



**BOARD OF ADJUSTMENT
MINUTES
April 19, 2017 – 3:00 p.m.**

Members Present

Bruce Ray
Gary Garren
Pam Brown

Staff Present

Steve White–Planning and Development Director
Carolyn Clawson – Acting County Attorney
Lynda Glover – Planning Tech I

PUBLIC HEARING

1. Conant Zoning Variance (ZV-17-0007)

Location: 59580 Lakeview Court
Zoning: General Agricultural
Proposal: Variance request for Section IV.A.5(c) of the Montrose County Zoning Resolution, allowing a setback of 10' from the front property line where a 25' setback is required.
Owners: Jason Conant and Laurie Ubben
Applicants: Same

The Planning and Development Director presented the staff report. The owners were present to answer any questions.

M/S-Gary Garren/Pam Brown to Approve this variance based on the following:

Findings of fact:

- a) The variance request does not impair the intent and purpose of the zoning resolution.
- b) Relief from the zoning resolution would not be a detriment to the public good.
- c) The property meets the special exemption criteria because of its slope.

All votes aye. **Motion Carried.**