

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING A VARIANCE OF THE MOUNTAIN VILLAGE MUNICIPAL
CODE TO ALLOW A DETACHED ACCESSORY DWELLING UNIT ON LOT 360**

RESOLUTION NO. 2023-0817-17

WHEREAS, Jena O Karcazes Revocable Trust (the "Owner") is the owner of certain real property described as Lot 360, Mountain Village, Colorado, Assessor Parcel No. 477909126360, and commonly known as 112 Rocky Rd. (the "Property"); and

WHEREAS, Narcis Tudor of Narcis Tudor Architects, LLC (the "Applicant"), with the Owner's consent, has submitted a request to the Town of Mountain Village (the "Town") for a variance to allow for a detached Accessory Dwelling Unit on a parcel of less than .75 acres (the "Variance Request") found in the Town's Community Development Code ("CDC") for the purpose of developing a single-family home with a detached Accessory Dwelling Unit on the Property; and

WHEREAS, the Variance Request consists of the materials submitted to the Town, plus all statements, representations, and additional documents of the Applicant and its representatives made or submitted at the public hearings before the DRB and Town Council; and

WHEREAS, the DRB held a public hearing on August 3, 2023, to consider the Variance Request and testimony and comments from the Applicant, Town Staff, and members of the public, and voted 7-0 to issue a recommendation of approval to Town Council of the Variance Request; and

WHEREAS, the Town Council held a public hearing on August 17, 2023 to consider the Variance Request, the DRB's recommendations, and testimony and comments from the Applicant, Town Staff, and members of the public, and voted unanimously to approve this Resolution ("Variance Approval"); and

WHEREAS, the public hearings and meetings to consider the Variance Request were duly noticed and held in accordance with the CDC; and

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.16 of the CDC and finds that each of the following have been satisfied or will be satisfied upon compliance with the conditions of this Resolution set forth below:

1. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;
2. The variance can be granted without substantial detriment to the public health, safety and welfare;
3. The variance can be granted without substantial impairment of the intent of the CDC;
4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;
5. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

6. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
7. The variance is not solely based on economic hardship alone; and
8. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

WHEREAS, the Town Council now desires to approve the Variance Request, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Resolution.

Section 2. Approval. The Town Council hereby approves a variance to allow for a detached Accessory Dwelling Unit on a Lot of less than .75 acres as outlined in the CDC to be constructed on the Property, as described in the Variance Request.

Section 3. Conditions. The Variance Approval is subject to the following terms and conditions:

3.1. The approved detached accessory dwelling unit is valid only with the design presented for Initial DRB review on August 3, 2023 and is valid only for the 18-month period of that design approval. One 6-month extension of the original design review approval is allowable.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and adoption.


ADOPTED AND APPROVED by the Town of Mountain Village Town Council at a regular public meeting held on August 17, 2023.

TOWN OF MOUNTAIN VILLAGE, COLORADO



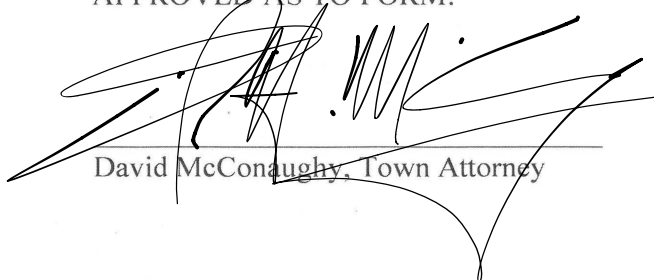
By: _____
Martinique Prohaska, Mayor

ATTEST:



Susan Johnston, Town Clerk

APPROVED AS TO FORM:



David McConaughy, Town Attorney