PARK COUNTY BOARD OF ADJUSTMENT
PLANNING DEPARTMENT STAFF REPORT
Hearing date: Tuesday, February 17, 2026

Prepared on:	February 9, 2026
Prepared by:	Kay Wolf, Planner II
Case number:	A25-0119
Subject:	Shelton Dr Variance
Request:	The applicant is requesting a variance of 10 ft to the rear lot line setback and a continued variance of 6.5 ft from the side lot setback to build an extension on an existing non-conforming building.

Application summary

Applicant/s:	Ginnie Larson
Owner/s:	Ginnie Larson
Location:	Tract in SE ¼ of T06 R73 S26 SE4, also known as LOT 1 ROYALS, addressed as 61 Shelton Dr, Bailey
Current zone district:	Residential
Surrounding zoning:	Residential
Lot size:	0.23 acres
Proposed use:	Extend existing building to include a bedroom and bathroom

Background

The current owner purchased the property in 2022, with an existing dry cabin built in the 1930s and the sheds likely built at a similar time. Larson has plans to install a well, a septic system, and expand the existing building to include both a bathroom and a bedroom.

Land Use Regulations and Strategic Master Plan

Each of the standards for approval of a variance (LUR Section 3-1-3.100) is addressed below.

1. **A strict application of the Resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of a specific piece of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land:**

   The small lot size, the location of the existing structure, and the slope of the land underneath the existing cabin force any extension to be built toward the rear of the lot. To fit both a reasonably sized bedroom and bathroom, a 10-ft variance is needed.

2. **The applicant provided reasonable and adequate evidence that the variance request is not a self-imposed hardship that can be rectified by means other than relief through a variance:**

The above restrictions (lot size, locations of existing structures, and the slope of the land underneath the building) are unreasonable to require changing or working around.

3. **There exists no substantial detriment to any neighbor or to the public by the granting of the variance:**

   Structures already exist within the setback boundaries (current cabin and sheds) and the neighbors' buildings are over 100 feet away.

4. **The intent and purpose of the regulation being varied is not substantially impaired or defeated by the granting of the variance.**

   Setbacks are intended to protect health and safety (septic, well, fire) and to minimize impacts to adjacent properties. As current structures extend past setbacks more than variance requested and other structures are far away from proposed variance, the requested variance is in alignment with the intent of the setback regulations.

Impact analysis

Given that current structures exist within the setbacks and the nearest other structures are over 100 ft away from the proposed addition, no impacts are anticipated.

Referral responses

None

Staff recommendation

Based on the foregoing, staff recommends approval with no conditions.

PARK COUNTY APPLICATION FOR
VARIANCE
NON-REFUNDABLE APPLICATION FEE: $700

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4292, or e-mail planning.zoning@parkcountyco.gov, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Ginnie Larson

Mailing Address: 6255 Cornell Ct.

City: Highlands Ranch State: CO Zip: 80130

Email Address: [redacted]

Telephone (work)_____ (home) [redacted] (fax)_____

Owner's Name: Ginnie Larson

Mailing Address: 6255 Cornell Ct., Highlands Ranch, CO 80130

Telephone No.: [redacted]

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Variance (attach additional page, if necessary):

~~T06 R73 S26 SE4 TR IN SE4 26-6-73 AKA LOT 1 ROYALS~~

Street Address of Property: 61 Shelton Dr., Bailey, CO 80421

Property's Total Acreage: 0.23

Current Zone District of Property: _____

Proposed Zone District of Property: _____

For County Use Only
Planning Department Confirmation of Current Zone District: ~~16419~~ 15611
District: Residential
Kay Wolf
Print Full Name

Requirements for a Variance
Article III, Division 1, Section 3-100

C. APPLICATION REQUIREMENTS

	For County Use Only: Initial Receipt of the Required Information
1. Application Fee. An application fee in the amount of $700 must be paid at the time of submission of the application. Make the check or money order to the Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.	(1.)
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.	(2.)
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.	(3.)
4. A legal description of the property proposed for the Variance prepared by a licensed Colorado land surveyor.	(4.)
5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed Variance, this information is at Park County Assessor's Office.	(5.) Staff.
6. A vicinity map of where the proposed property is located within Park County.	(6.) Staff.
7. A site plan drafted at a commonly used engineering scale with clear indication how the variance relates to the affected land with the following information:	(7.)
a. Name and address of the owner;	(7a.)
b. Date of preparation, map scale, and north arrow;	(7b.)
c. Lot dimensions, total acreage, and points of access to the property, internal roads and trails. The map must illustrate how access is obtained from the property subject to variance to the nearest county road or highway;	(7c.)
d. Natural features of the property subject to variance including, wetlands, floodplain, riparian areas, water bodies, rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);	(7d.)
e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas;	(7e.)
f. The dimensions, height and setbacks of all existing and proposed structures.	(7f.)
g. A clear illustration or description of the proposed variance, using shading, crosshatching, or highlighting, to accurately illustrate the proposal.	(7g.)
8. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).	(8.)

9. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable

10. A written description identifying the specific provision of the Land Use regulations that the owner seeks to vary and the extent to which the provision is proposed to be varied or modified.

11. A written description of the reasons justifying the variance detailing how the standards for approval of the variance provided by Section 3-100(B) are met or satisfied.

12. Any other information that are judged necessary by the Planning staff to ensure compliance with the Standards for Approval.

Note: Refer to Park County Land Use Regulations Article III, Standards for Approval of Variance.

For County Use Only: Initial Receipt of the Required Information
(9.) n/a
(10.) [illegible]
(11.) [illegible]
(12.) n/a.

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: _____
Print name: Ginnie Larson
If company, state Title/Position: _____

Owner: Signed: _____
Print name: Ginnie Larson
If company, state Title/Position: _____

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

December 11th, 20 25
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: 12.11.2025
Print Name: Kay. Wolf

Payment of the Applicant Fee was made by:

_____	Personal Check # 2481	Amount $ 700.00
_____	Cash	Amount $ _____
_____	Other _____	Amount $ _____

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL BOARD OF ADJUSTMENT HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

APPENDIX C

AFFIDAVIT OF UNDERSTANDING

I, Ginnie Larson, the undersigned applicant, hereby acknowledge and agree to the following terms and conditions related to the submission of my application to the Park County Development Services Department.

1. ACKNOWLEDGMENT OF APPENDIX C REQUIREMENTS: I understand that, pursuant to Appendix C – Development Review Fees of the Park County Land Use Regulations, all application fees are non-refundable once an application has been received by the County, regardless of its status or outcome.

2. RESPONSIBILITY FOR COMPLETENESS: I acknowledge that it is solely my responsibility to ensure that all required materials, forms, maps, and supporting documentation are submitted in full compliance with the applicable Land Use Regulations and departmental procedures.

3. INCOMPLETE, WITHDRAWN, OR DENIED APPLICATIONS: I understand that any application that is incomplete, withdrawn, or denied—whether administratively or by action of the Board of County Commissioners—shall not be eligible for reimbursement, credit, or transfer of any portion of the fee paid. Any subsequent or corrected submittal shall constitute a new application and require payment of the applicable fee as set forth in Appendix C.

4. CERTIFICATION: I affirm that I have read and fully understand this affidavit and the non-refundable nature of the application fee as described in Appendix C. I further acknowledge that this affidavit shall be retained as part of the official record of my application.

Applicant Name: Ginnie Larson
Mailing Address: 6255 Cornell Ct., Highlands Ranch CO 80130
Project Name / Type: 61 Shelton Dr Cabin Addition Variance

Signature of Applicant NOTARIZED THIS SIGNATURE

Ginnie Larson
Print Name

GEORGIA COMSTOCK
Notary Public
State of Colorado
Notary ID # 20204023454
My Commission Expires 07-07-2028

STATE OF Colorado)
) ss.
COUNTY OF Park)

Acknowledged before me this 11 day of Dec, 20 25 by GINNIE LEE LARSON

Notary Public Witness my hand and official seal. My Commission Expires: 07/07/2028

StatementOfTaxesDue

Account Number R0015611
Assessed To

Parcel 15611
LARSON GINNIE LEE
6255 CORNELL CT
HIGHLANDS RANCH, CO 80130-4146

Legal Description
T06 R73 S26 SE4 TR IN SE4 26-6-73 AKA LOT 1 ROYALS

Situs Address
61 SHELTON DR BAILEY 80421

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$475.60	$0.00	$0.00	($475.60)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 11/30/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 0005 - Platte Canyon Fire

Authority	Mill Levy	Amount
PARK COUNTY	13.8177000*	$111.11
PARK COUNTY ROAD AND BRIDGE	0.5140000	$4.13
SCHOOL DISTRICT RE-1	24.9290000	$200.43
RE-1 BOND	4.5060000	$36.23
UPPER SOUTH PLATTE WATER	0.0920000*	$0.74
CENTER OF COLO WTR CON DIST	1.0000000	$8.04
PLATTE CANYON FIRE	14.2940000	$114.92
Taxes Billed 2024	59.1527000	$475.60

* Credit Levy

Values	Actual	Assessed
SINGLE FAMILY LAND	$38,154	$2,560
SINGLE FAMILY IMP	$136,846	$9,170
Total	$175,000	$11,730

AMOUNTS SHOWN ARE CORRECT AT THE TIME OF PRINTING.
ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1.
TAX LIEN PAYMENTS:
1. MUST BE PAID BY CASH, CASHIERS CHECK, MONEY ORDER OR ONLINE AT WWW.PARKCO.US/TREASURER.
2. PLEASE PUT "ATTN:TAX LIEN" ON THE OUTSIDE OF THE ENVELOPE.
3. MUST BE RECEIVED IN THE OFFICE BY THE ABOVE DUE DATE. POSTMARKS NOT ACCEPTED.
4. PAYMENTS WILL ONLY BE ACCEPTED FROM THE OWNER, HIS AGENT OR ANY OTHER PERSON HAVING A LEGAL OR EQUITABLE CLAIM AGAINST THE PROPERTY PER STATUTE CRS 39-12-103

Park County Treasurer
P.O. Box 638, Fairplay CO 80440
(719)-836-4334

Order No.: 360-F01769-22

FNTC
Doc Fee: $17.50

SPECIAL WARRANTY DEED

THIS DEED, Made this 15th day of March, 2022, between

Joseph Anthony Gentilli, III

grantor(s), and

Ginnie Lee Larson and

whose legal address is **6255 Cornell Ct., Highlands Ranch, CO 80130**

grantees:

WITNESS, That the grantor(s), for and in consideration of the sum of **One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Park, State of COLORADO, described as follows:

> That part of the SE1/4 of Section 26, T6S, R73W of the 6th P.M., Park County, Colorado, more particularly described as follows: Lot No. 1, described as follows: Beginning at Cor. No. 1, the SE corner, located in line 3-4 of Lot No. 100; running thence N78° W, passing Cor. No. 3 of Lot No. 100 at 42.2 ft., 100 feet to Corn. No. 2; thence N12° E 100 feet to Cor. No. 3; thence S78° E 100 feet to Cor. No. 4; the NE corner; thence S12° W 100 feet to Cor. No. 1, the place of beginning.
> County of Park, State of Colorado.

also known by street and number as **61 Shelton Drive, Bailey, CO 80421-1320**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

GRANTOR:

Joseph Anthony Gentilli, III

SPECIAL WARRANTY DEED
(continued)

STATE OF COLORADO

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 14th day of March, 2022, by Joseph Anthony Gentilli, III.

Notary Public

My Commission Expires: 07/31/23

(SEAL)

STEPHANIE NYLUND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194028779
MY COMMISSION EXPIRES JULY 31, 2023

S:\2025\282 ROYALS LOT 1\LOT 1.dwg, Layout1, 09/10/2025 08:35:02 AM, 1:0.98499?, Burnett Land Surveying, Fairplay, CO,Burnett Land Surveying, Fairplay, CO

LEGEND

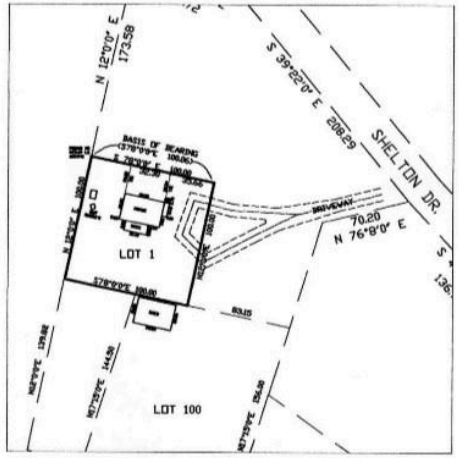
● INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 26960 OR AS NOTED

( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

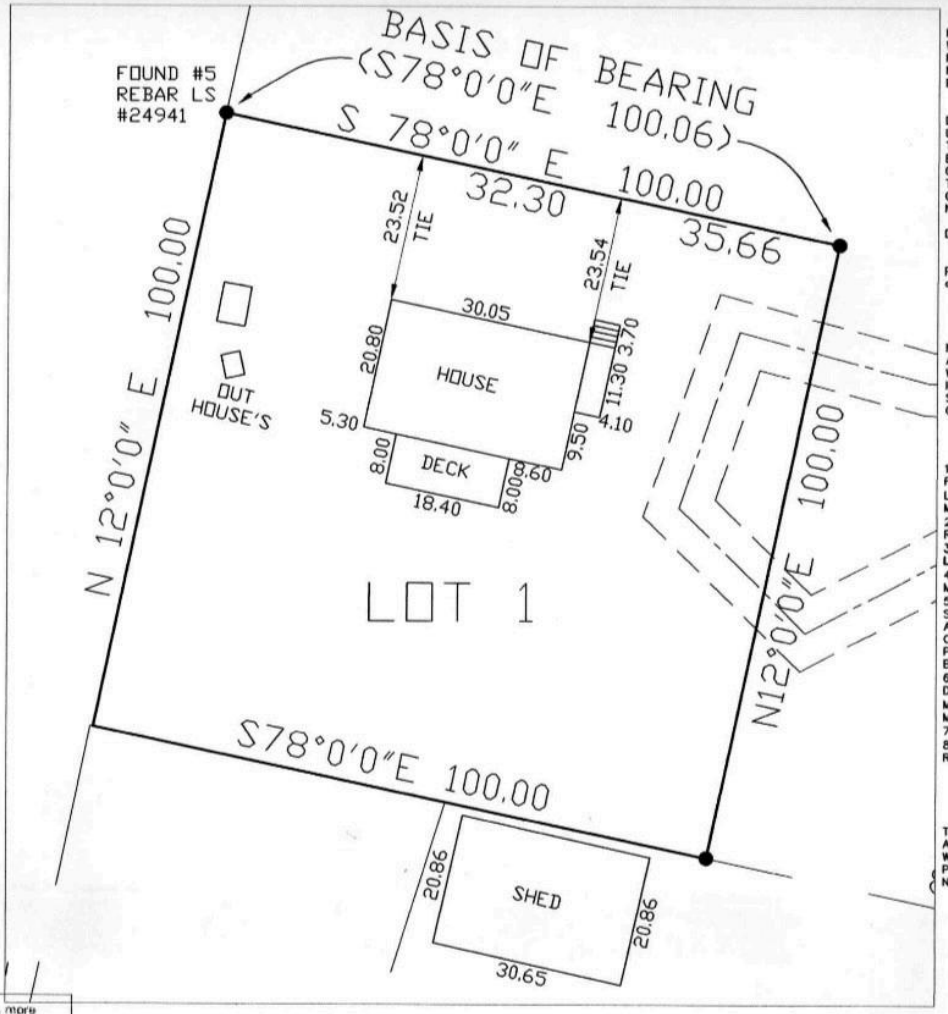
■ INDICATES SET #5 REBAR 18" LONG 1 1/2", YELLOW PLASTIC CAP, LS 11944

—X—X— INDICATES FENCING

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



DRIVEWAY DETAIL



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GINNIE LARSON, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, SEPTEMBER 9, 2025, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DATED THIS 10 DAY OF Sept 2025

Thomas S Burnett

PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944

©2025 BURNETT LAND SURVEYING, INC.

N O T I C E: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES:

1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE FROM THE NORTH EAST CORNER TO THE NORTH WEST CORNER OF LOT 1 AS BEING S78°00'00"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
3) THE PURPOSE OF THIS SURVEY IS TO PROVIDED IMPROVEMENT LOCATION CERTIFICATE
4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO.790691

TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

N

PROPERTY DESCRIPTION

That part of the SE1/4 of Section 26, T6S, R73W of the 6th P.M., Park County, Colorado, more particularly described as follows: Lot No. 1, described as follows: Beginning at Cor. No. 1, the SE corner, located in line 3-4 of Lot No. 100; running thence N78° W, passing Cor. No. 3 of Lot No. 100 at 42.2 ft., 100 feet to Corn. No. 2; thence N12° E 100 feet to Cor. No. 3; thence S78° E 100 feet to Cor. No. 4, the NE corner; thence S12° W 100 feet to Cor. No. 1, the place of beginning. County of Park, State of Colorado.

also known by street and number as **61 Shelton Drive, Bailey, CO 80421-1320**

SCALE

20 0 10 20 40

SCALE: 1"= 20'

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IMPROVEMENT LOCATION CERTIFICATE

LOT 1, THE ROYALS

PARK COUNTY, COLORADO

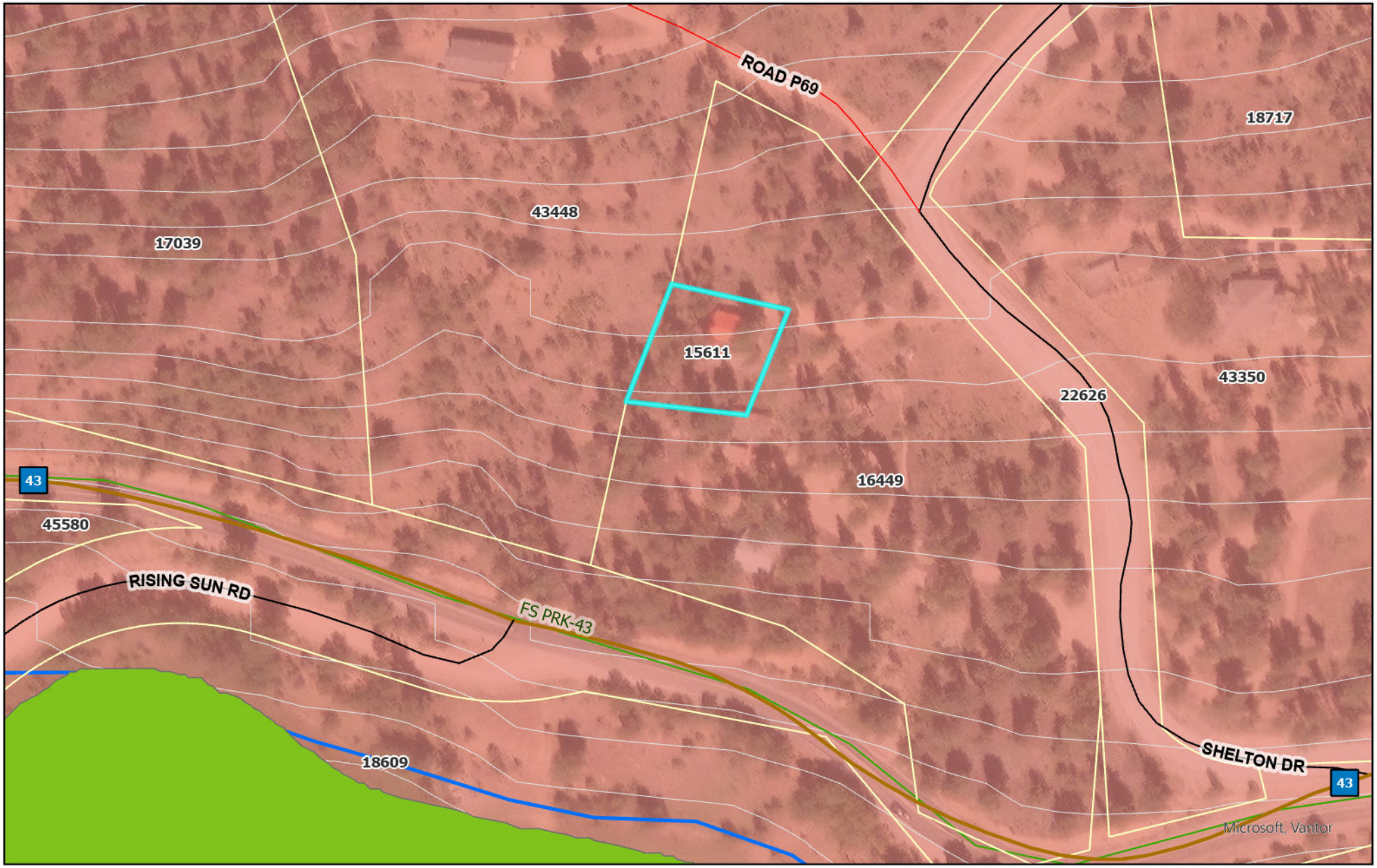
SEC.26 T.6S. R.73W. 6th P.M.

BURNETT LAND SURVEYING, INC.
P.O. BOX 1953, 351 HWY 285, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1425

ADDRESS: 61 SHELTON DRIVE	
DATE: SEPTEMBER 9, 2025	OWNER:
SCALE: 1"=20'	LARSON
DRAWN BY: BTD	
REVISED: SEPTEMBER 10, 2025	
JOB NO. 2025-282	

Pye Beverly E
993 Rd P-69,
Bailey, CO 80421

Deerside Project LLC
PO Box 1551
Conifer, CO 80433



County Rd
Local Rd
Private Rd
State Hwy
US Hwy
Parcels
Freshwater Emergent Wetland
Freshwater Forested/ Shrub Wetland
Freshwater Pond
Riverine
Forest Service Roads
Flood Hazard
10ftContour
Residential

N

Park County Planning & Zoning

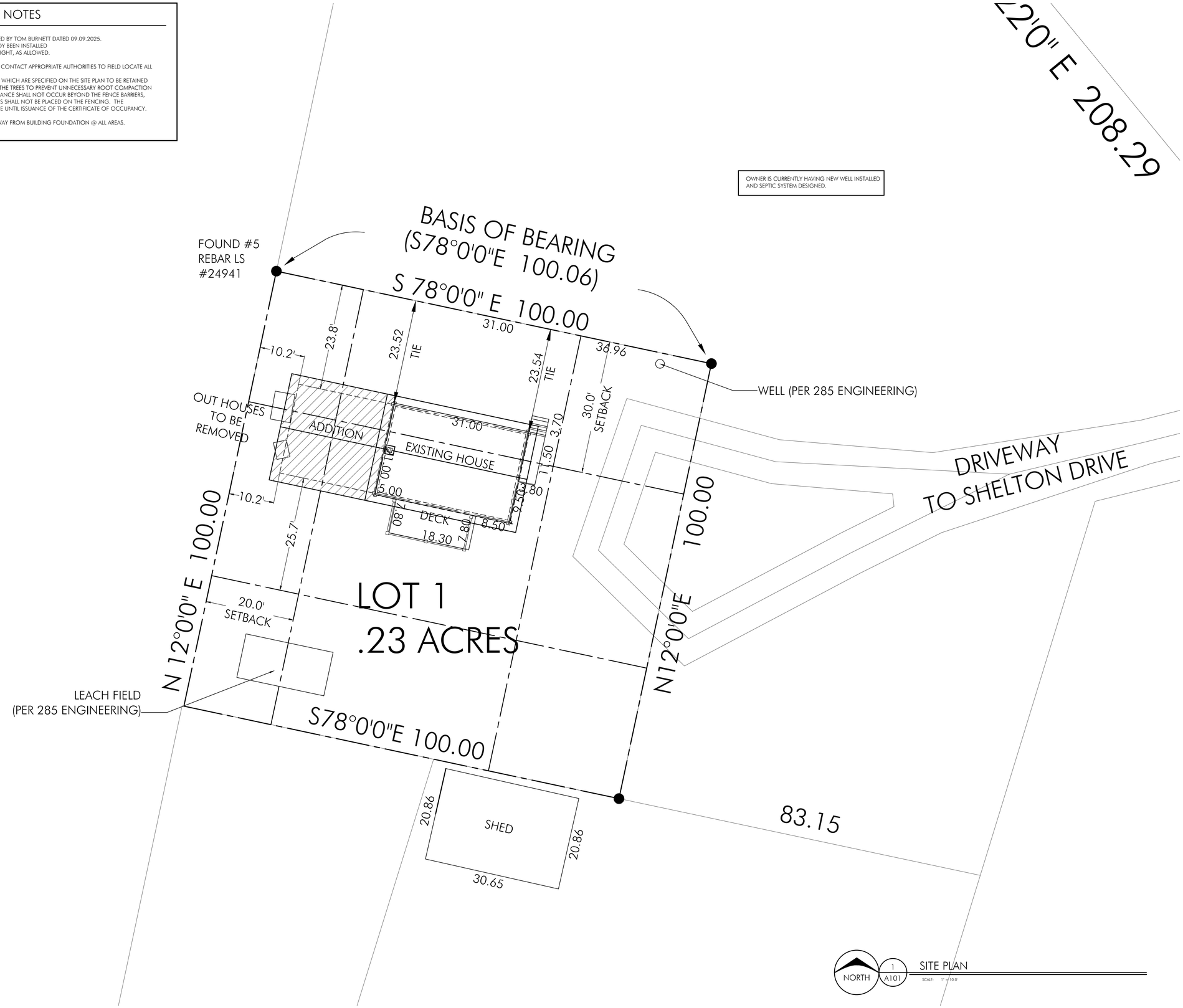
This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

0 50 100 200 300 400 Feet

SITE NOTES

1) ORIGINAL TOPOGRAPHY AND BOUNDARY SURVEYED BY TOM BURNETT DATED 09.09.2025.
2) INDIVIDUAL SEWAGE DISPOSAL SYSTEM HAS ALREADY BEEN INSTALLED
3) PROVIDE FOUNDATION PERIMETER DRAIN TO DAYLIGHT, AS ALLOWED.
4) DRIVEWAY HAS ALREADY BEEN INSTALLED
5) UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. CONTACT APPROPRIATE AUTHORITIES TO FIELD LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
6) CONTRACTOR SHALL IDENTIFY ALL EXISTING TREES, WHICH ARE SPECIFIED ON THE SITE PLAN TO BE RETAINED BY ERECTING TEMPORARY FENCE BARRIERS AROUND THE TREES TO PREVENT UNNECESSARY ROOT COMPACTION DURING CONSTRUCTION. CONSTRUCTION DISTURBANCE SHALL NOT OCCUR BEYOND THE FENCE BARRIERS, AND DIRT AND CONSTRUCTION MATERIALS OR DEBRIS SHALL NOT BE PLACED ON THE FENCING. THE TEMPORARY FENCE BARRIERS ARE TO REMAIN IN PLACE UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
7) REVEGETATE ALL DISTURBED AREAS.
8) FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION @ ALL AREAS.

OWNER IS CURRENTLY HAVING NEW WELL INSTALLED AND SEPTIC SYSTEM DESIGNED.



NORTH 1 A101 SITE PLAN
SCALE: 1" = 10.0'

EQUILIBRIUM ARCHITECTURE Inc.
211 Highway 24
P.O. Box 671
Buena Vista, CO 81211
970.485.0100
www.equilibriumarchitecture.com

STATE OF COLORADO
WILLIAM T. CRAGO
ARC.400218
12.18.2025
LICENSED ARCHITECT

LARSON
RESIDENCE
ADDITION

61 SHELTON DRIVE
BAILEY, PARK COUNTY, CO

PROJECT # 2506

© COPYRIGHT
AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

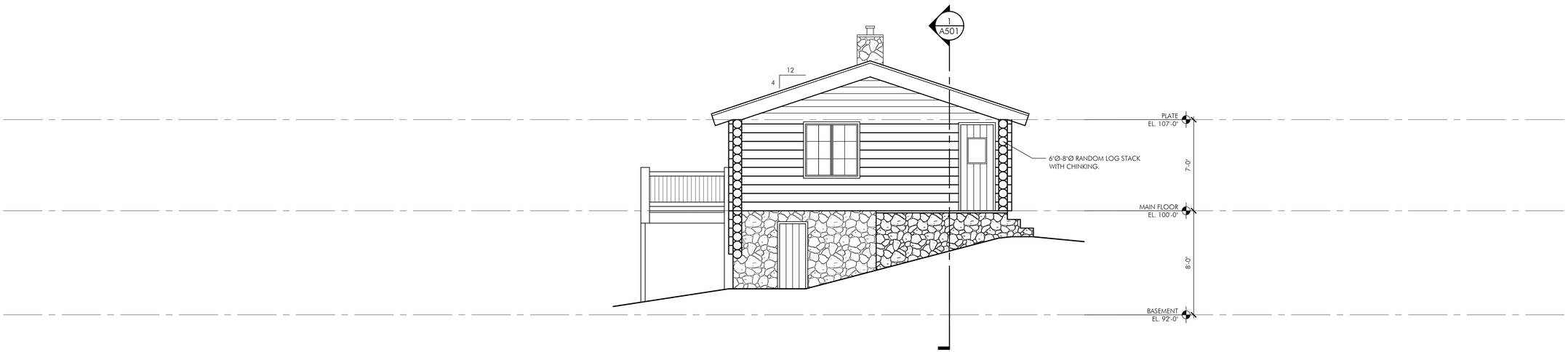
ISSUE:

PRELIMINARY	09.07.2025
PROGRESS	11.12.2025
DESIGN DEV.	11.19.2025
VARIANCE	12.03.2025
BUILDING PERMIT	12.18.2025

SITE PLAN

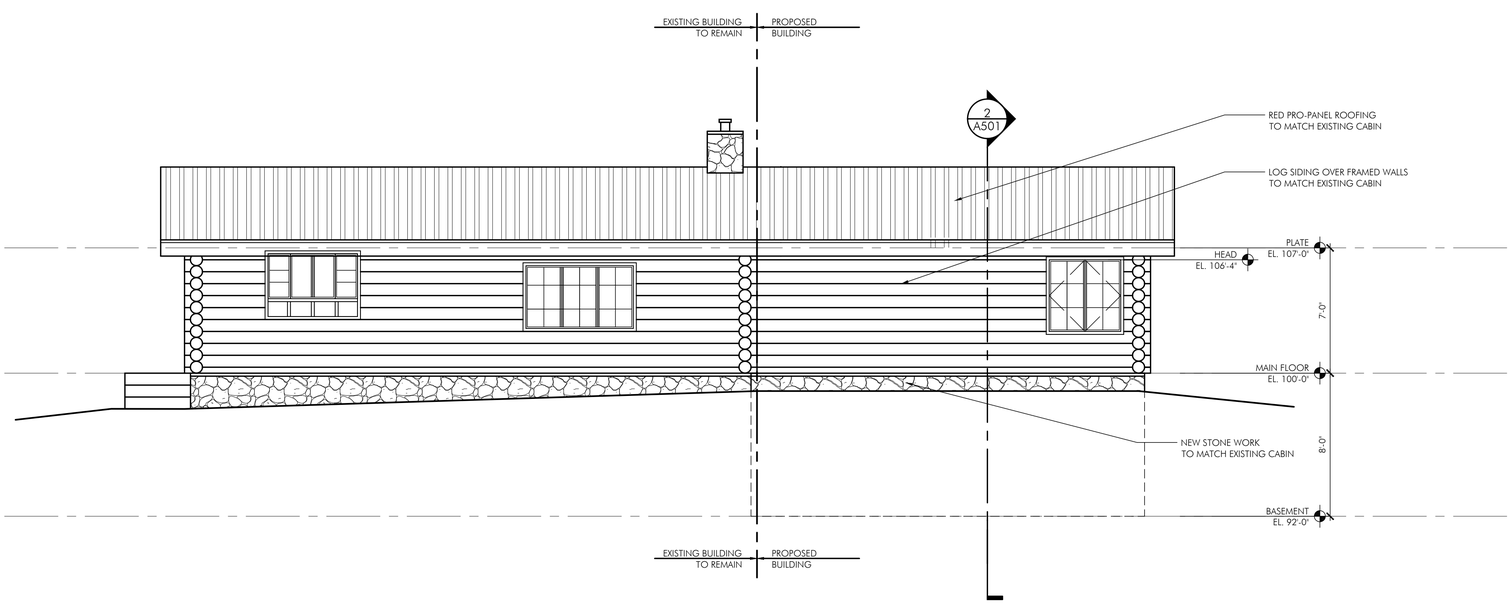
A101

FILE NAME: A101 DATE: 12.18.2025 PLOT STYLE TABLE: EATWICK LAYOUT: LAYOUT1



1 A401 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 A401 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EQUILIBRIUM ARCHITECTURE Inc.

211 Highway 24
P.O. Box 671
Buena Vista, CO 81211
970.485.0100
www.equilibriumarchitecture.com

STATE OF COLORADO
WILLIAM T. CRAGO
ARC.400218
12.18.2025
LICENSED ARCHITECT

LARSON RESIDENCE ADDITION

61 SHELTON DRIVE
BAILEY, PARK COUNTY, CO

PROJECT # 2506

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AS AN UNPUBLISHED WORK, ANY REPRODUCTION OR REUSE WITHOUT WRITTEN CONSENT IS PROHIBITED.

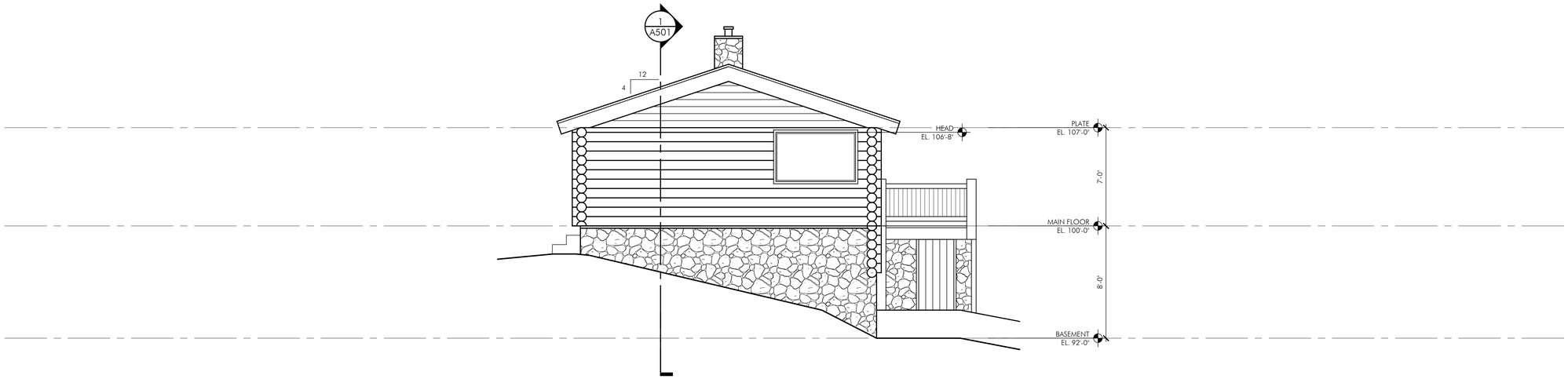
ISSUE:

PRELIMINARY	09.07.2025
PROGRESS	11.12.2025
DESIGN DEV.	11.19.2025
VARIANCE	12.03.2025
BUILDING PERMIT	12.18.2025

PROPOSED ELEVATIONS

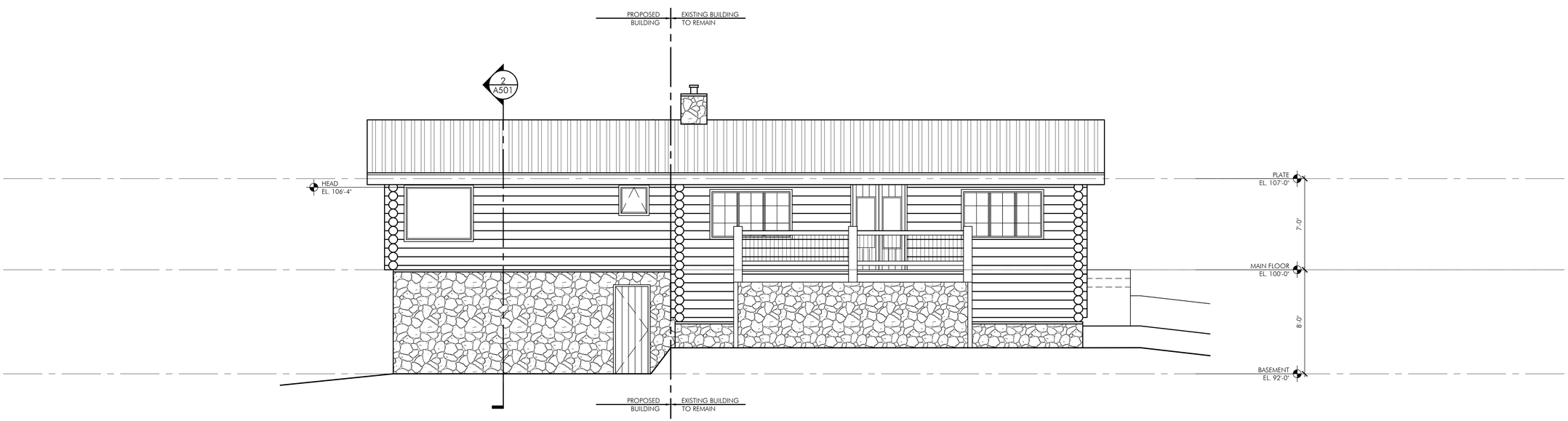
A401

FILE NAME: A401 DATE: 12.18.2025 PLOT STYLE TABLE: EATHICK LAYOUT: LAYOUT1



1 A402 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 A402 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EQUILIBRIUM ARCHITECTURE Inc.
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STATE OF COLORADO
WILLIAM T. CRAGO
ARC.400218
12.18.2025
LICENSED ARCHITECT

LARSON RESIDENCE ADDITION

61 SHELTON DRIVE
BAILEY, PARK COUNTY, CO

PROJECT # 2506

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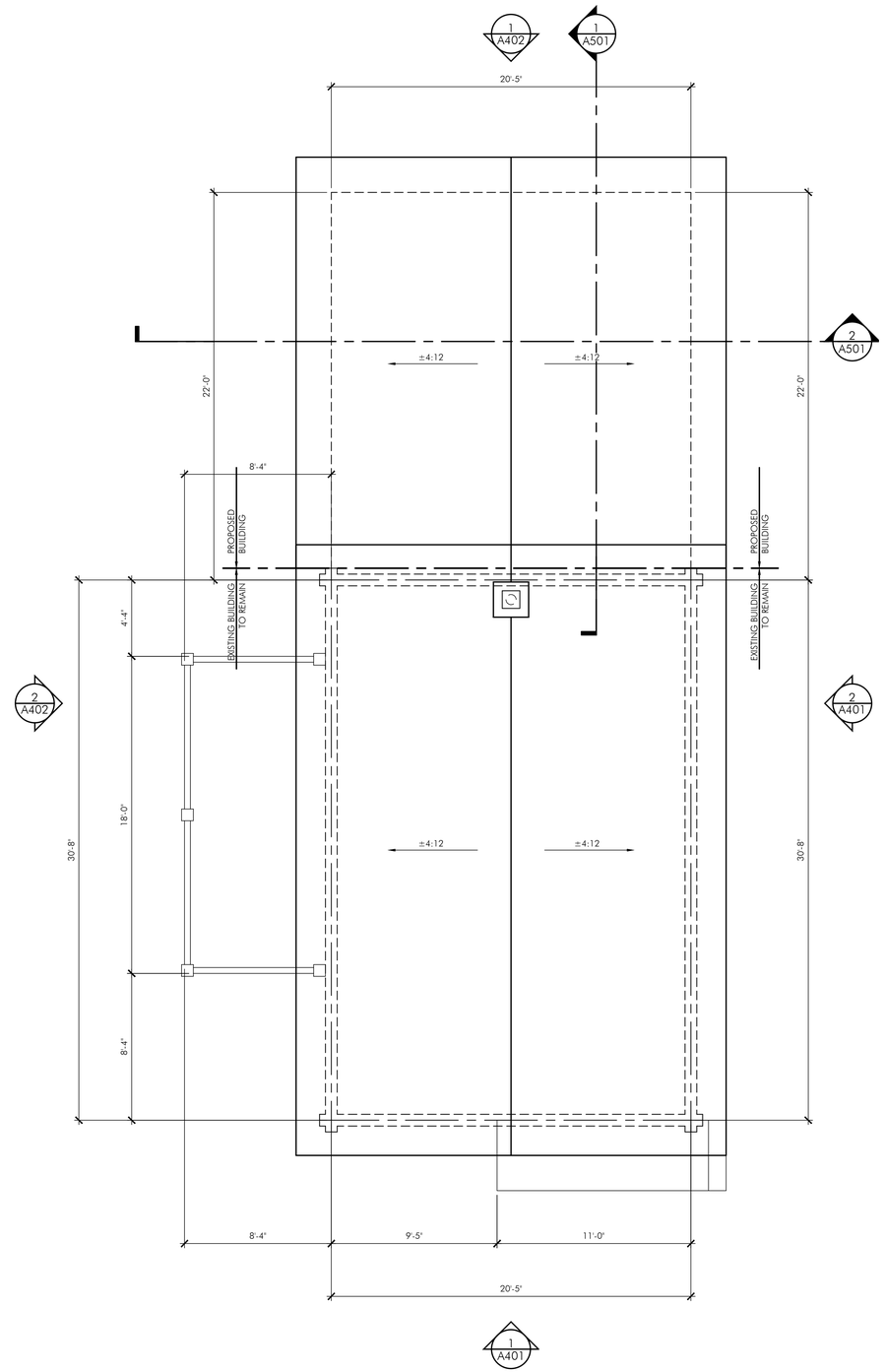
ISSUE:

PRELIMINARY	09.07.2025
PROGRESS	11.12.2025
DESIGN DEV.	11.19.2025
VARIANCE	12.03.2025
BUILDING PERMIT	12.18.2025

PROPOSED ELEVATIONS

A402

FILE NAME: MAP1 DATE: 12.18.2025 PLOT STYLE TABLE: EATHICK LAYOUT: LAYOUT1



1 A301 PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

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BUILDING PERMIT	12.18.2025

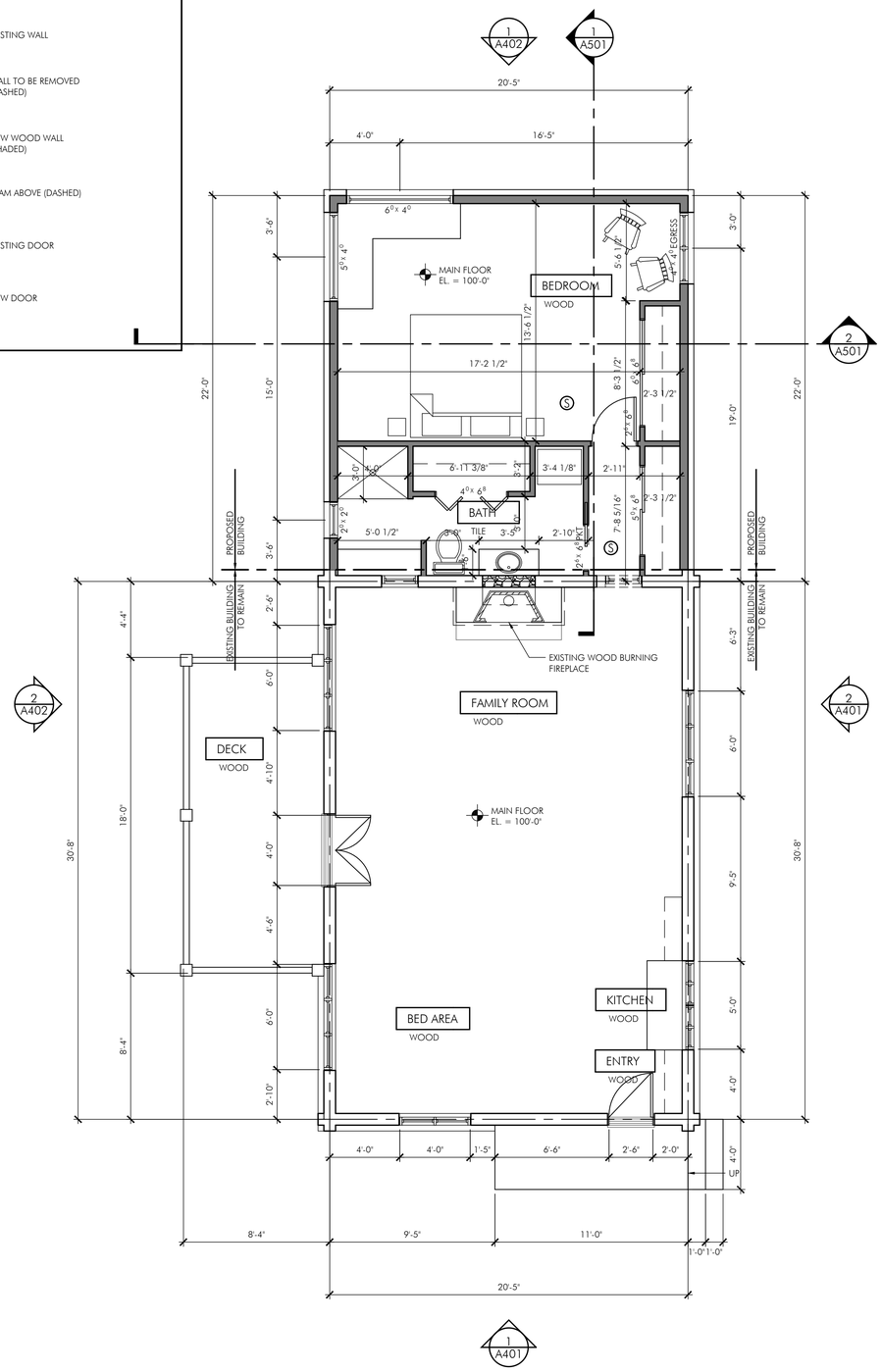
PROPOSED ROOF PLAN

A301

FILE NAME: X001 DATE: 12.18.2025 PLOT STYLE TABLE: EARTHCK LAYOUT: LAYOUT1

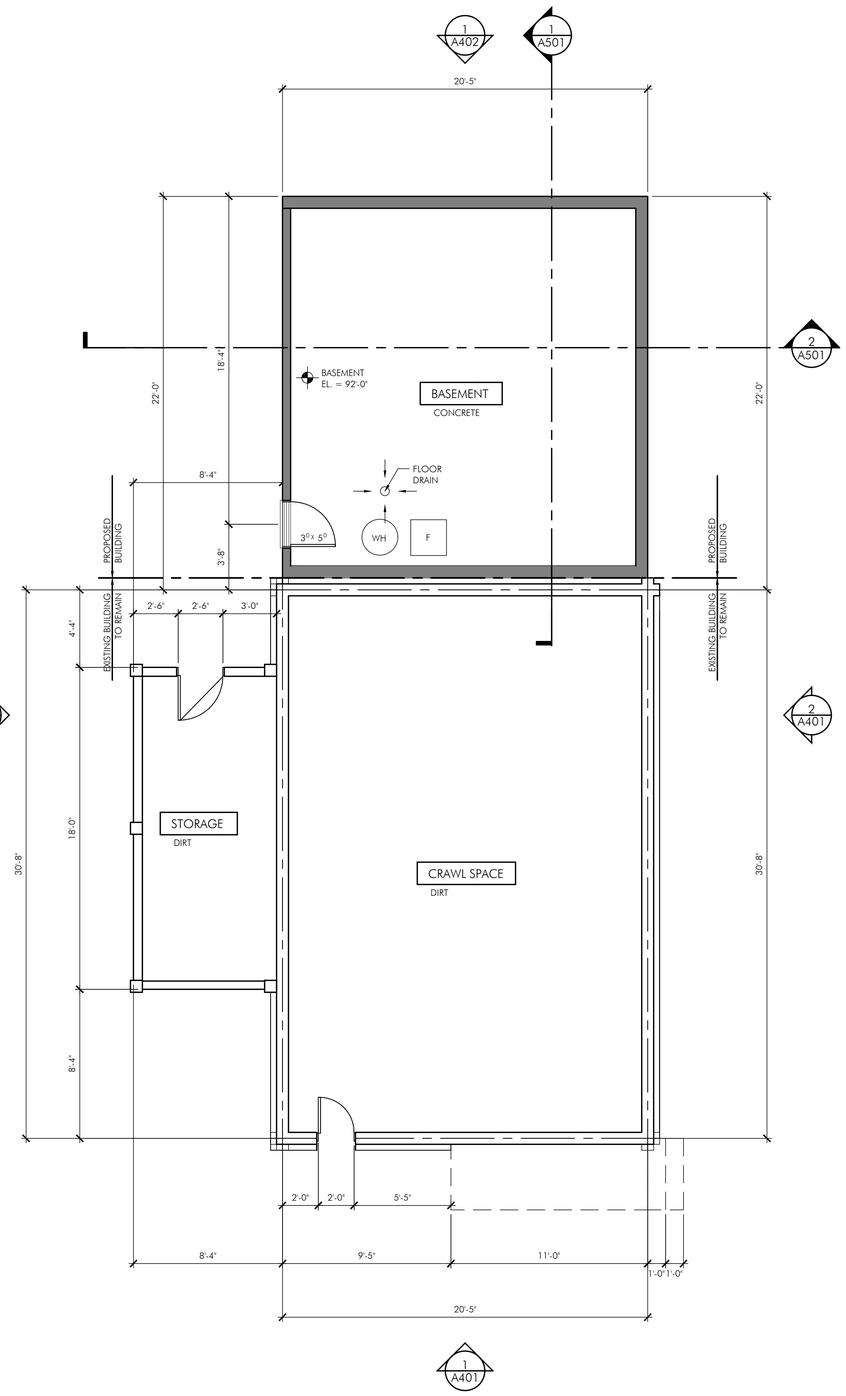
PLAN LEGEND

- EXISTING WALL
- WALL TO BE REMOVED (DASHED)
- NEW WOOD WALL (SHADED)
- BEAM ABOVE (DASHED)
- EXISTING DOOR
- NEW DOOR



1 A201 PROPOSED MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 A201 PROPOSED MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

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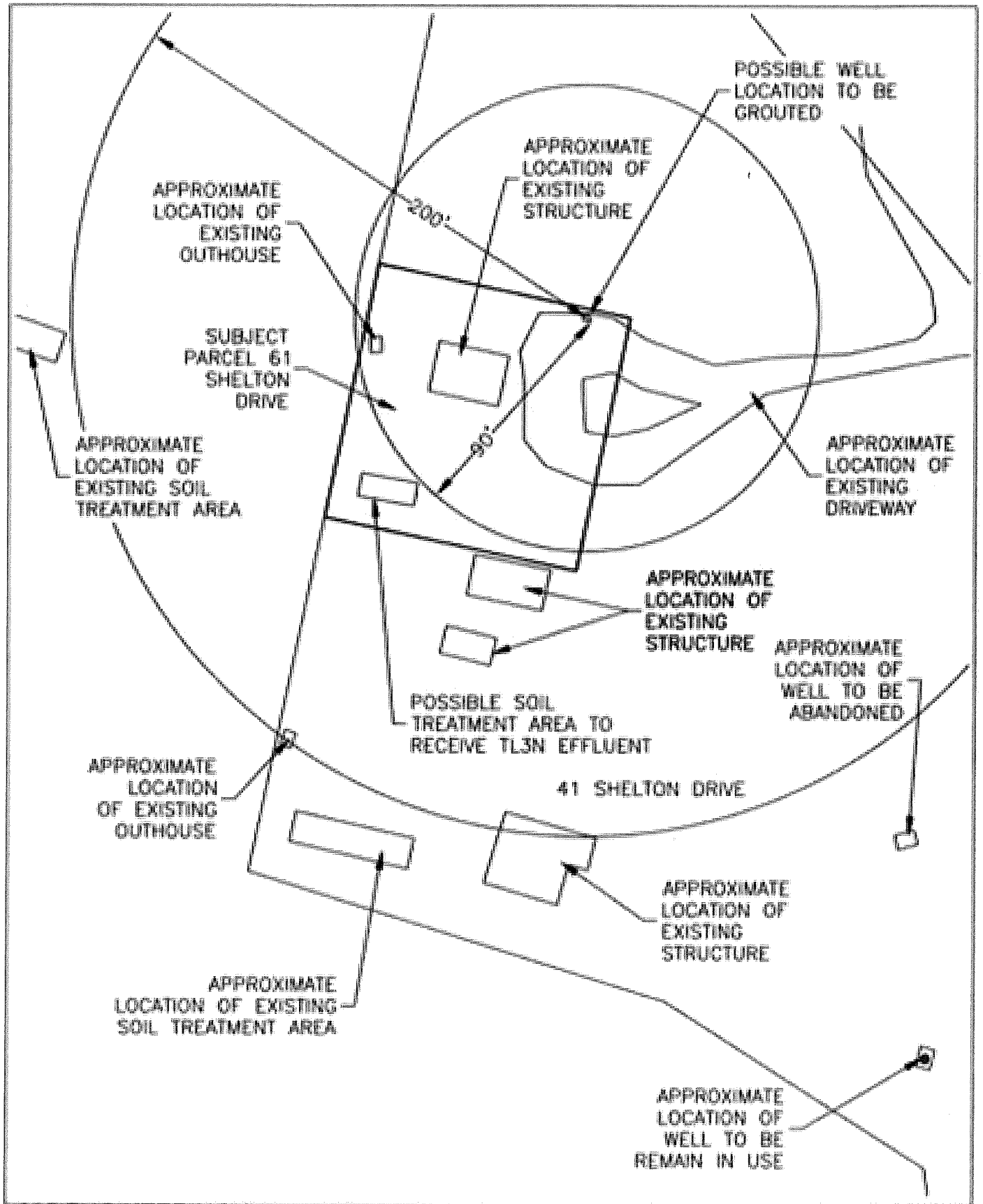
BUILDING PERMIT	12.18.2025

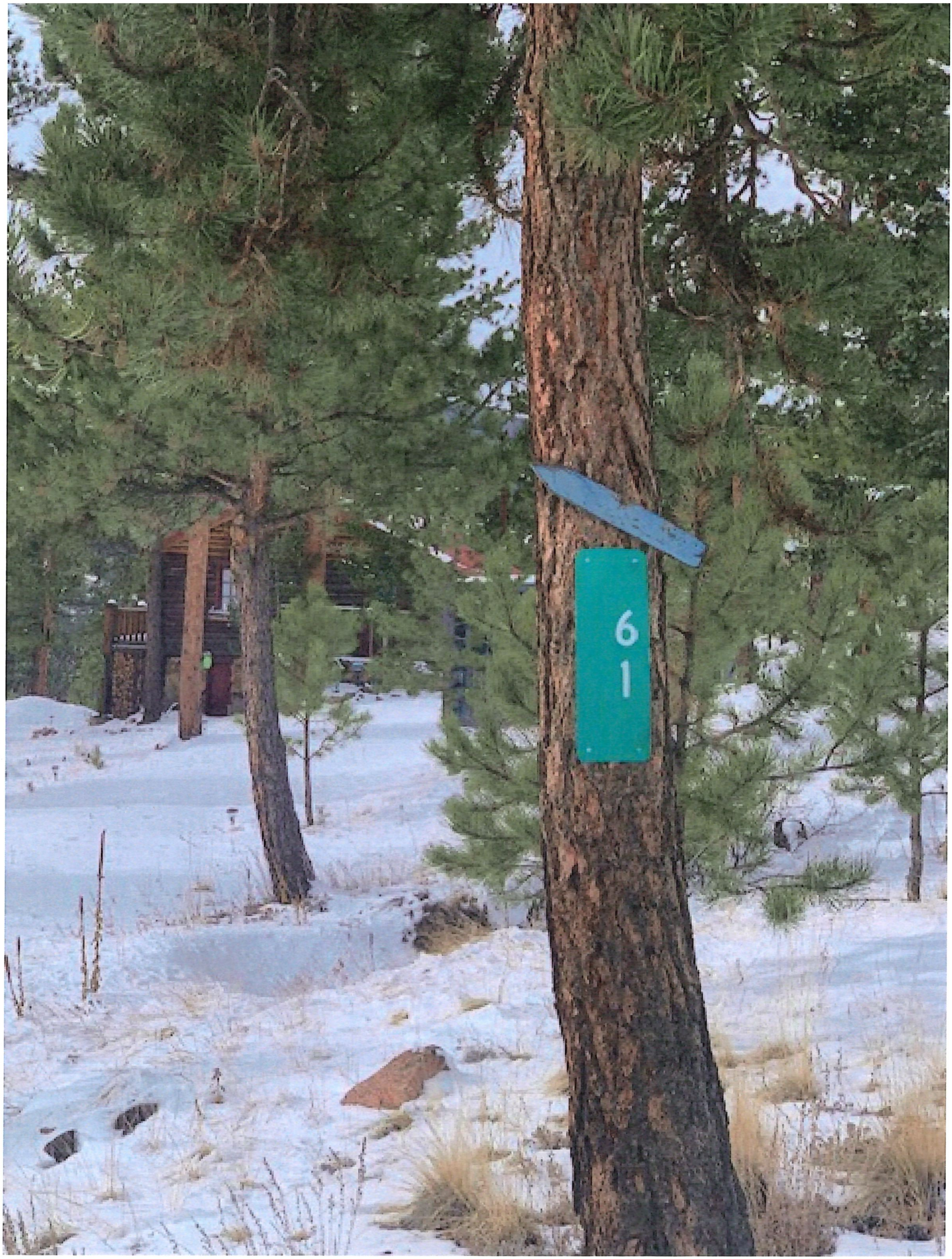
PROPOSED FLOOR PLANS

A201

FILE NAME: A201 DATE: 12.18.2025 PLOT STYLE TABLE: EATINCK LAYOUT: LAYOUT1



285 ENGINEERING P.O. BOX 1048 CONIFER, CO 80433 (720)-515-1781	**PROJECT #:** 2022406 **LOCATION:** 61 SHELTON DRIVE BAILEY, CO 80421 **CLIENT:** GINNIE LARSON	DATE: 07/30/2025 SCALE: SHOWN REVISIONS:	285 ENGINEERING


6
1

A written description identifying the specific provision of the Land Use Regulations that the owner seeks to vary and the extent to which the provision is proposed to be varied or modified.

I am seeking a variance to the Article V, Section 5-304, Table 5-304a (Page 20) regarding a minimum rear lot line distance of 20 feet. I am requesting a 10 foot distance to the rear lot line. Note: My existing cabin is 20 feet to the north side lot line while the county minimum is 30 feet. I would also plan to continue the cabin structure along the same line of the building which would continue as 20 feet from the north side property line.

TABLE 5-304a
New Lot Development Standards – Residential Zone District

Standards	Maximum	Minimum
Lot Area		
>50% of Lot 20% Slope or Less	N/A	5 Acres
>50% of Lot 20% to 30% Slope	N/A	6 Acres
>50% of Lot Greater than 30% Slope	N/A	8 Acres
Lot Width	N/A	50 Feet
Floor Area Per Unit - Principal Structure		
Residential	N/A	N/A
Non-Residential	N/A	N/A
Structure Height	35 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway Rights of Way		50 Feet
Front: Adjacent to Other Road Rights of Way		30 Feet
Side Lot Line		30 Feet
Rear Lot Line		20 Feet

A written description of the reasons justifying the variance detailing how the standards for approval of the variance are met or satisfied.

*Variance Approval Criteria as outlined in the Land User Regulations Article III, Division 1, Section 3-100, Bullet B on page 2 are as follows (in blue) and the reasons justifying how the standards are met are also as follows (*in black*):*

A variance shall be granted only upon a finding by the Board of Adjustment that each of the following criteria are met:

1. A strict application of this Resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of a specific piece of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land; and

The lot size at 61 Shelton Dr is small and land locked with one neighbor surrounding 3 sides and another neighbor making up the rear property line. The front of the existing cabin is a few feet from the driveway loop (an easement exists for the driveway), the north side of the cabin was originally built decades ago 20 feet from the property line and the southern section of the property has a septic and leech field being installed (thus cannot build there). The only direction to build the desired bathroom and bedroom addition is in the rear by continuing the existing north and south side walls and extending towards the rear property line. In order to fit both the bathroom and a reasonable bedroom size, extending to within 10 feet of the rear property line is being requested with this variance.

2. The applicant provided reasonable and adequate evidence that the variance request is not a self-imposed hardship that can be rectified by means other than relief through a variance; and

The lot lines of the small land locked lot and existing cabin structure where it was built were defined and built decades prior to my ownership. The well and septic were placed in the only locations they could be given the small lot and locations of each of my neighbor's existing leech fields. A well variance was needed to fit within the lot given the lot size, the location constraints of the septic (and the locations of the neighbor's leech fields) as well as the constraint of the only place the well could have been placed to be compliant with state setback requirements being within Core Electric's utility easement. The lot size, location of septic (which was itself constrained as

outlined above) and location of the driveway only leave the rear to create the addition. The rear has limited distance to the property line as well, thus the request for the variance. These constraints necessitate the requested variance and render it a reasonable and appropriate accommodation.

3. There exists no substantial detriment to any neighbor or to the public by the granting of the variance; and

There are 2 neighbors and both of their homes are hundreds of feet away. My property currently has two existing old sheds that are in the location the cabin addition would be built upon (aka shed would be demolished). The existing old sheds are themselves less than 10 feet from the rear property line and the neighbors have had no issues with the locations of those existing structures (which definitely pre-dated the owner of 41 Shelton and likely prior to the other neighbor as well). Thus there should be no impact to either. If anything, the aesthetic would be improved given the age of the sheds. The public would likely not see the addition given the trees in the area and the addition being at the back of the cabin opposite the road.

4. The intent and purpose of the regulation being varied is not substantially impaired or defeated by the granting of the variance.

The intent of the regulation is assumed to be that neighbors are not unreasonably impacted by a fellow neighbor's build and that an owner is not unreasonably constrained by the regulation due to the existing circumstances surrounding their lot and project. Given the constraints of my lot, location of utilities, location of the current structure and location of the driveway I feel I proven that the circumstances are not self-imposed as outlined in criteria #2 above and that the request is reasonable. Given the healthy distance to the neighbor's dwellings and that existing structures would be replaced with the desired cabin actually being a few feet further away from that rear property line I feel that it's clear the neighbor's would not be unreasonably impacted either.