

Date: Tuesday, February 22, 2022
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_j92jNNMDTdOf3yyQJjeoiw

BOARD OF ADJUSTMENT MINUTES

The regular meeting of the Larimer County Board of Adjustment was held in the County Board Hearing Room in the Larimer County Courthouse Offices, Fort Collins and virtually via Zoom at 6:00 p.m., February 22, 2022, at which time the following business was transacted.

Board Members Present: Lee Taylor, Carol Cochrane, Justin Smith, Joe Wise and Philip San Filippo

Staff Present: Lesli Ellis (Community Development Director), Don Threewitt (Planning Manager), Doug May (Staff Liaison), Samantha Lasher, (County Planner), and Andrew Lewis, (Assistant County Attorney)

Minutes: Carol Cochrane moved, and Lee Taylor seconded the Motion to approve the January 25, 2022, Minutes of the Larimer County Board of Adjustment as presented. Board members Lee Taylor, Carol Cochrane, Justin Smith, and Philip San Filippo voted in favor of the Motion. Board member Joe Wise abstained from voting. The Minutes were unanimously approved.

Findings and Resolutions: Carol Cochrane moved, and Lee Taylor seconded the Motion to approve the following Findings and Resolutions: Goode Setback Variance (#21-ZONE3142), Leatham Setback Variance (#21-ZONE3119), and Hummingbird Lane Setback Variance Extension (#20-ZONE2719). Board members Lee Taylor, Carol Cochrane, Justin Smith, and Philip San Filippo voted in favor of the Motion. Board member Joe Wise abstained from voting.

Consent Applications:

The following applications were approved by consent:

File No: #21-ZONE3122 (Brewer Setback Variance)
Owner: Laura and Terry Brewer
Applicant: Traegan Strobe / Savant Homes Inc.

Request: The Application of Traegan Strobe with Savant Homes Inc., requesting a variance was presented to the Board. The Application requested setback variances to allow i) an existing home located 13 feet from the north (side) property line rather than the required minimum of 25 feet; ii) an existing home located 21 feet from the east (front) property line rather than the required minimum of 25 feet; iii) a proposed deck/carport addition to be located 13 feet from the east (front) property line rather than the required minimum of 25 feet; and iv) an existing pergola located 12 feet from the east (front) property line rather than the required minimum of 25 feet, in the O-Open zone.

Action: There were no requests from the public, the Board, or Staff to have a full hearing on this request and therefore it remained on the Consent Agenda. Lee Taylor moved, and Carol Cochrane seconded the Motion to approve the Application with the following conditions:

1. Failure to comply with any conditions of the variance approval or encroachment of setback in excess of approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment.

2. All future additions or buildings that would be within setbacks as defined in the Land Use Code must go through the proper county review and planning 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 Department must be provided with a written certification by a Colorado Licensed Land surveyor that the proposed addition is located where shown on the Larimer County approved Plot Plan for this development.

5. No vehicles or equipment shall be stored or parked in the driveway so that it encroaches into the right-of-way for Dixon Cove Road.

Board members Lee Taylor, Carol Cochrane, Justin Smith, Joe Wise and Philip San Filippo voted in favor of the Motion. The Application was approved with conditions.

Other Business:

Posting of Meetings:

Justin Smith moved, and Philip San Filippo seconded the Motion to designate www.Larimer.org as the place for posting notice of public meetings, and if exigent or emergency circumstances prevent the online posting at such location, public notice shall be physically posted at the bulletin boards located at the north and south entrances to the Larimer County Courthouse Offices Building at 200 West Oak, Fort Collins, Colorado, in accordance with Colorado's open meetings laws.

The Board members discussed the benefits and drawbacks of requiring the notice of the meeting to be both online and at a physical location, equity concerns and consistency within the County. The discussion turned to reviewing the Bylaws as a way to accommodate an interest in having a courtesy copy of the notice physically posted within the building. The decision was made to have members review the Bylaws and to share any changes they believe should be made at a later meeting.

Board members Lee Taylor, Carol Cochrane, Justin Smith, Joe Wise and Philip San Filippo voted in favor of the Motion. The motion passed.

Adjournment: The meeting was adjourned at 6:41 p.m.