

Planning and Zoning Division
Jefferson County Administration Building
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

June 27, 2013

RE: FORMAL APPLICATION COVER LETTER

PROPERTY OWNER: John and Elaine Lipka
5276 Bear Mountain Drive
Evergreen, CO 80439 E.mail: exlipka@msn.com

REPRESENTATIVE FIRM:

Jamee Chambers, AICP and L.G. Chambers, PLS
CHAMBERS CONSULTING, INC.
P.O. Box 339 (805 Bear Creek Ave.) Phone: 303-697-0650
Morrison, CO 80465-0339 E.mail: chaconinc@chamberscon.com

RE: MINOR ADJUSTMENT (with Variance) for Tract B, Bear Mountain Vista – Unit
3, Evergreen, CO

This application is to change an existing lot line within Tract B, shown as a 13.59 Acre parcel on the plat of Bear Mountain Vista – Unit 3, in the Jefferson County records at Book 32, on Page 20. The parcel was split into two legal parcels in March 1972. The purchasers at that time were the Hiltons, so the tract was informally called "Hilton Tract" in subsequent surveys. The Lipkas purchased this parcel in 2007, with house, garage, horse barn and accessory outbuildings. In December 2012, the Lipkas purchased the remainder of Tract B, a vacant parcel. Title work is included with this application for both parcels. Both parcels are zoned SR-2.

The Lipkas engaged a builder to construct a hay storage structure on the vacant parcel early this year. That contractor represented to the homeowners that he would obtain the necessary permits for the structure. The structure was constructed on the vacant parcel and built too close to the side property line and too close to the front property line – but should have not been constructed at all on a vacant parcel zoned SR-2. Fortunately, since the Lipkas own enough vacant land, the property line can be changed to allow the structure a 75' side setback, but the front setback is inadequate at 30.5'. The concurrent variance application is to allow the 50' setback to be legalized at 30.5'

Access is from Bear Mountain Drive, a platted road on the Bear Mountain Vista – Unit 3 Subdivision at Book 32, Pages 19-23. The right of way of Sunrise Drive, along the northwesterly side of Tract "B", was vacated by a Board of County Commissioner's Resolution Vacation #V5-3-90 on April 17, 1990 at Reception No. 90031505. The total acreage under one ownership is 14.09 Acres. A new "Lot 1" would be 7.09 Acres and a new "Lot 2" would be 7.00 Acres.