said that architecturally the addition of the garage and porch softens the house visually. Sutton requested the Board approve the two variance requests.

Burris closed the public hearing.

Raymond asked why the garage couldn't be built in the back of the house. Sutton stated that the area would need to be backfilled and the addition would cause an obstruction of view for the neighbors. There were suggestions that the garage be built further back from the property line. Sutton stated that there would be drainage issues into the garage and also more of an obstruction of view for the neighbors if the garage were built back from the property line.

Miller told the Board that they could continue the hearing and ask Sutton to mitigate the proposal so there would be no objections from neighbors. Miller said that as a matter of policy, of some Board of Adjustment, they will not approve a variance if there are any serious objections and will ask the property owners to work out the issues prior to approval. There was discussion about possible scenarios to move the placement of the garage to create a lesser variance from the setback requirements.

Burris moved to approve the variance requests for a 3' variance from the west side yard setback and an 8' variance from the front yard setback finding that the applicants substantially meet the Standards. Wolfe seconded the motion. Horton and Raymond voted in favor of the motion. Price and Stefansdottir voted against the motion. The motion passed with 4 ayes and 2 nays.

Adjournment: There being no further business, Chairman Burris adjourned the meeting at 7:20 p.m.

TOWN OF MORRISON

Kyle Burris, Chairman

ATTEST:

Kara Zabilansky, Town Clerk

Memorandum

To: Chairperson, Members of the Board of Adjustment

Date: 6/24/2016

Re: Hearing Procedure, Variance Applications

1. **Purpose.** To briefly state procedures for conduct of a public hearing on an application for a variance.

2. **Discussion.**

a. **Quasi-Judicial Proceeding.** A variance hearing is a quasi-judicial proceeding. The quasi-judicial decision-maker is held to the same standard of impartiality as a judge. There are several recognized grounds on which the neutrality and impartiality of a decision maker may be challenged:

- i. Financial or other personal interest in the matter;
- ii. Prejudgment of the matter;
- iii. Relationship to a party or witness such as familial or employment;
- iv. Ex parte communication regarding the matter. In the context of a quasi-judicial proceeding, these are communications with an applicant, witness, or opponent outside the hearing concerning the matter at issue; and
- v. Bias or prejudice against, or in favor of, a party.

This is the typical list of disqualifying grounds; however, the essence of each is that it demonstrates lack of impartiality or neutrality or compromises the appearance of fairness and impartiality such that parties or the public are left with a substantial doubt regarding fairness or impartiality.

The Board of Adjustment will decide the matter by applying the standards contained at §10-1C-1 of the Morrison Town Code to the evidence presented at the hearing. The evidence consists of the material provided by the Town's consultants, the material presented by the applicant, and the information and testimony provided by residents of the neighborhood, if any. The burden is upon the applicant to present evidence to support the application. Four votes are necessary to approve a request.

b. **Procedure.** The Board of Adjustment has previously adopted Rules and Procedures. These should be reviewed and may be modified, as the Board desires. The general order for presentation of a case for a variance would be as follows:

- i. Ask the Secretary to the Board to call the matter to order.

- ii. Determine who is present to represent the applicant. Ask them to introduce themselves by stating their name and address.
- iii. Ask the Secretary if appropriate notices have been posted.
- iv. Determine if everyone is present who wishes to testify has signed the roster.
- v. Board members who received any information outside the public hearing regarding the application should disclose at this time, including any potential conflicts of interest. The Board should determine if the member should recuse or not at this time.
- vi. Administer oath to all witnesses.
- vii. .
- viii. Ask the applicant to present its case through his/her testimony, testimony of witnesses, photographs, illustrations, etc.
- ix. Board questions of the applicant.
- x. If the Town is appearing it would present its case next, followed by Board questions of the town's representative.
- xi. Public may comment and ask questions. These witnesses should state their name and address. Questions and comments should be addressed to the Chairperson not the applicant.
- xii. The Board may have questions for the public speakers.
- xiii. The applicant may submit testimony or exhibits in "rebuttal" of these statements.

- xiv. The public portion of the hearing may be closed or continued for additional information.
- xv. If the hearing is closed, the Board may discuss the evidence and applicable standards and law. The Board may address questions to staff only, not the applicant or other witnesses at this time.
- xvi. The Board may continue the matter for a decision by written resolution.
- xvii. In simpler matters, a motion may be introduced, discussed, and voted upon. The decision of the Board should ultimately be reduced to a written form with a copy to the applicant and to the Town Clerk. The written decision should set forth the decision and the findings and conclusions of the Board.

c. **Executive Session.** If a Board member has specific questions to ask of the Town Attorney, a request may be made for an executive session. An executive session requires approval by four of the five Board members.

3. **Criteria.** The powers of the Board of Adjustment and the criteria for variances are set forth in §10-C-1 et seq. "Zoning Regulations" of the Morrison Town Code. The State statute which authorizes a Board of Adjustment and establishes the use variance authority, states that the Board has the authority to modify use regulations where there are "practical difficulties" or "unnecessary hardships" in carrying out the strict letter of

the ordinance while insuring that the spirit of the ordinance is observed, public safety and welfare served, and substantial justice done.

a. Our ordinance requires that, in order to grant a variance, the Board may vary the application of the regulations set forth in the zoning ordinance, to the extent they are applicable in a particular case, only if the Board finds that:

- i. By reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property;
- ii. The variance, if granted, will observe the spirit of this article, secure the public safety and welfare, and achieve substantial justice;
- iii. The variance, if granted, will not adversely affect the adjacent property or the neighborhood;
- iv. The variance, if granted, will not substantially or permanently impair the appropriate use or development of adjacent property
- v. The variance, if granted, is the minimum variance that will afford relief with the least modification possible of the provisions of this chapter; and

b. In deciding variance applications, the Board may consider whether the alleged difficulty or hardship was self-imposed.

c. The Board may not grant any variance relating to the use of property.

CHAPTER 1
ZONING REGULATIONS
ARTICLE C. BOARD OF ADJUSTMENT

SECTION:

- 10-1C- 1: Establishment And Organization
- 10-1C- 2: Proceedings
- 10-1C- 3: Hearings, Appeals And Notices
- 10-1C- 4: Powers
- 10-1C- 5: Minor Variances
- 10-1C- 6: Expiration Of Variance
- 10-1C- 7: Appeal From Board Of Adjustment
- 10-1C- 8: Judicial Review
- 10-1C- 9: Severability
- 10-1C-10: Effective Date

10-1C-1: ESTABLISHMENT AND ORGANIZATION:

- A. **Creation:** The board of adjustment is hereby established.
- B. **Members:** The board of adjustment shall consist of seven (7) regular members. Two (2) members shall be appointed from the Morrison planning commission by its chair and five (5) members shall be appointed by the board of trustees. All members shall be over the age of eighteen (18) and shall be residents of the town of Morrison. No member of the board of trustees shall serve on the board of adjustment.
- C. **Terms And Transition:** The term of a board of adjustment member shall be three (3) years. The terms of all current members shall expire on July 1, 2001. At its first regular meeting in July 2001, the board of trustees shall appoint five (5) regular members, three (3) of whom shall serve two (2) year terms and two (2) of whom shall serve three (3) year terms and their successors shall serve three (3) year terms. At its first regular meeting in July 2001, the chairperson of the

planning commission shall appoint two (2) planning commission members to the board of adjustment, one of whom shall serve a two (2) year term and one of whom shall serve a three (3) year term and their successors shall serve a three (3) year term.

- D. **Quorum And Vote:** A quorum of the board of adjustment shall be five (5) members. Four (4) affirmative votes shall be required to decide any appeal or application in favor of the appellant or applicant. (Ord. 310, 5-1-2001)

10-1C-2: PROCEEDINGS:

- A. **Rules Of Procedure:** The board of adjustment shall adopt rules and regulations consistent with the laws of the state of Colorado, the Morrison home rule charter and this code to govern all matters before it. The chairman, or in his absence the acting chair, shall be empowered to administer oaths and compel the attendance of witnesses. (Ord. 310, 5-1-2001)

10-1C-3: HEARINGS, APPEALS AND NOTICES:

- A. **Appeal Filed With Town Clerk:** Appeals to the board of adjustment concerning any order, requirement, decision or determination made by any official charged with the enforcement of this chapter may be taken by any person aggrieved or by any officer of the town affected by any decision. Such appeals shall be taken within such time as shall be prescribed by the board of adjustment by general rule. The appellant shall file with the town clerk a letter of appeal specifying the grounds thereof.
- B. **Fee, Cost Of Appeal Or Variance Application:** No appeal or variance application may be considered by the board of adjustment until the required fee has been paid. The amount of the fee shall be established by resolution of the board of trustees. In addition to this fee, an appellant or applicant shall be obligated to pay the reasonable costs, expenses and consultant fees, including attorney, planning and engineering fees incurred by the board of adjustment in connection with the matter. The clerk of the town shall obtain estimates of these costs, expenses and fees and a deposit in an amount equal to the estimated costs, fees and expenses shall be paid by the appellant or applicant prior to consideration of the matter by the board of adjustment.

- C. **Rehearing Of Variance Request:** The board of adjustment shall not consider an application for a variance which it had denied within one year before the date of the new application without a showing that there has been a substantial change of circumstances or conditions regarding the property since the date of the decision on the previous application.
- D. **Town Official; Duty:** The town official whose decision is appealed shall transmit to the board of adjustment any papers constituting the record of action upon which the appeal was taken. Before considering an appeal, the board of adjustment shall have posted a public notice specifying subject, meeting time and place at least one week prior to the meeting on the appeal or request for variance. Additionally, such notice, in a form approved by the town clerk, shall be placed on the subject property and such notice shall be clearly visible from any abutting public right of way. (Ord. 310, 5-1-2001)

10-1C-4: POWERS:

- A. **Powers:** The board of adjustment shall have the power to:
1. **Rule On Error Of Town Official:** Hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, decision or determination made by a town official based on or made in the enforcement of this chapter. The board of adjustment may affirm, reverse (wholly or partly) or may modify the order, requirement, decision or determination appealed and may make such order, requirement, decision or determination as in their opinion ought to be made in the premises, and to that end shall have all powers of the officer from whom the appeal is taken.
 2. **Rule On Variance Requests:** Hear and decide, grant or deny applications for variances from the provisions of this chapter. In granting any variance, the board of adjustment may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this chapter.
 3. **Other Matters:** Hear and decide such other matters as the board of trustees may prescribe.

B. Standards:

1. In passing upon appeals and variance requests, the board of adjustment may vary the application of the regulations set forth in the zoning ordinance only if the board finds that:

a. By reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property;

b. The variance, if granted, will observe the spirit of this article, secure the public safety and welfare, and achieve substantial justice;

c. The variance, if granted, will not adversely affect the adjacent property or the neighborhood;

d. The variance, if granted, will not substantially or permanently impair the appropriate use or development of adjacent property;

e. The variance, if granted, is the minimum variance that will afford relief with the least modification possible of the provisions of this chapter; and

2. In deciding variance applications, the board may consider whether the alleged difficulty or hardship was self-imposed.

C. Use Variance: The board of adjustment may not grant any variance relating to the use of property.

D. Public Hearing: The board of adjustment shall conduct a public hearing on each variance application, with prior notice thereof pursuant to its rules and regulations. A party may appear in person, by agent or attorney. (Ord. 310, 5-1-2001)

10-1C-5: MINOR VARIANCES:

A. Upon application, the town administrator may grant a variance from the application of standards relating to setback, lot area, lot width, and the minimum number of required parking spaces, for a particular

use on a specific piece of property. Such minor variance may be granted only if:

1. The variance, if granted, does not deviate more than twenty percent (20%) from the requirement, independent of variances granted for other requirements; provided, however, the town administrator may not grant variances of lot area more than ten percent (10%) of the minimum lot area, and may not grant variances of lot width more than ten percent (10%) of the minimum lot width, independent of variances granted for other requirements. The town administrator may grant variances to the number of required parking spaces up to ten percent (10%) or five (5) parking spaces, whichever is less. The intent of this provision is to provide for variances with certain percentage limitations, and further to clarify that any variance is considered to be independent of any other variance and is not to be considered cumulative. The town administrator shall have no authority to grant a variance for the purpose of qualifying any property for rezoning consideration.
 2. The town administrator finds that the proposed variance meets each of the standards set forth in subsections 10-1C-4B1a through B1e of this article.
 3. The applicant pays a variance fee in an amount established by board of trustees resolution.
- B. In deciding variance applications, the town administrator may consider whether the alleged difficulty or hardship was self-imposed.
- C. Written notice shall be provided at the applicant's expense, on forms provided by the town clerk, to all owners of property adjacent to the applicant's property, that a variance application is pending, describing the variance requested, indicating where written or oral objections to the variance may be presented, and stating that no hearing on the variance application will be held unless objections to the variance and a request for a hearing are filed, in writing, with the town clerk, within a time set forth in the notice, but not earlier than ten (10) days after mailing of the notice. On the same day that written notice is provided to owners of adjacent property, notice that the variance application is pending shall also be posted by the applicant on the applicant's property for at least ten (10) days and shall state where additional information on the variance may be obtained. The posted notice shall be in such form and contain such additional information as the town clerk may require. (Ord. 310, 5-1-2001)

10-1C-6: EXPIRATION OF VARIANCE: Any variance granted by the board of adjustment or the town administrator shall automatically expire within one hundred eighty (180) days of the date it was granted, or within such other time as the board or administrator may prescribe, unless a building permit for the variance is obtained within such period of time. Extensions of time may be granted for good cause shown, but only if an application for the extension is made prior to the expiration of the variance. (Ord. 310, 5-1-2001)

10-1C-7: APPEAL FROM BOARD OF ADJUSTMENT:

- A. An applicant or affected property owner may appeal a determination of the board of adjustment to the board of trustees. Such appeal must be filed by letter with the town clerk within fifteen (15) days of the date of the decision of the board of adjustment which shall be the date of the meeting of the board of adjustment at which its decision is announced on the record.
- B. The appeal shall be de novo and notice and hearing procedure shall be in accordance with rules adopted by the board of trustees. The applicant shall be responsible for all costs incurred by the town in connection with the appeal including the costs of the town's engineer, attorney and planner. (Ord. 310, 5-1-2001)

10-1C-8: JUDICIAL REVIEW:

- A. The decision of the board of adjustment, if not timely appealed, or the decision of the board of trustees after appeal, shall be a final decision.
- B. Any person applying to the courts for a review of any final and reviewable decision made under this title shall pay the cost of preparing any necessary transcript and any necessary record of proceedings. (Ord. 310, 5-1-2001)

10-1C-9: SEVERABILITY: Should any section, subsection, subdivision, paragraph, sentence, clause or phrase of this article or application thereof to any person or circumstance, be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this article, or its application to any

10-1C-9

10-1C-10

other person or circumstance, and, to this end, the provisions of this article are declared to be severable. (Ord. 310, 5-1-2001)

10-1C-10: **EFFECTIVE DATE:** This article shall take effect thirty (30) days after final publication. (Ord. 310, 5-1-2001)



TOWN OF MORRISON

321 HIGHWAY 8 • MORRISON, CO 80465 • PHONE: (303) 697-8749
FAX: (303) 697-8752

Town of Morrison Board of Adjustment
Public Hearing
Wednesday, June 29, 2016
6:00 P.M.

STAFF REPORT

Date: June 23, 2016
Prepared by: Carrie McCool, Morrison Town Planner
Applicant/Property Owner: Ryan Burris
Subject: Variance from minimum lot size requirement

VARIANCE REQUEST:

The applicant, Ryan Burris, is requesting a variance from Article 10-1E-6 (Uses, Yard and Bulk Requirements) to provide relief from the 20,000 square foot minimum lot area per dwelling unit requirement to construct an addition to the existing house.

BACKGROUND:

The subject property is zoned RE (Residential Estate) with a lot size of 12,500 square feet. Access to the home is provided off of Wood Lane wherein the street is located completely on the lot but it is not currently a dedicated street. This request is a result of a home that was built in 1949 on a lot that does not meet the minimum lot area of 20,000 square feet per dwelling unit. The result is a nonconforming situation whereby the only legal way to permit an expansion of the existing home is a variance. As such, the home owner is requesting variance in order to comply with the Town's zoning ordinance.

LOCATION:

The subject property is located at 110 Wood Lane, Morrison, CO 80465.

PUBLIC NOTICING:

The proposed variance request was publicly noticed in accordance with the public notification requirements outlined in the *Morrison Town Code, Title 10: Zoning and Land Development*.

VARIANCE REVIEW STANDARDS:

In passing upon appeals and variance requests, the Board of Adjustment may vary the application of the regulations set forth in the zoning ordinance only if the board finds that:

1. By reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property.

Staff Finding: The shape of the subject property as well as the encumbrance of Wood Lane on the lot results in an exceptional condition wherein strict application of the regulation would result in peculiar and undue practical difficulties for the property owner.

2. The variance, if granted, will observe the spirit of this article, secure the public safety and welfare, and achieve substantial justice.

Staff Finding: Staff finds that this minimum lot area per dwelling unit variance, if granted, would observe the spirit of this article, secure the public safety and welfare, and achieve substantial justice in that the use is consistent with the intent of the RE zone district of providing a purely residential environment and all other zone district requirements will be met.

3. The variance, if granted, will not adversely affect the adjacent property or the neighborhood.

Staff Finding: The variance request was publically noticed and no comments were received from adjacent property owners.

Regulations that establish minimum lot area per dwelling unit are used as a tool to maintain desired densities; in this instance the RE zone district requirements seeks to maintain a low-density neighborhood. The current home is approximately 666 square feet; the addition would increase the footprint to a total of roughly 2,040 square feet. The proposed addition would comply with all other zoning requirements set forth regarding minimum lot width of 100'; front (30'), rear, and side yard setbacks (10'); and maximum height of 30'; in this regard it will not adversely affect the adjacent property or the neighborhood. Further, it should be noted that the front setback encompasses the property's only access point, Wood Lane, which is not currently a dedicated street in the Town.

Wood Lane provides access for five homes in the area. As such, right-of-way for this street should be dedicated to the Town. The Town Engineer will need to review the traffic volume in order to determine the appropriate right-of-way width and location to be dedicated to the town. Staff has set forth a recommended condition of approval to ensure that prior to issuance of a building permit, the applicant shall dedicate Wood Lane to the town as it extends along the western lot frontage in a location and width to be approved by the Town Engineer.

4. The variance, if granted, is the minimum variance that will afford relief with the least modification possible of the provisions of this chapter.

Staff Finding: The applicant is requesting the minimum variance that would allow him to construct any addition to his existing home, given that the lot area already exceeds the minimum lot area per dwelling unit. The proposed addition complies with all other standards and zoning requirements set forth regarding minimum lot width, setbacks, and heights.

5. In deciding variance applications, the Board may consider whether the alleged difficulty or hardship was self-imposed.

Staff Finding: As per the Jefferson County Assessor's Office, the existing house was built in 1949, over 65 years ago by a prior owner on the platted lot. Staff thus finds that this hardship was not created by the applicant.

BOARD OF ADJUSTMENT MOTIONS:

Below are potential motions that the Board of Adjustment could consider regarding the variance application:

1. The Board of Adjustment could approve the variance request, finding that it substantially meets the standards listed above.
2. The Board of Adjustment could approve the variance request, finding that it substantially meets the standards listed above with the following conditions of approval:
 - a. Prior to issuance of a building permit, the applicant shall dedicate Wood Lane to the town as it extends along the western lot frontage in a location and width to be approved by the Town Engineer.
3. The Board of Adjustment could deny the variance request, finding that it does not substantially meet the standards listed above.

RECOMMENDED MOTION:

Approval of the variance request with the condition of approval as noted above (2a).

EXHIBITS:

Variance Request

Variance Site Plan A.01

Request for Variance

Per the zoning classification from the Town of Morrison Zoning map dated 9/9/2012 and the defined Yard and Bulk Requirements, Town Code 10-1E-6, as established in Ordinance 130 dated 3/1/1978, I, Ryan A. Burris am hereby requesting that a variance be approved for the construction of an addition to the existing house located at the property known as 110 Wood Ln, Morrison CO 80465. As the property is zoned as RE: (Residential Estate), and the lot size of 12,500 sq. ft. does not meet the minimum requirement of 20,000 sq. ft. but does meet the minimum lot width of 100 ft. I am declaring this request. Specifically I am speaking to the clause stated in the Morrison Town Code section 10-1C-4:B.1.a that by the shape of the said property I am subject to undue practical difficulty and unnecessary hardship. The construction of the said addition shall comply with all standards in granting the variance and shall not in any way infringe on the public safety or welfare, the adjacent property or neighborhood. Granting of the variance will provide substantial justice in that as a landowner I will be able to modify my dwelling to accommodate myself and family. It will not substantially or permanently impair the appropriate use or development of adjacent property and will vary from the provisions set forth in the code minimally.

Please take the above declarations into consideration in determining your decision to grant the variance.

Very Respectfully,

Ryan A. Burris
110 Wood Lane
Morrison, CO 80465
(720) 940-3102