

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4258 • Fax: 719-836-4268 • E-mail address: jgannon@parkco.us

Referral Response

Comment Deadline Date: February 7, 2019 Submitted Date: January 24, 2019

Request: The applicant is requesting an 11.5 foot variance from the west side lot line setback requirement to accommodate an addition to the house.

Location/Legal Description: Lot 6, Burland Ranchettes Unit 16, addressed as 2034 Mockingbird Trail, Bailey.

Date of Board of Adjustment Hearing: February 12, 2019

We have reviewed this referral and find that it **does** comply with our Strategic Master Plan.

We have reviewed this referral and find that it **does not** comply with our Strategic Master Plan for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

Believe it is sets a bad precedent to reduce setbacks.

Signed: Amy Mitchell Date: Februart 19, 2019

Title: ABE Secretary

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We offer the following comments regarding this referral:

The Burland HOA Board has reviewed the Variance application for 2034 Mockingbird Trail. We appreciate that the homeowner and builder are proceeding per county requirements. The requested variance from 30 ft down to 18.5 ft is reasonable in the board's opinion. We only ask that any concerns of the neighbor to the west at 2037 Mockingbird Trail, who is most affected by this addition, are considered by the Planning Commission.

Signed: _____



Date: _____

1-31-2019

Title: _____

PRESIDENT, BURLAND RANCHETTES HOA