

TOWN OF FRASER  
**BOARD OF ADJUSTMENT**  
**Resolution No. 2018-08-01**

A RESOLUTION RECOMMENDING APPROVAL OF A VARIANCE REQUEST PRESENTED BY NATHAN PETERSON IN REGARD TO A 3' REAR SETBACK ENCROACHMENT TO REMAIN ON SAID PROPERTY AS PRESENTED TO THE BOARD OF ADJUSTMENT ON AUGUST 29, 2018 AND ALLOW THE APPLICANT TO MOVE FORWARD WITH SUBDIVIDING THIS CORNER LOT - Lot 1, BLOCK M, VICTORIA VILLAGE WITH THE NEW LOT LINE RUNNING NORTH/SOUTH.

WHEREAS, on August 29, 2018, the Board of Adjustment reviewed a proposed variance request at 837 Quail Drive in accordance with Section 19-1-330 of the Fraser Land Development Code; and

WHEREAS, the Board of Adjustment may grant a variance only if it finds certain conditions to be present; and

WHEREAS, the Board finds that there are unique physical circumstances associated with the affected property that do not exist throughout the neighborhood as this property is riddled with various easements; and

WHEREAS, the Board finds that the unique circumstances and any hardship have not been created by the applicant; and

WHEREAS, the Board finds that if the variance is granted, this will not alter the character of the neighborhood or impair the use of adjacent conforming property; and

WHEREAS, the Board finds that if the variance is granted, it will not be detrimental to the public good or the intent of the Zoning Code or the spirit of the Fraser Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN OF FRASER BOARD OF ADJUSTMENT HAS VOTED TO APPROVE THIS VARIANCE REQUEST AT 837 QUAIL DRIVE, FRASER, COLORADO AND WILL ALLOW THE 3" REAR SETBACK ENCROACHMENT TO REMAIN ON SAID PROPERTY AS PRESENTED TO THE BOARD OF ADJUSTMENT ON AUGUST 29, 2018 AND ALLOW THE APPLICANT TO MOVE FORWARD WITH SUBDIVIDING THIS CORNER LOT - Lot 1, BLOCK M, VICTORIA VILLAGE WITH THE NEW LOT LINE RUNNING NORTH/SOUTH.

DULY MOVED, SECONDED AND APPROVED THIS 29<sup>th</sup> DAY OF AUGUST, 2018.

ATTEST:

FRASER BOARD OF ADJUSTMENT

\_\_\_\_\_  
Town Clerk

BY: \_\_\_\_\_  
Chairperson