



Date: Tuesday, November 22, 2022
Time: 6:00 PM
Location: Hybrid - In-Person: Lake Estes, 3rd Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link:
https://larimer-org.zoom.us/webinar/register/WN_INZ1lqtqQtevljfEfe1paw

BOARD OF ADJUSTMENT AGENDA

Call to Order

Approval of Minutes

- October 25, 2022

Tabled Items to December 27, 2022

1. Raisi-Thoms Setback Variance, File No. 22-ZONE3221

Staff Contacts: Alyssa Martin, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Setback variance for a proposed addition to the existing single-family residence to be 74' from the centerline of the right-of-way of Vine Drive, where 110' is required

Location: 2135 W Vine Drive Fort Collins, CO 80521

Applicant: Elly Raisi

Owner: Elly Raisi and Sally Thoms

Development Services Team Recommendation: The Development Services Team recommends approval of the Raisi-Thoms Setback Variance, File No. 22-ZONE3318, subject to the conditions in the staff report.

Consent Items

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

1. * Honstein Setback Variance, File No. 22-ZONE3254

Staff Contacts: Tracy Hicks, Planning; Steven Rothwell, Engineering; Lea Schneider, Health.

Request: A request for multiple setback variances for the following: 1) A request for the deck to remain in its current location at 3.8' from the northwestern corner and 5' from the northeastern corner where 25' is required from the edge of right-of-way. 2) A request for the wood deck to remain in its current location at 33.8' from the northwestern corner and 35' from the northeastern corner where 100' is required from the original right-of-way centerline. 3) A request for the existing home to remain in its current location at 4.6' from the northwestern corner and 14.4' from the northeastern corner where 25' is required from the edge of right-of-way. 4) A request for the existing home to remain in its current location at 34.6' from the northwestern corner and 44.4' from the northeastern corner where 100' is required from the original right-of-way centerline. 5) A request for the proposed addition to the existing home to be located at 62.4' from the northwestern corner and 68' from the northeastern corner where 100' is required from the original right-of-way centerline. 6) A request for the existing goat shed to remain in its current location at 3.7' from the northwestern corner and 2.7' from the southwestern corner where 25' is required from the side property line. 7) A request for the existing hay barn to remain in its current location at 4.3' from the northeastern corner and 3.8' from the southeastern corner where 25' is required from the side and rear property lines.

Location: 6800 West County Road 20 Loveland, CO 80537

Applicant/Owner: Loren Jay Honstein

Development Services Team Recommendation: The Development Services Team recommends approval of the Honstein Setback Variance, File No. 22-ZONE3254 subject to the following conditions: Failure to comply with any conditions of the variance approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment. 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. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval. The Larimer County Building Department must be provided with a written certification by a Colorado Licensed Land surveyor that the existing home, existing wood deck, proposed addition, goat shed and hay barn is located where shown on the Larimer County approved Plot Plan. The applicant will be required at the building permit stage to identify the septic system and leach field on the plot plan to ensure that the new addition will not impact the existing septic system and meets the required setbacks of the Larimer County on-site Wastewater Treatment Regulations.

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.