

Date: Tuesday, September 26, 2023
Time: 6:00 PM
Location: BOA: 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 AGENDA

Call to Order

Approval of Minutes

- August 22, 2023

Approval of Findings and Resolution

1. Bazaldua/Carr Setback Variance, File No. 23-ZONE3470
2. Schupanitz Setback Variance, File No. 23-ZONE3481
3. Couture Enterprises Setback Variance, File No. 23-ZONE3466

Tabled Items from July 25, 2023

- Action Item
 1. Election of the Board of Adjustment Chair.

Consent Items

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

1. * Schultze Setback Variance, File No. 23-ZONE3521

Staff Contacts: Alyssa Martin, Planning; Traci Shambo, Engineering

Request: Variance of 40' from the centerline of Big Thompson River, where 100' is required, for expansion to an existing deck

Location: 2331 Aspen Brook Dr, Estes Park, CO 80517

Applicant: Brian Bruckbauer, Buckhorn Engineering

Owner: Sharla Schultze

Development Services Team Recommendation: The Development Services Team recommends approval of the Schultze Setback Variance, File No. 23-ZONE3521, subject to the conditions in the staff report.

2. * Corazza Setback Variance, File No. 23-ZONE3517

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Noel Udell, Health

Request: Variance request to allow for the following: 1) For an existing nonconforming shed built in 1958 to remain in its current location at .9' from the east property line where 5' is required and 1.7' from the rear property line where 10' is required. 2) For an existing permitted garage built in 1997 to remain in its current location at 2.7' from the west property line where 5' is required. 3) For an existing unpermitted garage addition built in 2008 to remain in its current location at 1.7' from the rear property line, where 10' is required and 2.1' from the west property line, where 5' is required.

Location: 501 4th SE Loveland, CO 80537

Applicant/Owner: Emil Corazza, 501 4th SE Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Corazza Setback Variance, File No. 23-ZONE3517, subject to the conditions of approval 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 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.