



Date: Tuesday, January 23, 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 AGENDA

Call to Order

Public Comment Regarding Other Relevant Matters Not on the Agenda

Amendments to the Agenda

Approval of Minutes

- November 28, 2023

Approval of Findings and Resolution

- Realty LLC Setback Variance, File No. 23-ZONE3445

Action Item

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

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

**Board to sign F&R at the Hearing

1. **** Robinson Setback Variances, File No. 23-ZONE3486**

Staff Contacts: Jared Seay, Planning; Caryn Nezat, Engineering; Lea Schneider, Health

Request: Variance for a proposed shed to be 31.9' from the Miller Fork Stream when 100' would have otherwise been allowed and a Variance for a proposed deck to be 25.2' from the Miller Fork Stream when 100' would have otherwise been allowed.

Location: 677 Streamside Dr. Glen Haven, CO 80532

Applicant: Danny Robinson, 677 Streamside Dr. Glen Haven, CO 80532

Owner: Robinson Danny D/Kimberly Jo, 338 Pascal St. Fort Collins, Co 80524-2527

Development Services Team Recommendation: The Development Services Team recommends Approval of the Robinson Setback Variances, File No. 23-ZONE3486.

2. **** Mather Setback Variance, File No. 23-ZONE3560**

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

Request: Setback variance request for an existing small second story deck to be located 18.4 feet from the property line where 25 feet is required.

Location: 4901 Sandstone Dr. Fort Collins, CO 80526

Applicant/Owner: Timothy Mather, 4901 Sandstone Dr. Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Mather Setback Variance, File No. 23-ZONE3560 subject to the conditions outlined in the staff report.

Discussion Items

1. Gambone Setback Variance, File No. 23-ZONE3437

Staff Contacts: Samantha Lasher, AICP, Planning Division, Caryn Nezat, Engineering Department, Ashton Brodahl, Health Department

Request: Setback Variance requests for the following structures: 1) Existing Residence: 23-feet from the centerline of Falls Creek, where 100-feet is required. 2) Existing South Deck: 17-feet from the front property line, where 25-feet is required, and 20-feet from the centerline of Falls Creek, where 100-feet is required. 3) Existing West Deck: 16-feet from the centerline of Falls Creek, where 100-feet is required. 4) Existing North Shed: 18-feet from the front property line, where 25-feet is required, and 23-feet from the centerline of Falls Creek, where 100-feet is required. 5) Existing West Shed: 14-feet from the front property line, where 25-feet is required, and 32-feet from the centerline of Falls Creek, where 100-feet is required. 6) Existing Carport: 23-feet from the front property line, where 25-feet is required, 3-feet from the side property line, where 5-feet is required, and 49-feet from the centerline of Falls Creek, where 100-feet is required. 7) Existing East Shed: 3-feet from the side property line, where 5-feet is required, and 63-feet from the centerline of Falls Creek, where 100-feet is required. 8) Existing Covered Garden: 92-feet from the centerline of Falls Creek, where 100-feet is required. 9) Existing Covered Porch located on North Side of Existing West Deck: 16-feet from the centerline of Falls Creek, where 100-feet is required.

Location: 50 Falls Creek Drive, Bellvue, CO 80512; Located approximately 6.5 miles west of the intersection of Highway 287 and Highway 14

Applicant/Owner: Dominic Gambone, 50 Falls Creek Drive, Bellvue, CO 80512

Development Services Team Recommendation: The Development Services Team recommends Approval of the Gambone Setback Variance, File No. 23-ZONE3437, subject to the conditions of approval 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 planningcirt@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.