

Date: Tuesday, June 25, 2024

Time: 6:00 PM

Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link:
https://larimer-org.zoom.us/webinar/register/WN_p73VDnl6RIu85E4iP8mixw

BOARD OF ADJUSTMENT HEARING AGENDA

Call to Order

Approval of Minutes

– May 28, 2024

Consent Items

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

**Board to sign F&R at the Hearing

1. ** Jones Setback Variances, File No. 23-ZONE3569

Staff Contacts: Samantha Lasher, AICP, Planning, Caryn Nezat, Engineering, Ashton Brodahl, Health and Environment

Request: Setback Variance requests for the following structures: 1) A 12-foot x 14-foot carport to be 68-feet from the centerline of Trail Creek, where 100-feet is required; 2) A 5-foot x 5-foot outhouse to be 55-feet from the centerline of Trail Creek, where 100-feet is required; 3) A 10-foot x 14-foot shed to be 57-feet from the centerline of Trail Creek, where 100-feet is required; 4) A 10-foot x 12-foot cabin to be 35-feet from the centerline of Trail Creek, where 100-feet is required; 5) A 7-foot x 7-foot shed to be 40-feet from the centerline of Trail Creek, where 100-feet is required

Location: Parcel No. 31010-00-007 (No assigned address); Located approximately 2.6 miles northwest of the intersection of W. County Road 80C and N. County Road 59 in Livermore, CO

Applicant: Monika Jones, 1333 Village Park Court, Fort Collins, CO 80526

Owner: Monika Jones, 1333 Village Park Court, Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends Approval of the Jones Setback Variances, File No. 23-ZONE3569, subject to the conditions in the staff report.

2. ** Oldcastle APG West Inc. Height Variances, File No. 24-ZONE3636

Staff Contacts: Samantha Lasher, AICP, Planning, Lea Schneider, Health and Environment, Connor Sheldon, Engineering

Request: Height Variance requests for: 1) An existing pre-engineering building that is 55' - 1 1/4" tall, 2) A proposed aggregate/mixer building to be 72'-4" tall, 3) Two (2) proposed silos to be 67' tall; 4) A third proposed silo to be 81'-1" tall in the IH - Industrial Heavy zoning district, where the maximum building/structure height allowed is 40-feet.

Location: 1820 and 1930 E. Highway 402, Loveland, CO 80537; Located approximately 0.6 miles east of the intersection of E. Highway 402 and S. County Road 13C

Applicant: Jennifer Henninger, Community Planning Strategies, P.O. Box 3282, Silverthorne, CO 80498

Owner: Oldcastle APG West Inc., 4720 E. Cotton Gin Loop, Suite 200, Phoenix, AZ 85040

Development Services Team Recommendation: The Development Services Team recommends Approval of the Oldcastle APG West Inc. Height Variances, File No. 24-ZONE3636, subject to the conditions in the staff report.

3. **** Orvis Setback Variance, File No. 24-ZONE3649**

Staff Contacts: Jacy McNulty, Planning; Caryn Nezat, Engineering; Ashton Brodahl, Health

Request: Setback variance for the following: 1) The proposed addition, existing single-family home, existing roof addition, and existing deck to be located no less than 54.7 feet from the Big Thompson River where 100 feet is required; 2) The proposed addition to be located 11.5 feet from the nearest edge of right-of-way where 25 feet is required; 3) The existing single-family home to be located 3.9 feet from the south side property line where 5 feet is required; and 4) The proposed porch steps to be located 3.1 feet from the north side property line where 5 feet is required.

Location: 218 Berthoud Dale Ln. Drake, CO 80515

Applicant: Jayson McMurren, BAS1S Architecture P.C.

Owner: Bruce Orvis, 218 Berthoud Dale Ln. Drake, CO 80515

Development Services Team Recommendation: The Development Services Team recommends approval of the Orvis Setback Variance, File No. 24-ZONE3649, subject to the conditions of approval outlined in the staff report.

4. **** Montoya Setback Variance, File No. 24-ZONE3662**

Staff Contacts: Jacy McNulty, Planning; Traci Shambo, Engineering; Ashton Brodahl, Health

Request: Request for a setback variance for a proposed addition to be located no less than 15 feet from the front property line where 25 feet is required.

Location: 4221 Shoreline Dr. Fort Collins, CO 80526

Applicant: David Kaplan

Owner: David & Amy Montoya, 8110 Northstar Dr. Windsor, CO 80528

Development Services Team Recommendation: The Development Services Team recommends approval of the Montoya Setback Variance, File No. 24-ZONE3662, subject to the conditions of approval outlined in the staff report.

Discussion Items

1. New Code of Conduct Policy

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 accessibility@larimer.org or by calling 970-498-5967 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.