

Date: Tuesday, November 28, 2023
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_AHtbqaQ5ReS_L9Y_mw9qBA

BOARD OF ADJUSTMENT **ADDENDUM** AGENDA

Call to Order

Approval of Minutes

- October 24, 2023

Consent Items

1. **** Northern Setback Variance, File No. 20-ZONE2676**

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: A request for the following building setback variances: 1) A 57-foot building setback from the centerline of E. Lincoln Avenue instead of the required 100-feet for a major collector as required by Article 2.9.4.E.2 of the Land Use Code and 17-foot from the edge of E. Lincoln Avenue instead of the required 25-feet as required by Article 2.5.3 of the Land Use Code. 2) A 5-foot building setback along the southeast side property line instead of the required 10-feet as required by Article 2.5.3 of the Land Use Code. 3) A 23' building setback from the access easement on the adjacent parcel instead of the required 25-feet as required by Article 2.5.3 of the Land Use Code.

Location: 1611 E. Lincoln Avenue Fort Collins; located approximately 850 feet southeast of the intersection of S. Link Lane and E. Lincoln Avenue on the south side of the road.

Applicant: Troy M. Jones, MTA Planning & Architecture, 2826 Sitting Bull Way Fort Collins, CO 80525

Owner: MRH Properties LLC, Roger Northern Jr., 1611 E. Lincoln Avenue Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Northern Setback Variance, File No. 20-ZONE2676 subject to the conditions as outlined in the staff report.

2. **Johnson Setback Variance, File No. 23-ZONE3530 (Addendum – Updated and Additional Items)**

Staff Contacts: Samantha Lasher, AICP, Planning, David Pringle, Engineering, Ashton Brodahl, Health

Request: Setback Variance for a 20.5-foot by 22.4-foot existing shop/garage addition that is located 3.6-feet from the western side property line, which includes a 0.5-foot overhang, where 5-feet is required.

Location: 524 Victoria Drive, Fort Collins, CO 80525; Located approximately 0.3 miles northeast of the intersection of S. College Ave and Carpenter Road

Applicant: Shawn Johnson, 500 Victoria Drive, Fort Collins, CO 80525 and Kathryn Johnson, 524 Victoria Drive, Fort Collins, CO 80525

Owner: Ralph and Kathryn Johnson, 524 Victoria Drive, Fort Collins, CO 80525

Development Services Team Recommendation: The Development Services Team recommends Approval of the Johnson Setback Variance, File No. 23-ZONE3530, subject to the conditions in the staff report.

3. **** Brown Setback Variance, File No. 23-ZONE3545**

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Request for a setback variance for a deck to be located 10 feet from the front property line where 25 feet is required.

Location: 153 Circle Dr. Glen Haven, CO 80532

Applicant: Mike Nilsen, LNM Builders LLC

Owner: Bruce and Leslie Brown, 153 Circle Dr. Glen Haven, CO 80532

Development Services Team Recommendation: The Development Services Team recommends approval of the Brown Setback Variance, File No. 23-ZONE3545, subject to the conditions in the staff report.

Discussion Items

1. Welcome To Realty, LLC Setback Variance, File No. 23-ZONE3445

Staff Contacts: Jared Seay, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: 0 feet from the west property line for a newly constructed single-family dwelling, where 20 feet is required

Location: 7800 Costigan Ave Fort Collins, CO 80525

Applicant: Christophe Attard

Owner: WELCOME TO REALTY LLC 401 PROFIT SHARING PLAN, PO BOX 270145, FORT COLLINS, CO 805270145

Development Services Team Recommendation: The Development Services Team recommends Denial of the Welcome to Realty, LLC. Setback Variance, File No. 23-ZONE3445. File No. 23-ZONE3445 should be subject to the conditions in the staff report if approved.

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.