

Date: Tuesday, May 26, 2026

Time: 6:00 PM

Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom.

BOARD OF ADJUSTMENT HEARING MINUTES

The Larimer County Board of Adjustment met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Tuesday, May 26, 2026, at which time the following business was transacted.

Board Members Present: Forrest Hancock, Tom Wood, Brannon Hughes, Philip San Filippo, and Lauren Light. Alternate Board Member Shana Garcia was also in attendance but did not participate during voting.

Staff Present: Samantha Lasher, Jared Seay, Kassidee Fior, Ryane Oswandel, Laura Collier, Danielle Reimanis, and Justin Currie (Community Development Planning Division); Traci Shambo (Engineering Department); Christine Luckasen (Larimer County Attorney).

APPROVAL OF THE MINUTES

Board Member San Filippo moved, and Board Member Hughes seconded the motion to approve the April 28, 2026, minutes of the Larimer County Board of Adjustment, as presented.

Board Members Light, San Filippo, Hughes, Wood, Hancock voted in favor. The motion carried (5-0).

CONSENT ITEMS

Item No. 1 – Schupanitz Setback Variance, File No. 26-ZONE3852

Item No. 2 – Paul/Lois Laza Trust Variance, File No. 26-ZONE3853

Item No. 3 – Klawiter Setback Variance, File No. 25-ZONE3831

MOTION

Board Member Hughes moved, and Board Member Light seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve all items on the May 26, 2026, consent agenda subject to the conditions of approval outlined in the staff reports.

Board Members Light, San Filippo, Hughes, Wood, Hancock voted in favor. The motion carried (5-0).

DISCUSSION ITEMS

Item No. 1 – Norton Setback Variance, File No. 23-ZONE3457

[View Staff Presentation](#)

APPLICANTS PRESENTATION

[View Applicant's Presentation](#)

BOARD OF ADJUSTMENT, STAFF, APPLICANT'S COMMENTS

The Board asked the applicant if Fire Rock Court serves four lots, which the applicant confirmed. The Board inquired about road maintenance, asking if the neighbors maintain the county road. The applicant clarified that they are responsible for snow removal and that the HOA has set aside money for road maintenance and resurfacing. The Board then asked the applicant if there is any likelihood of the road right-of-way being widened in the future, which could impact the deck. The applicant responded that it is extremely unlikely and that the neighbors are happy with the road as it is.

Additionally, the Board asked staff to clarify the timeline of the deck's construction based on photos provided in the application packet. Staff noted the residence was built in 1977, a deck existed in 2007 and 2016, and an expansion occurred in 2019. When the Board asked if the 2019 expansion was completed by the current applicant or a previous owner, staff clarified that the expansion was done by the previous owner.

PUBLIC COMMENT

None.

APPLICANT'S REBUTTAL

No rebuttal was given.

BOARD OF ADJUSTMENT DISCUSSION

The Board sought clarification on whether the variance approves the house structure footprint; staff clarified that the home has a previous building permit and complies, so the variance is specifically for the deck extension.

BOARD OF ADJUSTMENT DELIBERATION

No deliberation occurred.

MOTION

Board Member Wood moved, and Board Member San Filippo seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve the Norton Setback Variance, File No. 23-ZONE3457, subject to the conditions of approval outlined in the staff report.

Board Members Light, San Filippo, Hughes, Wood, Hancock voted in favor. The motion carried (5-0).

Item No. 2 – Byrne and Kemp Setback Variance, File No. 26-ZONE3858

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

The applicants explained the challenges associated with building on the steep third-acre lot and noted that a professional building company was hired due to the project's technical complexity. In support of the requested zero-foot setback variance, the applicants outlined constraints related to utilities, site access, and environmental features.

The applicants explained that regulations require 100 feet of separation between the well and septic systems, and that moving the house further down the slope would complicate utility placement and reduce the viable area needed for a functional gravity-fed septic system. They also noted that the steep terrain and limited lot size would require a number of switchbacks to provide vehicle access.

The applicants concluded that keeping the residence closer to the road would reduce engineering challenges while preserving a 59-foot buffer from the dry drainage channel bisecting the property. The variance was requested to allow for a safe and technically feasible building location that respects the site's natural constraints.

BOARD OF ADJUSTMENT, STAFF, APPLICANT'S COMMENTS

During the discussion, a Board member pointed out that the site plan showed a 20-foot distance between the proposed house and the septic tank, but the topographical contour lines suggested only 10 feet. The Board asked if there was a reason the house could not be moved closer to the septic tank, acknowledging that the applicant might not know the answer if the builder was the one who drew the plans. The applicant responded that he would share the answer if he knew it.

PUBLIC COMMENT

Sheila Maddox

Comments

During the public comment period, neighbor Sheila Maddox spoke in support of the variance request, explaining that the current zoning restrictions in the area are oppressive and severely limit the use of private property. She observed that many buyers in the neighborhood are forced to quickly sell their lots upon realizing they cannot build on them due to these strict constraints. Beyond supporting the specific application, Maddox used her time to question the historical basis for the County's 25-foot setbacks, pointing out that enforcing such large setbacks on small, 0.3-acre lots effectively renders them unbuildable by leaving only a tiny fraction of usable land. She recounted that the original developer of these narrow, rectangular lots went bankrupt and took advantage of out-of-country military personnel, and she questioned whether the Board of Adjustment was responsible for previously increasing the setback requirements without considering the area's difficult topography. Finally, Maddox indicated her intention to gather more research and continue challenging these broader zoning issues affecting her neighborhood.

APPLICANT'S REBUTTAL

No rebuttal was given.

BOARD OF ADJUSTMENT DISCUSSION

During the discussion following the public testimony, a member of the public asked whether the Board of Adjustment historically made the decision to increase the area's setbacks to 25 feet without regard to topography.

Staff responded by explaining that the Larimer County Land Use Code, adopted around 1973, changed the setbacks in the Open zoning district to 25 feet on all sides. Staff noted the change occurred because the typical minimum lot size for the district is 10 acres, creating two different setback standards depending on the original creation date of the lot.

Following the explanation, a Board member asked for further clarification, directing a question to the County Attorney regarding the responsibility for rezoning or changing the codes. The Board asked whether the power belonged to the Board of County Commissioners or the Planning and Zoning Commission. Clarification followed that changing the zoning code involves a specific process, with final approval for changes and determinations

residing with the Board of County Commissioners.

BOARD OF ADJUSTMENT DELIBERATION

During deliberation of the setback variance, the Board of Adjustment discussed the physical constraints of the site and the likelihood of future road development. If a zero-foot setback from the front property line is approved, the Board noted the proposed house would still maintain approximately 37 feet from the existing dirt road. Discussion regarding the undeveloped right-of-way distinguished the platted width from the actual travel way, with the Board concluding that expansion of the road to the full 50-foot width was unlikely due to cost.

The Board also discussed the 20-foot distance between the proposed house and the septic tank, determining the placement acceptable given the available distance from the traveled roadway. Despite concerns regarding steep slopes on the property, the Board ultimately found the site constraints justified the proposed location and supported approval of the variance.

MOTION

Board Member Hughes moved, and Board Member Light seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve the Byrne and Kemp Setback Variance, File No. 26-ZONE3858, subject to the conditions of approval outlined in the staff report.

Board Members Light, San Filippo, Hughes, Wood, Hancock voted in favor. The motion carried (5-0).

Item No. 3 – Kruyshoop Setback Variance, File No. 26-ZONE3845

[View Staff Presentation](#)

APPLICANT'S PRESENTATION

A joint presentation was given by homeowner Kelly Kruyshoop and Lindgren Landscape representatives Georgia Perry and Evan Zambole. Georgia Perry explained that because the home was originally built in 1953 and contains various historic boundary indicators, including old fence lines, concrete walls, and ditches, the contractors mistakenly assumed those features marked the true property lines. As a result, the pavilion and sauna were constructed within the county's required setbacks.

Perry clarified that the sauna is a kit placed on a concrete pad approved by Xcel Energy and noted that all necessary as-built permits will be submitted for the utility services, including the electrical connection for the sauna, and the gas and electrical hookups associated with the pavilion's outdoor kitchen features.

Kelly Kruyshoop shared that she has lived on the property for 13 years and sought to improve the livability and aesthetics of the property along busy North Taft Hill Road. She explained that a recent professional survey ultimately revealed the true property boundaries. Both the contractors and Kruyshoop emphasized that the intent was simply to create a backyard space to enjoy with her two dogs and expressed their willingness to do whatever is necessary to comply with County requirements.

BOARD OF ADJUSTMENT, STAFF, APPLICANTS COMMENTS

During discussion of the setback variance, the Board sought clarification regarding how the pavilion was constructed prior to issuance of the building permit. Staff explained that while a pavilion permit application had been submitted, the permit remained unissued. A county building inspector later visited the property under an active gas line permit, observed the unpermitted construction activity, and issued a stop-work order.

A representative from the contracting company acknowledged that beginning construction prior to permit issuance was an oversight and stated that work ceased immediately once the County raised concerns regarding the setback. The contractor noted the structure took less than six weeks to build, beginning September 22, 2025. Staff records indicated the official stop-action notice was issued on January 8, 2026. Based on the discussion, the Board concluded that approximately two months had passed before formal enforcement occurred, allowing the pavilion to reach near completion.

PUBLIC COMMENT

Leslie "Chip" Holcomb

Comments

During the public comment period, Leslie "Chip" Holcomb, the neighbor residing directly to the north since 1998, spoke primarily to address concerns regarding the shared property boundary. While he praised the new landscaping as a fantastic visual improvement for both the neighborhood and his own property, he expressed frustration that the contractors did not run a simple string line to verify the recently surveyed boundaries before beginning construction. Holcomb wanted to state for the official record that he or future owners retain the right to build a fence strictly on the actual property line if desired, and he voiced apprehension that allowing the current fence and landscaping encroachments to remain unchallenged could eventually lead to the applicant claiming the land through squatter's rights. He noted that although his own five-acre property currently has other minor boundary encroachments with different neighbors that he usually ignores, he and the applicant had a specific conversation two years prior about maintaining exact property lines. Consequently, he felt the applicant should have explicitly asked for permission before extending the landscaping and fencing past the surveyed boundary into his yard.

APPLICANT'S REBUTTAL

No rebuttal was given.

BOARD OF ADJUSTMENT DISCUSSION

During discussion the Board, Staff, and the applicant's contractor discussed why the newly constructed shed would need to be removed or relocated.

Staff explained that the original shed qualified as a pre-existing non-conforming structure; however, because it had been fully removed and replaced with new construction, the replacement was required to comply with current setback standards, including a 5-foot setback from rear and side property lines. Staff also expressed concern regarding the shed's placement approximately 8 inches from the property line, noting that exterior maintenance would require access onto the neighboring property.

Additional discussion addressed the shed's size and intended use for general storage rather than solely for wellhead protection. The contractor explained that relocating the structure into a compliant position was not practical due to conflicts with the newly constructed pavilion. It was also noted that the property is connected to City of Fort Collins water and that the well is no longer operational. As a result, the applicant indicated she was willing to remove the shed entirely to resolve the setback violation.

BOARD OF ADJUSTMENT DELIBERATION

During deliberation the Board expressed sympathy for the homeowner's situation and acknowledged that she had reasonably relied on professional contractors and a boundary survey prior to construction. The Board agreed that the contractor's failure to properly review the survey should not be held against the homeowner and noted that the addition is a substantial improvement to the property. The Board also recognized that the applicant

understood and accepted the removal? of the shed as a condition of approval. Finally, the Board agreed that the remaining compliance issues would be addressed through the staff-recommended conditions requiring all necessary permits to be obtained and finalized.

MOTION

Board Member Hancock moved, and Board Member Wood seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve the Kruyshoop Setback Variance, File No. 26-ZONE3845, subject to the conditions of approval outlined in the staff report.

Board Members Light, San Filippo, Hughes, Wood, Hancock voted in favor. The motion carried (5-0).

REPORT FROM STAFF

Staff updated the Board on the annual training to be held later in the summer and provided an update on Board reappointments and new appointments effective July 1, 2026. Lauren Light was reappointed, Philip San Filippo will transition to an alternate, and alternates Shana Garcia and Tom Wood will be promoted to regular members. There are no plans to fill the remaining open alternate position.

ADJOURN

With there being no further business, the hearing adjourned at 7:37 p.m.

These minutes constitute the Resolution of the Larimer County Board of Adjustment for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.

LARIMER COUNTY BOARD OF ADJUSTMENT

By: _____
Chair

Attest: _____



BOARD OF ADJUSTMENT HEARING

May 26, 2026

Norton Setback Variance, File No. 23-ZONE3457 Staff Presentation

LARIMER COUNTY PLANNING DIVISION



23-ZONE3457 - Norton Setback Variance



Vicinity Map

- Variance for an existing deck of 0' from the new property line along Fire Rock Court, where 20' is required.
- RR-2 Zoned.
- 1612 Fire Rock Court, Loveland CO; Lot 14 of the Namaqua Hills 2nd filing

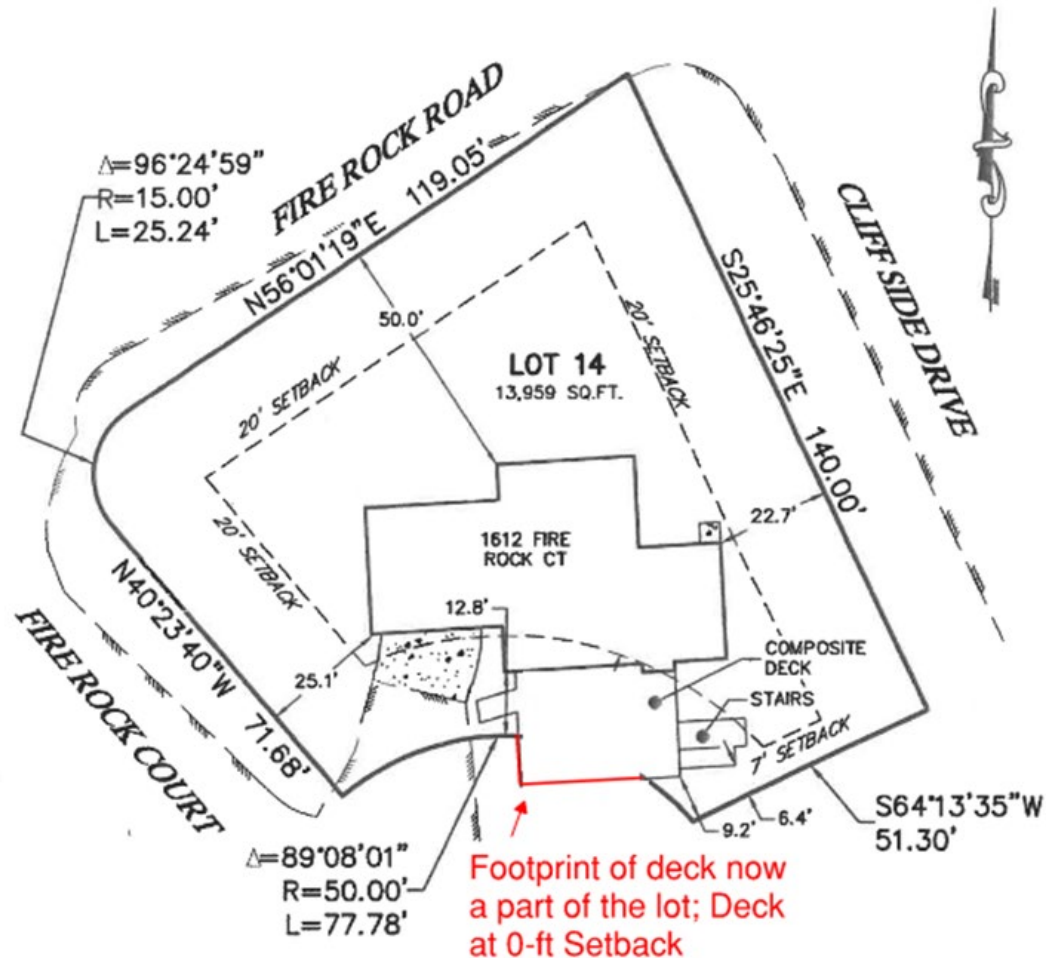
Vicinity Map



Sourced Via Assessors
Property Search Map

Site Plan

ADDRESS 1612 FIRE ROCK COURT, LOVELAND



Photos



Public Input / Neighborhood Notice

- **Neighbor Notification:**
- 42 property owners within 500 feet of the subject property were notified of this request via postcard sent by First Class Mail.
- Four (4) notice signs were posted on the property.
- As of 5/21/2026, no comments from neighboring property owners have been received.

Review Criteria

To approve a zoning variance application, the Board of Adjustment must find that paragraph **1**, **2**, or **3** has been met and that paragraphs **4**, **5**, and **6** have each been met:

- 1.** Strict compliance with the standard sought to be varied will cause either:
 - a. A peculiar and exceptional practical difficulty;
 - b. An exceptional and undue hardship on the owner by reason of an exceptional physical condition of the property such as narrowness, shallowness, topography, or location of the property, or other extraordinary and exceptional situation unique to the property provided the difficulty or hardship is not caused by the act or omission of the applicant.
- 2.** The requested variances will promote or maintain the general purpose of the standard for which the variances are sought and will be equal to or better than the standard.
- 3.** The requested variances will diverge from the standard only in a nominal, inconsequential way when considered in the context of property in the vicinity of the subject land or structure.
- 4.** Granting the variances will not result in a substantial adverse impact on other properties in the vicinity of the subject land or structure or be a detriment to the public good;
- 5.** Granting the variances will not substantially impair the intent and purpose of the Code and Comprehensive Plan;
- 6.** The recommendations of referral agencies have been considered.

Recommendation

DEVELOPMENT SERVICES TEAM RECOMMENDATION:

The Development Services Team recommends approval of Norton Variance, File No. 23-ZONE3457, subject to the following conditions:

1. Failure to comply with any conditions of this approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment
2. This request is only for the buildings or structures as submitted with this setback variance application. All future buildings, additions, and improvements must meet County setback requirements or must go through the proper County review and permit process prior to construction.
3. The approval of this Setback Variance shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.
4. The Larimer County Building Division must be provided with a written certification by a Colorado Licensed Land surveyor with any required permit submittal. The Certification must show that the existing and proposed buildings and structures are located where shown on the Larimer County approved plot plan for this development.
5. The owners of this lot will comply with all required Community Development and Engineering Department requirements to obtain all needed as-built and general building permits for the contemplated features within this variance request, File No. 23-ZONE3457, and the associated right-of-way vacation request File No. 25-LAND4531.

Suggested Motion



MOTION:

I move that the Board of Adjustment approve 23-ZONE3457 - Norton Setback Variance subject to the conditions of approval recommended by staff.



BOARD OF ADJUSTMENT HEARING

May 26, 2026

Norton Setback Variance, File No. 23-ZONE3457 Application Presentation

Chris and Heather Norton

1612 Firerock Court, Loveland

Background

- The deck was part of the house when it was sold to us
- We understand now it wasn't permitted but want to keep the deck and ensure it is sound.
- We would like to thank the Larimer county Engineering department for telling us we have case.
- We will explain why we need a setback variance.

Why do we need a Setback Variance?

- The Foundation of the house is lodged between two 1000 ton Boulders; The deck is covering a boulder field.
- Cul de Sac modifications with equipment would encroach and jeopardize the stability of the home.
- The home was not built to current specs but based within the boulders. Therefore access to 1612 Firerock Ct would mean moving them and affect the house and its foundation.
- Unfortunately, aerial photographs don't show this.

Boulders and Boulder Field beside the deck



Boulders and Boulder Field under the deck



The Cul de Sac

- Was created between late 70s to early 80s.
- Per the surveyors verbal to us, questions remain:
- Would heavy equipment jeopardize and loosen the boulders?
- Impact the driveway and even the kitchen since it was built into the easement?
- May require a retention wall in order to support them.

Cul de Sac from below pictures



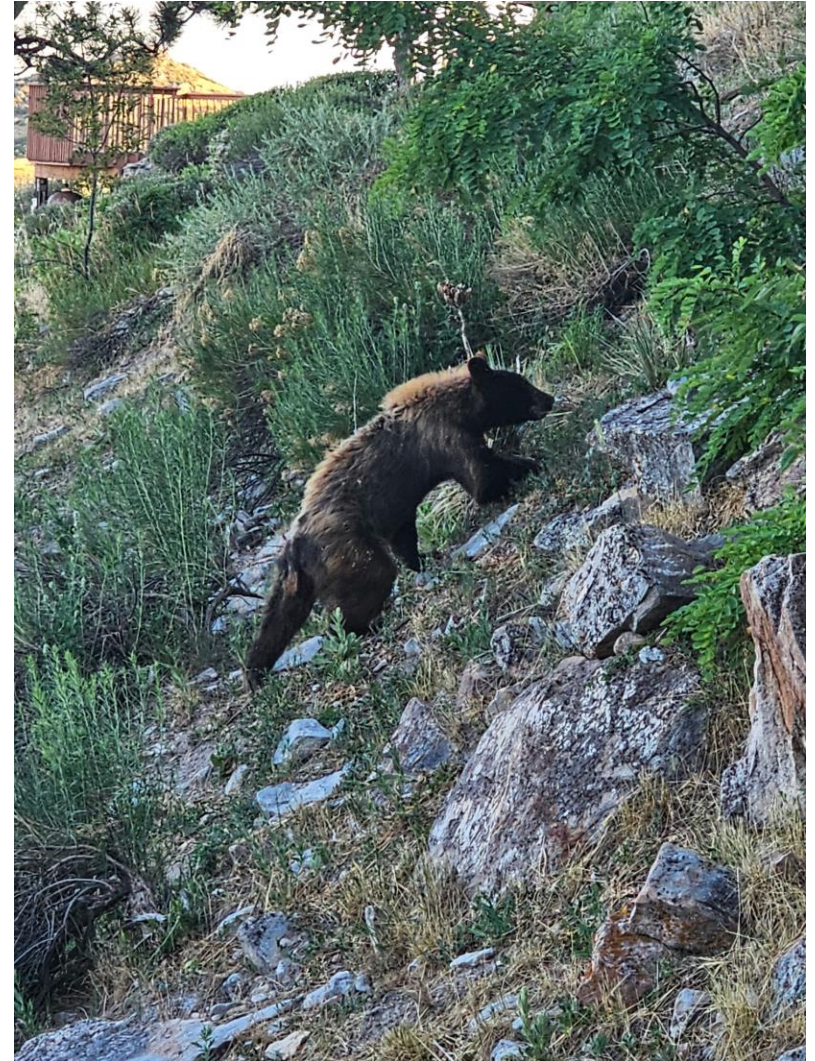
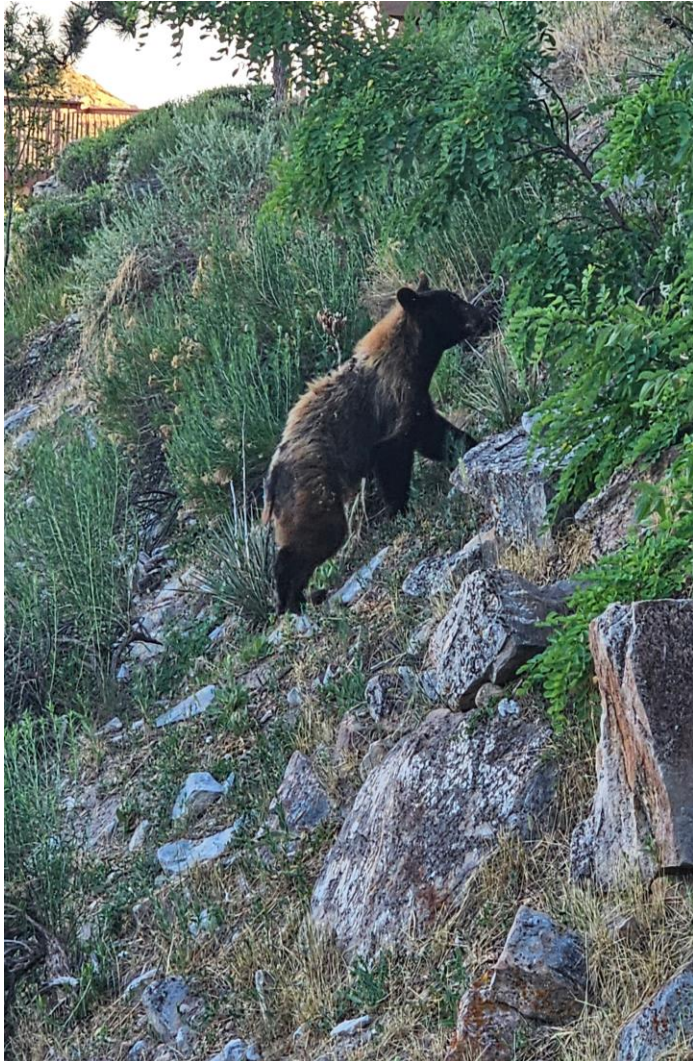
The next 2 slides show 1) View of the Deck from the Cul de Sac and 2) Steepness

- The drop off from the road is approximately 45 degrees.
- The Deck appears to be 10 to 20 feet below the road
- We apologize, we couldn't find pictures of the deer, skunks, or Elk coming up the embankment , or the bobcats..but here is a bear!

Picture of deck from the road



How Steep is it? Ask one of our Bears



Buildable land near the property?

- There isn't any. Next to us is a strip of land, and, in addition, our direct neighbor to the south purchased adjacent land to prevent additional development. Namaqua Hills is a balance of homes on the hill and wildlife to open space around and behind us.
- None of the utilities are interested in using the Easement. (Setback variance documents.)
- Our home is on sloping rocky terrain. Disturbing soil, rocks and the boulders could very well loosen a boulder and send it into one of the homes on Cliffside Drive (Unless a retention wall is built by the county.)
- We have already agreed that if the utilities change their minds, we will cooperate with them. In the setback variance documents.

What do we want?

- 1. That the setback variance is granted.
- 2. That an “as is” permit be granted where it sits and please provide assistance with your inspectors to ensure it’s safety.
- 3. Allow a thorough fare for Wildlife in Larimer county to continue.

We love Larimer County!

- Thank you for working with us on this.
- As indicated, we didn't build it, we're just here maintain it, without impact to the environment around and below us. We therefore request review and construction oversight (if possible) so we only maintain it's functionality, yet still allows Heather and myself enough resources to eat besides!



BOARD OF ADJUSTMENT HEARING

May 26, 2026

Byrne and Kemp Setback Variance, File No. 26-ZONE3858 Staff Presentation

LARIMER COUNTY PLANNING



Byrne & Kemp Setback Variance 26-ZONE3858

BOARD OF ADJUSTMENT: May 26, 2026



VICINITY MAP

5009 Highview Court
Fort Collins, CO 80526

Located approximately 0.5
miles west of the Inlet Bay in
Horsetooth Reservoir



SITE INFO

Applicant/Owner: Jeff Byrne & Mackenzie Kemp

Zoning District: Open (O)

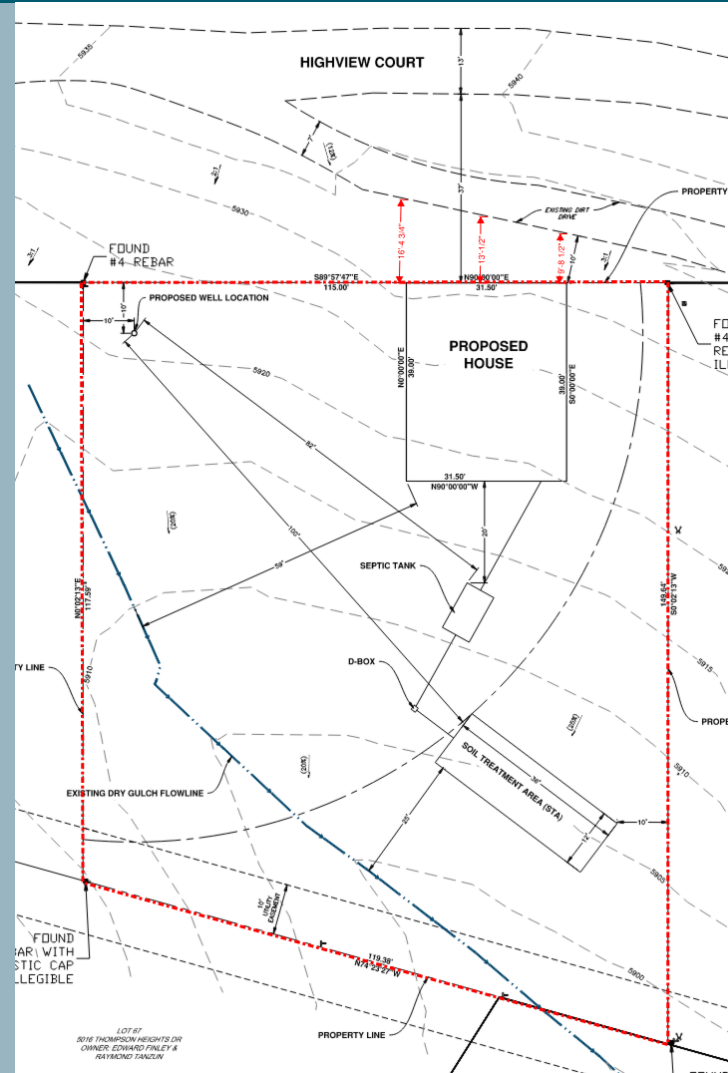
Lot Size: 0.35 acres (15,260 sq. ft.)

Request: Setback Variance to allow for construction of a new residential unit 0 feet from the front property line, where a 25-foot setback is required.



AERIAL IMAGERY (2023)





REVIEW CRITERIA

To approve a Zoning Variance application, the Board of Adjustment must find that paragraph (1), (2), or (3), has been met and that paragraph 4, 5, and 6 have each been met:

1. Strict compliance with the standard sought to be varied will cause either
 - i. a peculiar and exceptional practical difficulty or,
 - ii. an exceptional physical condition of the property such as narrowness, shallowness, topography or location of the property, or other extraordinary and exceptional situation unique to the property provided the difficulty or hardship is not caused by the act or omission of the applicant, or
2. The requested variance will promote or maintain the general purpose of the standard for which the variance is sought and will be equal to or better than the standard, or
3. The requested Variance will diverge from the standard only in a nominal, inconsequential way when considered in the context of property in the vicinity of the subject land or structure.
4. Granting the Variance will not result in a substantial adverse impact on other properties in the vicinity of the subject land or structure or be a detriment to the public good.
5. Granting the Variance will not substantially impair the intent and purpose of the Land Use Code and Comprehensive Plan.
6. The recommendations of referral agencies have been considered.

STAFF RECOMMENDATION

The Development Services Team recommends **approval of the Byrne & Kemp Setback Variance, File No. 26-ZONE3858**, subject to the following conditions:

1. Failure to comply with any conditions of the variance approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment.
2. This variance is only for the buildings or structures as submitted with this variance application. All future buildings or additions must go through the proper County review and permit process prior to construction.
3. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.
4. The Larimer County Building Division must be provided with a written certification by a Colorado Licensed Land surveyor that the existing and proposed buildings are located where shown on the Larimer County approved Plot Plan for this development.



BOARD OF ADJUSTMENT HEARING

May 26, 2026

Kruyshoop Setback Variance, File No. 25-ZONE3845 Staff Presentation

LARIMER COUNTY PLANNING



Kruyshoop Setback Variance 26-ZONE3845

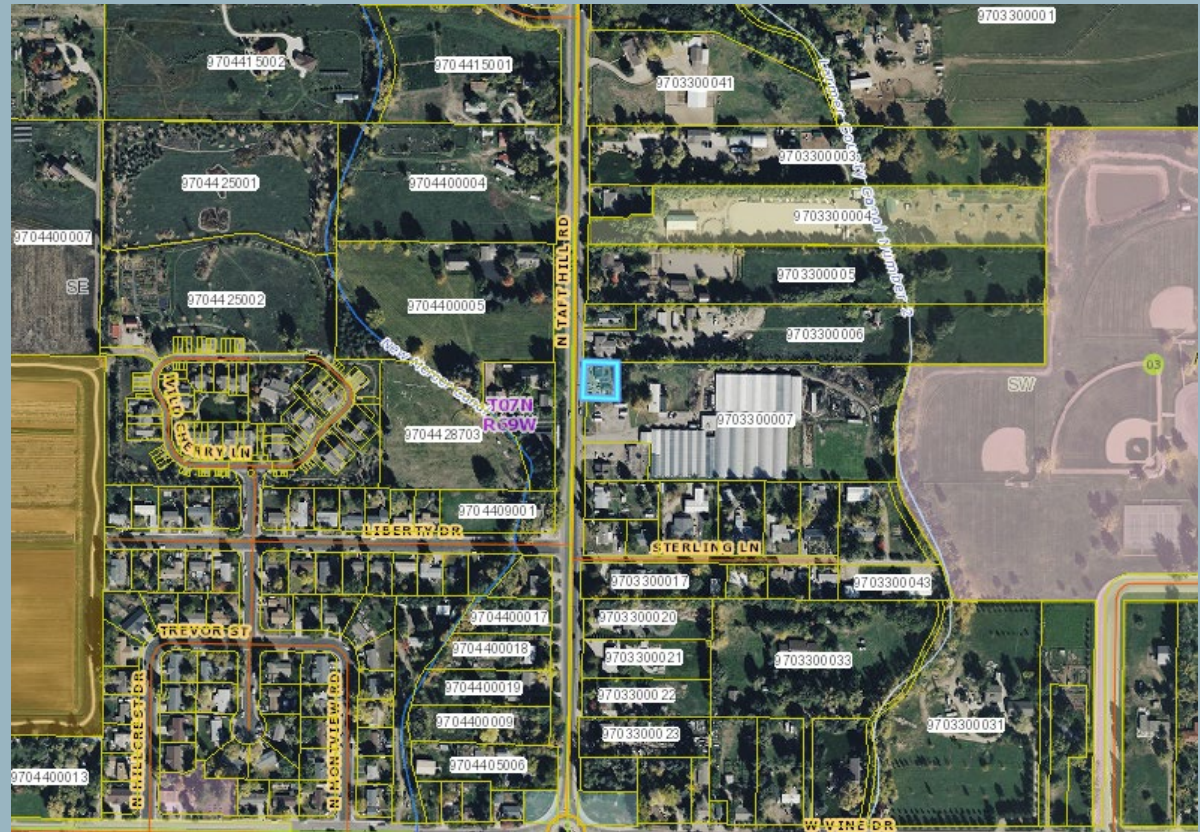
BOARD OF ADJUSTMENT: May 26, 2026



VICINITY MAP

910 N Taft Hill
Fort Collins, CO 80527

Located approximately
1,200 feet north of the
intersection of N. Taft Hill
Rd. and W. Vine Dr.



SITE INFO

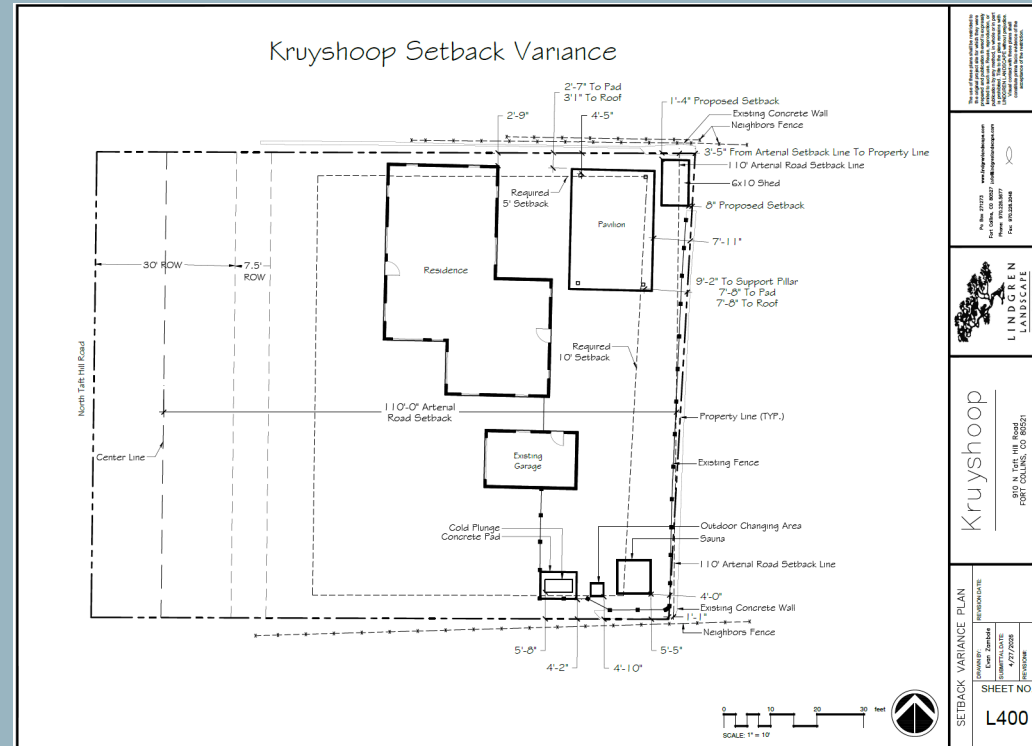
Applicant: Evan Zambole, Lindgren Landscape

Property Owners: Kelly Kruyshoop

Zoning District: Rural Residential (RR-2)

Lot Size: 0.23 acres

Request: A variance request to modify the 110-foot Arterial Road setback for the existing residence to 46'11" (110' required) and the Northerly side setback to 2' 9" (5' required), the Northerly side and rear setback for a pavilion to 2'7" (5' required) and 7'11" (10' required), and the rear setback for a sauna to 4 feet (5' required) in the RR-2 zone.



AERIAL SITE PHOTO



APPLICANT PROVIDED SITE PHOTOS



STAFF VISIT SITE PHOTO



STAFF VISIT SITE PHOTO

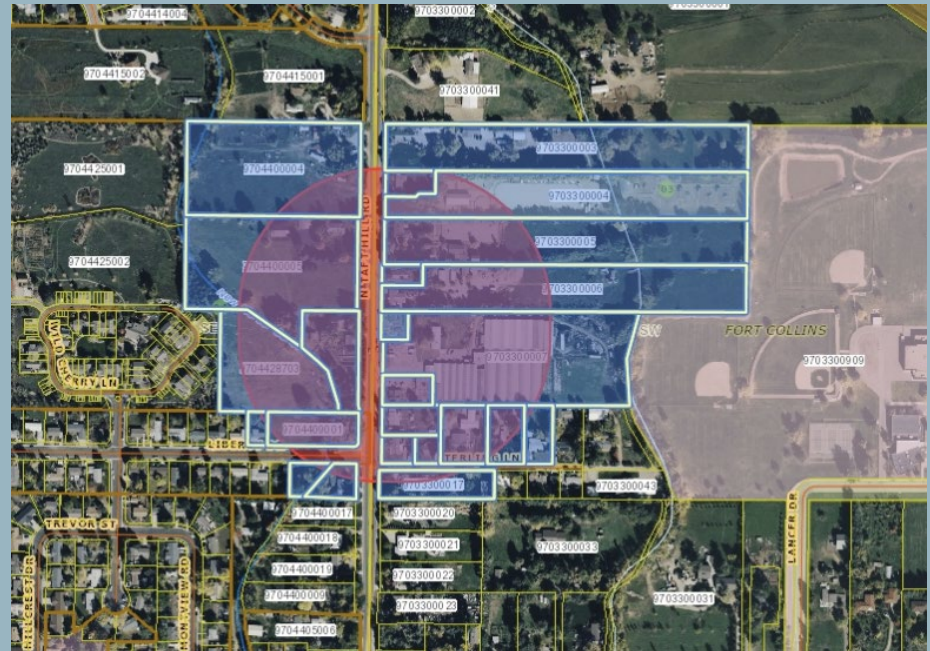


NEIGHBORHOOD NOTIFICATION

Notification was sent to all neighbors within 500-feet of the subject property.

Sign was posted in front of property for no less than 14 days in advance of this hearing.

One comment was received expressing concerns regarding the exact location of the property line



REFERRAL AGENCY COMMENTS

Larimer County Code Compliance Division provided a code compliance staff report for identified compliance issues.

Larimer County Building Division will require permits for the pavilion (for which an application is currently in process), the sauna, and the cold plunge tub. The Building Division did not support the location of the shed, and the shed has been removed from this application request.

Larimer County Engineering Department had no objections to the setback variance request.

Larimer County Department of Health and Environment had no objections to the setback variance.

The City of Fort Collins had no overall objections to the setback variance.

Poudre Fire Authority had no comments to the setback variance.

REVIEW CRITERIA

To approve a Zoning Variance application, the Board of Adjustment must find that paragraph (1), (2), or (3), has been met and that paragraph 4, 5, and 6 have each been met:

1. Strict compliance with the standard sought to be varied will cause either
 - i. a peculiar and exceptional practical difficulty or,
 - ii. an exceptional physical condition of the property such as narrowness, shallowness, topography or location of the property, or other extraordinary and exceptional situation unique to the property provided the difficulty or hardship is not caused by the act or omission of the applicant, or
2. The requested variance will promote or maintain the general purpose of the standard for which the variance is sought and will be equal to or better than the standard, or
3. The requested Variance will diverge from the standard only in a nominal, inconsequential way when considered in the context of property in the vicinity of the subject land or structure.
4. Granting the Variance will not result in a substantial adverse impact on other properties in the vicinity of the subject land or structure or be a detriment to the public good.
5. Granting the Variance will not substantially impair the intent and purpose of the Land Use Code and Comprehensive Plan.
6. The recommendations of referral agencies have been considered.

STAFF RECOMMENDATION

I move that the Board of Adjustment **approve** the Kruyshoop Setback Variance, File No. 26-ZONE384, subject to the conditions below:

1. Failure to comply with any conditions of the variance approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment.
2. This variance is only for the proposed buildings and structures as submitted with this variance application. All future buildings or additions must go through the proper Larimer County review and permit process prior to construction.
3. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.
4. At the building permit stage, the Larimer County Building Division must be provided with a written certification by a Colorado Licensed Land surveyor that the proposed structures are located where shown on the Larimer County approved Plot Plan for this development.
5. Following approval of this variance, the applicant shall complete all required as-built building permits and inspections.
6. Following approval of this variance, the existing 60-square-foot shed located near the Easterly property line shall be brought into full compliance by either relocating the structure to a position that meets the required setbacks or by removing the structure from the property entirely.

SUGGESTED MOTION

I move that the Board of Adjustment approves the Kruyshoop Setback Variance, File No. 26-ZONE3845, subject to the conditions of approval recommended by staff.