

**Date:** Tuesday, July 27, 2021  
**Time:** 6:00 PM  
**Location:** Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

## BOARD OF ADJUSTMENT AGENDA

### Call to Order

### Approval of Minutes

- June 22, 2021

### Approval of Findings and Resolution

- Horizon Hills Mobile Home Park Blanket Setback Variance, File No. 21-ZONE2919
- Atkins 2nd Setback Variance, File No. 21-ZONE2993
- Wray Setback Variance, File No. 21-ZONE2974
- Leming Setback Variance, File No. 21-ZONE2943
- Chapel Setback Variance, File No. 21-ZONE2972

### Tabled Item(s) from Previous Meeting

1. **\*Robison Setback Variance File No. 21-ZONE2976**

**Staff Contacts:** Jenn Cram, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health Department

**Request:** Request to construct a detached garage with living space above 70-feet from the centerline of right-of-way from Highway 14, where 100-feet is required and 19-feet from the rear property line, where 25-feet is required.

**Location:** 32595 Highway 14, Bellvue, CO 80512

**Applicant:** Kenneth Robison, 422 West 13th Street, Loveland, CO 80537

**Owner:** Kenneth and Janel Robison

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Robison Setback Variance, File #21-ZONE2976, subject to the conditions of approval outlined in the staff report.

### Consent Items

1. **\* Cramer Setback Variance, File No. 21- ZONE3002**

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

**Request:** Request for a setback variance for a 28'X32' existing detached garage to be located 45.8' from the rear property line, where 50' required by the EV-RE zoning district. The owners are also requesting a setback variance for an existing 20'X30' Barn to be located 22' from the rear property line where 50' is required by the EV-RE zoning district. Lastly, there is a lean-to (for chickens and additional livestock) built at grade and is 13.7' from the rear property line, where 50' is required by the EV-RE zoning district.

**Location:** 890 Fish Creek Road Estes Park, CO 80517

**Applicant/Owner:** Joshua and Dana Cramer

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Cramer Setback Variance, File #21- ZONE3002, subject to the conditions outlined in the staff report.

2. **\*Manzanares Setback Variance, File No. 21-ZONE2980**

**Staff Contacts:** Alyssa Martin, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

**Request:** Setback variance for a proposed garage and patio addition to be 7' from the lot line abutting the road, where 25' is required

**Location:** 4902 Deer Trail Court Fort Collins, CO 80526

**Applicants/Owners:** Robert Manzanares

**Applicant:** Rick Emery with Ridgetop Builders, Inc

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Manzanares Setback Variance, File #21-ZONE2980, subject to the conditions outlined in the staff report.

3. **\*Howard Setback Variance No. 3, File No. 21-ZONE2987**

**Staff Contacts:** Doug May, Planning; Devin Traff, Engineering; Lea Schneider, Health

**Request:** Request to bring an existing dwelling into compliance, located 11-feet from the rear property line, where 25-feet is required and a setback variance to bring an existing 8-foot by 10-foot shed into compliance, located 3-feet from the rear property line, where 5-feet is required.

**Location:** 641 Larkspur Rd Estes Park, CO 80517

**Applicant:** Scott and Sonya Howard, 3549 NW 173rd Circle, Edmond, OK 73012

**Owner:** Scott and Sonya Howard, 3549 NW 173rd Circle, Edmond, OK 73012

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Howard Setback Variance, File #21-ZONE2987, subject to the conditions of approval outlined in the staff report.

**Election of the Board of Adjustment Chair, Vice Chair, and Secretary**

**Adjourn**

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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 [beilbykm@larimer.org](mailto:beilbykm@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.