

Board of Adjustment
Resolution 01-2018

**A Resolution Granting Variances to Ignacio Community Church located at
405 Browning Avenue, Ignacio CO 81137**

WHEREAS, the Town of Ignacio has adopted a Municipal Code which includes Land Use and Development rules and regulations; and

WHEREAS, specific standards within Chapter III, Section 3-5-7 establishes Minimum and Maximum District Standards; and

WHEREAS, the Ignacio Community Church (ICC) located at 405 Browning Avenue has a proposed building expansion which does not meet certain criteria defined with in Section 3-5-7, and consequently is requesting variances in accordance with Chapter III, Sections 3-4-8 through 3-4-12; and

WHEREAS, the appointed Board of Adjustments is tasked with reviewing variance requests and hearings were noticed and scheduled for September 12 and October 3, 2018, in order to review the proposed ICC building expansion and to take public comments.

WHEREAS, the ICC representatives provide details of their proposed project and explanations pertaining to the variance issuance criteria listed in Chapter III, Section 3-4-10; and

WHEREAS, ICC provided multiple signed letters of support from noticed property owners and there was no opposition raised regarding the proposed project.

NOW THEREFORE, LET IT HEREBY BE RESOLVED THAT THE VARIANCE REQUESTS FOR THE ICC PROJECT ARE DETAILED BELOW AND GRANTED BASED ON FINDINGS AND FULFILLMENT OF REQUIRED VARIANCE CRITERIA.

1. The proposed building addition is granted and will create a lot coverage percentage of approximately 68%, which is greater than the 30% required in Table 3-5-7 Minimum and Maximum District Standards.
2. The new building height is granted at 32.5' which is greater then the 30' required in Table 3-5-7 Minimum and Maximum District Standards.
3. The new building exit stairway on the west end of the building is granted and may encroach into the rear yard setback by approximately 3'.
4. The new building will have a new northside wall that extends from the existing wall which is located on or about the north property line along Lampert Street. ICC will complete a survey of the property to determine whether there are any encroachments onto Town right-of-way. If encroachments are determined the Town and ICC will work to clarify this issue satisfactorily.

PASSED, APPROVED AND REAFFIRMED ON THE 3RD DAY OF OCTOBER, 2018.

ATTEST:

Chairman, Board of Adjustment

Date

Town of Ignacio

Date