

**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\\_INZ1lqtqQtevjfEfe1paw](https://larimer-org.zoom.us/webinar/register/WN_INZ1lqtqQtevjfEfe1paw)

## 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, Colorado and was held virtually via Zoom at 6:00 p.m., November 22, 2022 at which time the following business was transacted.

**Board Members Present:** Lee Taylor, David Leighton, Carol Cochrane, Joe Wise and Philip San Filippo

**Staff Present:** Doug May (Staff Liaison) and Tracy Hicks (County Planner)

**Minutes:** Joe Wise moved and Lee Taylor seconded the Motion to approve the October 25, 2022 Minutes of the Larimer County Board of Adjustment as presented.

There were no Findings and Resolutions from the October 25, 2022 meeting to approve.

### Consent Applications:

The following application was approved by consent:

**File No:** #22-ZONE3254 (Honstein Setback Variance)  
**Owner/Applicant:** Loren Jay Honstein

**Request:** The Application of Loren Jay Honstein, requesting seven variances was presented to the Board. The Application requested setback variances to allow: i) the deck to remain in its current location at 3.8' from the northwestern corner and 5' from the northeastern corner where a minimum of 25' is required from the edge of right-of-way; ii) the wood deck to remain in its current location at 33.8' from the northwestern corner and 35' from the northeastern corner where a minimum of 100' is required from the original right-of-way centerline; iii) the existing home to remain in its current location at 4.6' from the northwestern corner and 14.4' from the northeastern corner where a minimum of 25' is required from the edge of right-of-way; iv) the existing home to remain in its current location at 34.6' from the northwestern corner and 44.4" from the northeastern corner where a minimum of 100' is required from the original right-of-way centerline; v) a proposed addition to the existing home to be located at 62.4' from the northwestern corner and 68' from the northeastern corner where a minimum of 100' is required from the original right-of-way centerline; vi) 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 a minimum of 25' is required from the side property line; and vii) 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 a minimum of 25' is required from the side and rear property lines.

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 Joe Wise seconded the Motion to approve the Application with the following conditions:

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

Tabled Applications:

File No: #22-ZONE3221 (Raisi-Thoms Setback Variance)

A request to table the Raisi-Thoms Setback Variance was made.

Lee Taylor moved, and Philip San Filippo seconded the motion that the Board table this matter to December 27, 2022, at 6:00 p.m.

The question was called, and members Lee Taylor, David Leighton, Carol Cochrane, Joe Wise and Philip San Filippo voted in favor of the motion.

Adjournment: The meeting was adjourned at 6:16 p.m.