



Date: Tuesday, September 28, 2021
Time: 6:00 PM
Location: Virtual, Zoom link - https://larimer-org.zoom.us/webinar/register/WN_ZSCZQvbsR9WYR03mwqr3lw

BOARD OF ADJUSTMENT **ADDENDUM** AGENDA

Call to Order

Approval of Minutes

- August 24, 2021 - Addendum Item

Approval of Findings and Resolution - Addendum Item

- Mtn. Mecca Setback Variance File No. 21-ZONE3022

- Pyle Setback Variance, File No. 21- ZONE3035

Consent Items

1. Andreyev Setback Variance, File No. 21-ZONE3036

Staff Contacts: Samantha Lasher, Planning, Devin Traff, Engineering, Lea Schneider, Health

Request: Request for a setback variance for a new single-family residence with attached garage to be located 25-feet from the eastern side property line and 35-feet from the front property line, where 50-feet is required by the EV-RE zoning district, and 60-feet from the centerline of an unnamed intermittent stream, where 100-feet is required.

Location: Hummingbird Drive (Lot 48, Little Valley 2nd), Estes Park, CO 80517

Applicant: Trail Ridge Consulting Engineers, 2191 Larkspur Avenue, Estes Park, CO 80517

Owner: Nicolas Andreyev, 1400 Sierra Sage Lane, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends Approval of the Andreyev Setback Variance, File #21-ZONE3036, subject to the conditions listed in the staff report.

2. Edge is not the Edge, LLC Setback Variance, File No. 21-ZONE3084

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

Request: Setback variance to bring an existing maintenance building into compliance, located 8-feet from the edge of a road easement, where 25-feet is required.

Location: 1850 Cap Rock Rd Livermore, CO 80536

Applicant: Carol Evans, The Edge is Not the Edge, LLC, 2243 Silver Trails Drive, Fort Collins, CO 80526

Owner: Carol Evans, The Edge is Not the Edge, LLC, 2243 Silver Trails Drive, Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Edge is not the Edge, LLC Setback Variance, File #21-ZONE3084, subject to the conditions outlined in the staff report.

3. SKS Realty Setback Variance, File No. 21-ZONE3062

Staff Contacts: Tawn Hillenbrand, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: The applicant requests five (5) setback variances from Article 2.5.3 of the Land Use Code to bring the existing commercial and residential buildings as well as the proposed residential additions into compliance with the current Land Use Code requirements. The applicant requests to:

1. Bring an existing non-conforming commercial building with regards to setbacks into compliance at 9.1-feet from the side (west) property line where 10-feet is required.
2. Bring an existing non-conforming residential building with regards to setbacks into compliance at 11.7-feet from the rear (north) property line where 20-feet is required.
3. Bring an existing non-conforming residential building with regards to setbacks into compliance at 8.6-feet from the side (east) property line where 10-feet is required.
4. Allow an addition to an existing residence 10.7-feet from rear (north) property line where 20-feet is required.
5. Allow an addition to an existing residence 7-feet from the side (east) property line where 10-feet is required.

Location: 4233 W Eisenhower Blvd., Loveland

Applicant: SKS Realty, Kris Lee

Owner: SKS Realty

Development Services Team Recommendation: The Development Services Team recommends approval of the SKS Realty Setback Variance, File #21-ZONE3062, subject to the conditions noted in the staff report.

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 scrutcch@larimer.org, or call (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.