

Date: Monday, August 08, 2022

Time: 3:00 PM

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

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Public Hearing Consent Items:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. ** Lindenwood Lot 144A Easement Vacation, File No. 22-LAND4242

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: To vacate 22.2sf of an existing Utility & Drainage Easement located along the south property line adjacent to Lindenwood Drive, in order to address an existing roof overhang encroachment while also allowing a future addition to the residence.

Location: 1704 Lindenwood Drive, Fort Collins, CO

Applicants: Studio S Architecture, c/o Heidi Shuff

Owners: Lynn and Terry Birdsong

Development Services Team Recommendation: The Development Services Team recommends approval of the Lindenwood Lot 144A Easement Vacation, File No. 22-LAND4242, subject to the conditions noted in the staff report.

2. ** Wagner Minor Land Division, File No. 22-LAND4214

Staff Contacts: Doug May, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: A) Minor Land Division to divide a 98.18-acre parcel into two lots measuring 90.03-acres and 7.88-acres. B) Appeal to the Land Use Code: Article 2.3.3 Lot and Building Standards (Lot Area Minimum).

Location: Located at the northwest corner of the intersection of County Road 72E and N. County Road 11; more specifically located at 13595 County Road 11, Wellington, CO.

Applicants: Larry Wagner, 13601 N. County Road 11, Wellington, CO 80549

Owners: Wagner Family Group LLC, 13601 N. County Road 11, Wellington, CO 80549

Development Services Team Recommendation: A) The Development Services Team recommends Approval of the Wagner Minor Land, File No. 22-LAND4124, subject to the conditions outlined in the staff report. B) The Development Services Team recommends approval of the Appeal to Article 2.3.3 Lot and Building Standards (Lot Area Minimum).

Public Hearing Discussion Items:

1. Brown Accessory Living Area Size Appeal, File No. 22-ZONE3236

Staff Contacts: Victoria McKennan, Planning; Connor Sheldon, Engineering; Lea Schneider, Health.

Request: This request is an appeal to Article 3.4.5.A.3.b of the Land Use Code which limits the size of a detached accessory living area (ALA) to 40% of the square footage of the single-family dwelling or 1,200 square feet,

whichever is less. The principal home is 2,488 square feet. The proposed detached accessory living area is 1,056 square feet which exceeds the size limitation of 40% of the size of the principal dwelling ($2,488 \times 40\% = 995.2$).

Location: 633 Gait Circle, Fort Collins, CO 80524

Applicant: Milton and Marci Brown 2817 Double Tree Drive Fort Collins, CO, 80521

Owner: Milton and Marci Brown 2817 Double Tree Drive Fort Collins, CO, 80521; Joel C. and Hayley M. Adams 633 Gait Circle Fort Collins, CO 80524.

Development Services Team Recommendation: The Development Services Team is recommending denial of this request of the Brown Appeal, File No. 22-ZONE3236.

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at beilbykm@larimer.org or by calling 970-498-7719 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.