

Variance Request Summary Letter

Applicant: Charlotte A. White Revocable Trust
374 Jules Way
Gypsum, CO 81637

Legal Description:
LONGVIEW SUBDIVISION LOT 2B

Street Address:
374 Jules Way
Gypsum, CO 81637

Item Proposed:
Currently, the governing PUD for my lot requires 25' setbacks on all sides.

Proposed: Variance to use a minimum rear setback of 10' along east property line for construction of a new accessory building.

Nature of Hardship:
I recently removed an old, deteriorating barn from my lot in the location where I desire to rebuild a new accessory building in its' place. During the building application process, I learned of the PUD Guide's requirement for 25' setbacks on all sides. The large 25' setback would require my new building to be situated out of line with the original orientation of the other existing buildings and place it on existing vehicle access pathways that are already established around large tree vegetation. The disruption to the flow of the property layout would push the access to the new shop over existing landscaping and irrigation systems.

Justification for Variance:
According to the Town of Gypsum Code of Ordinances, residential lots similar in size to mine, greater than 20,001 sf but less than 2 acres, typically zoned as SF/LD are regulated by rear and side setbacks of 10' (unless the primary residence structure is over 20' tall, then exceptions apply) and front setback of 25'.
My primary residence is less than 20' tall; therefore, not exceeding the maximum height for a 10' rear setback.

Moving the new building closer to the property line will make the visual layout of the buildings more aesthetically pleasing because they would have a natural orientation and lineup with existing structures without any visual or physical disruption to any neighbors as my lot is bordered by vacant land to the east, Jules Drive and Jules Way to the south and west, respectively, and is out of sight from neighbors below to the north in Mountain Glen Village.

Tax Certificate:

(Submitted as separate document)

Transportation Impact Study:

The requested variance does not create adverse traffic impacts.

000127 JULES DR #H201 HALL, JESSICA
PO BOX 4000
GYPSUM, CO 81637-3039

000127 JULES DR #H104 BERKMAN, JAMIA - DWYER, FRANCINE
6350 KINNEY CREEK RD
EVERGREEN, CO 80439-5419

Adjacent Property Owners Within 300': (continued)

000127 JULES DR #H203	PENA, ROSA MA. PO BOX 571 GYPSUM, CO 81637-0571
000127 JULES DR #H103	DURAN, JOB ALEJANDRO NAJERA - ORDONoz, DANIEL NAJERA 127 JULES WAY # H103 GYPSUM, CO 81637
000127 JULES DR #H202	BANKERT, ERIC R. & ELIZABETH ANN PO BOX 5145 GYPSUM, CO 81637-5145
000127 JULES DR #H102	GRIFFIN, DONNA PO BOX 2683 EDWARDS, CO 81632-2683
000127 JULES DR #I102	BEVERLY H. TROUT TRUST PO BOX 343 GYPSUM, CO 81637-0343
000127 JULES DR #I202	WACKER, SOPHIA I. PO BOX 4713 EDWARDS, CO 81632-4713
000127 JULES DR #I101	EDWARDS REVOCABLE TRUST PO BOX 889 GYPSUM, CO 81637-0889
000127 JULES DR #A101	GARDUNO, ENRIQUE PO BOX 523 EAGLE, CO 81631-0523
000127 JULES DR #I104	FERNANDEZ, OCTAVIO - CORRAL-CORPUS, MARIA D. PO BOX 4142 EDWARDS, CO 81632-4142

Adjacent Property Owners Within 300': (continued)

000127 JULES DR #I204	MEEHAN, DIANA M. PO BOX 3272 VAIL, CO 81658-3272
000127 JULES DR #I203	MUTHART, NATHAN JAMES PO BOX 1071 GYPSUM, CO 81637-1071
000127 JULES DR #I103	GRIFFIN, DONNA PO BOX 2683 EDWARDS, CO 81632-2683
000332 JULES WY Parcel # 2111-043-04-019	EAGLE COUNTY PO BOX 850 EAGLE, CO 81631-0850
Parcel # 2111-054-23-003	EAGLE COUNTY PO BOX 850 EAGLE, CO 81631-0850
474 JULES WY	BURTON, GARETH DEWAIN & LYSA JEAN 474 JULES WAY GYPSUM, CO 81637-9751
Parcel # 2111-043-09-003	TOWN OF GYPSUM PO BOX 130 GYPSUM, CO 81637-0130
000555 JULES DR	HOBBS, ROWDY L. 0555 JULES WAY GYPSUM, CO 81637-9750
000127 JULES DR #G102	D & G STOUT INC 8531 FLYING B WAY APT 3314 HIGHLANDS RANCH, CO 80129-2969
000127 JULES DR #G202	ANDREWS, MARLEY ELIZABETH - SPIEGELHOFF, BRYAN MARK PO BOX 46 GYPSUM, CO 81637-0046
000121 EVERGREEN PL	SWENSON, SIRIAN PO BOX 4944 EAGLE, CO 81631-4944

Adjacent Property Owners Within 300': (continued)

000122 EVERGREEN PL	WELLS, BRIAN E. & ELKE ANGELA KAISER PO BOX 4131 GYPSUM, CO 81637-4131
000118 EVERGREEN PL	WALLA, TAB J. PO BOX 582 GYPSUM, CO 81637-0582
000116 EVERGREEN PL	ALMANZA, LUIS ARMANDO LUCERO - MIRELES, NYDIA PO BOX 9093 AVON, CO 81620-9078
Parcel # 2111-043-04-020 000332 JULES WY	EAGLE COUNTY PO BOX 850 EAGLE, CO 81631-0850
000127 JULES DR #I201	HILTY, CLAUDIA P. PO BOX 3852 GYPSUM, CO 81637-3034

Certification of Accuracy of Adjacent Property Owners Within 300':

(Submitted as separate document)

Utility Will Service / Won't Service:

This section is not applicable as all utility easements on Lot 2B are narrower than the minimum setback requested in the variance request.