

Date: Tuesday, January 28, 2025

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_zdZx4V_YQ4qP2Xc0cRHEuw

BOARD OF ADJUSTMENT AGENDA

Call to Order

Approval of Minutes

- November 26, 2024

Action Items

1. Posting of Public Meeting
 - a. Motion: I move the Larimer County Board of Adjustment 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.

Consent Items

1. **** Dominicak Setback Variance, File No. 24-ZONE3710**

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Request for a variance for the following:

- For the proposed addition to be located no less than 20 feet from the front property line where 25 feet is required;
- For the existing home and attached deck to be located no less than 10 feet from the front property line where 25 feet is required;
- For the existing shed to be located no less than 3 feet from the front property line where 25 feet is required;
- For the existing outhouse to be located no less than 10 feet from the front property line where 25 feet is required;
- For the existing detached lower deck to be located no less than 4 feet from the rear property line where 5 feet is required for decks 30 inches or less above the finished grade;
- For the existing deck, attached to the home, to be located no less than 90 feet from the centerline of Columbine Creek where 100 feet is required; and
- For the existing outbuilding, with an attached deck, to be located no less than 35 feet from the centerline of Columbine Creek where 100 feet is required.

Location: 246 Monoma Road, Red Feather Lakes, CO 80545

Applicant/Owner: Julie & Jason Dominicak

Development Services Team Recommendation: The Development Services Team recommends approval of the Dominicak Setback Variance, File No. 24-ZONE3710, subject to the conditions outlined in the staff report.

2. **** Seaman Family Trust Setback Variance, File No. 24-ZONE3720**

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Request for a variance for the following:

- For the existing single-unit home to be located no less than 2.1 feet from the east side property line where 50 feet is required;
- For the proposed replacement deck to be located no less than 18 feet from the east side property line where 50 feet is required; AND
- For the proposed two-story entryway and stair addition to be located 39 feet from the east side property line where 50 feet is required.

Location: 1730 Moon Trailway, Estes Park, CO 80517

Applicant: Jayson McMurren, BAS1S Architecture P.C.

Owner: Seaman Family Trust

Development Services Team Recommendation: The Development Services Team recommends approval of the Seaman Family Trust Setback Variance, File No. 24-ZONE3720, subject to the conditions outlined in the staff report.

3. **** Loecker Setback Variance, File No. 24-ZONE3721**

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Setback variance for a proposed addition, containing a garage and art studio, to be located 16.25 feet from the front property line where 25 feet is required.

Location: 346 Alpine Drive, Estes Park, CO 80517

Applicant: Nathan Kinley, Kinley Built Inc.

Owner: Marvin & Deborah Loecker

Development Services Team Recommendation: The Development Services Team recommends approval of the Loecker Setback Variance, File No. 24-ZONE3721, subject to the conditions outlined in the staff report.

4. **** Madoni Setback Variance, File No. 24-ZONE3719**

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Request for a setback variance for a proposed detached garage to be located 10.5 feet from the side property line where 25 feet would be required.

Location: 800 Spring St., Estes Park, CO 80517

Applicant: David Bangs, Trail Ridge Consulting Engineers, LLC

Owner: Deborah & Thomas Madoni, 1265 Alexandra Blvd., Crystal Lake, IL 60014

Development Services Team Recommendation: The Development Services Team recommends approval of the Madoni Setback Variance, File No. 24-ZONE3719 subject to the conditions outlined 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 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.