



Date: Tuesday, October 22, 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 **ADDENDUM** AGENDA

Call to Order

Approval of Minutes

– August 27, 2024

Tabled Items till November 26, 2024 **(Addendum – Removed from consent and added as a tabled item)**

1. Waverly Ranch, LLC Setback Variances, File No. 24-ZONE3602

Staff Contacts: Jared Seay, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Variance for an addition to an existing home to be 65' from the centerline of County Road 15's right-of-way and for an out building to be 60' from the adjacent right-of-way centerline when a 100' setback is typically required.

Location: 11150 N County Road 15, Fort Collins, CO 80524

Applicant: Amanda McGee; David Erickson; Jim Bunkers.

Owner: Waverly Ranch, LLC; 197 Woodland Parkway Suite 104-502 San Marcos, California, 920693020

Development Services Team Recommendation: The Development Services Team recommends approval of the Waverly Ranch, LLC Setback Variances, File No. 24-ZONE3602, subject to the conditions outlined in the staff report.

Consent Items

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

**Board to sign F&R at the Hearing

1. ** Way Setback Variance, File No. 24-ZONE3689

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

Request: Setback variance for a proposed addition to be located 6 feet from the side property line where 7 feet is required.

Location: 3918 Lynda Lane, Fort Collins, CO 80526

Applicant: Craig Way

Owner: Cameron & Lori Way

Development Services Team Recommendation: The Development Services Team recommends approval of the Way Setback Variance, File No. 24-ZONE3689, subject to the conditions outlined on the staff report.

2. ** Bien Setback Variance, File No. 24-ZONE3644

Staff Contacts: Laura Culleton, Planning; Connor Sheldon, Engineering; Ashton Brodahl, Health

Request: Applicant is requesting a setback variance for an existing storage building to be located 50.1' from the centerline of Highway 34, where 100' is required. If approved, the storage building will be altered to reflect the location shown on the site plan.

Location: 2083 W. Highway 34 Drake, CO 80515

Applicant/Owner: Gary Bien, 675 Freeland Ct. Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of the Bien Setback Variance, File No. 24-ZONE3644, subject to the conditions outlined in the staff report.

Action Item (Addendum – Action Item added)

- Election of the Board of Adjustment Chair.

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.