

# PARK COUNTY BOARD OF ADJUSTMENT PLANNING DEPARTMENT STAFF REPORT

**Date:** June 18, 2002  
**Prepared by:** Sam Eshak, Planner  
**Subject:** VARIANCE  
**Request:** To legalize existing structures (gazebos, sheds)

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## APPLICATION SUMMARY:

**Applicant:** Campground of the Rockies Association, Inc  
**Owner:** Campground of the Rockies Association, Inc  
**Location:** Township 12, Range 77, and Section 14. Addressed as 6820 S. HWY 285  
**Zone District:** R-20 (Residential/Agricultural)  
**Surrounding Zones:** North = R-20  
South = R-20  
East = R-20  
West = R-20

**Site Size:** \_\_\_\_\_

**Existing Use:** Recreational Vehicle Park and Campground

**Proposed Use:** Recreational Vehicle Park and Campground

**Comprehensive Plan:** No impact on current land use.

**Introduction:** Applicant is requesting the following variances

- 1-Request no time restriction for R.V stored on CORA lot
- 2- Allow recreational park model trailers not to exceed 400 SF.
- 3- Allow storage sheds of 100 SF. setting on blocks without permanent foundation
- 4- Allow decks or gazebos with or without covers setting on blocks or temporary foundation *with B.P. req.*
- 5- Allow to build snow sheds *no higher than 30" from ground*
- 6- Allow three R.V units per lot, can be a combination of recreational park model, motor home, camping trailer, pickup camper or tent trailer

**Background:** The property is used for (RVC) zoning, it is R-20 by a zoning error

**Public Comment:** Letters are attached

## Park County Board of Adjustments Decisions on CORA Variance Request

The Park County Board of Adjustments met on August 20, 2002 and reviewed the CORA Variance Request. The following was their decisions:

1. Requested that no time restrictions for RVs stored on CORA lot; however, no full time occupancy will be allowed.
  - Decision: Approved—RVs can stay year round, but there will be no full-time occupancy by anyone other than the caretaker/manager.
2. Requested to allow Recreational Park Model Trailers not to exceed 400 Sq. ft.
  - Decision: Approved.
3. Requested to allow storage sheds of 100 Sq. ft. or less setting on blocks with no permanent foundations or footings, no more then 2 per campsite.
  - Decision: Approved. (Only one shed per lot is presently approved per CORA Rules and Regulations.)
4. Allow decks or gazebos with or without covers setting on Blocks/temporary foundations with no permanent foundations or footings and not attached to the RVs.
  - Decision: Allow decks or gazebos, up to 30" avg. height above ground without cover setting on blocks or temp. footings. Allow decks with covers or over 30" avg. height above ground will require building permit.
5. Allow snow sheds built setting on blocks/temporary foundations with no permanent foundations or footings.
  - Decision; Allow building of snow sheds with building permit.
6. Allow three RV units per lot. Can be a combination of Recreational Park Model (only one per lot), Motor home, Camping trailer, Pickup Camper or Tent Trailer.
  - Decision: Follow Park County rules—Rule—states only one RV per lot.

During the meeting, they indicated that existing structures would grandfather unless they determined them unsafe. The building inspector will be coming out to inspect the campground for decks and snow sheds and may provide suggestions to improve and make them safe. This will most likely take place this winter after the building season is over.