



**Date:** Tuesday, March 28, 2023  
**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\\_AHtbqaQ5ReS\\_L9Y\\_mw9qBA](https://larimer-org.zoom.us/webinar/register/WN_AHtbqaQ5ReS_L9Y_mw9qBA)

## BOARD OF ADJUSTMENT AGENDA

### Call to Order

### Approval of Minutes

- February 28, 2023

### Approval of Findings and Resolution

- Miller Setback Variance, File No. 22-ZONE3379
- Vos Setback Variance, File No. 22-ZONE3398

### Consent Items

1. \* **Brown Setback Variance, File No. 22-ZONE3388**

**Staff Contacts:** Alyssa Martin, Planning; Caryn Nezat, Engineering; Noel Udell, Health

**Request:** Setback variance for a new single-family dwelling of 9' from the front property line along Edith Drive where 25' is required, and 55' from the centerline of the USGS mapped waterway, where 100' is required

**Location:** 4117 Edith Drive Fort Collins, CO 80526

**Applicant/Owner:** Kevin Brown

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Brown Setback Variance, File No. 22-ZONE3388, subject to the conditions in the staff report.

2. \* **Marso Setback Variance, File No. 22-ZONE3409**

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

**Request:** Setback variance to be 75' from the right-of-way centerline of CR 21, where 100' is required, for a new barn.

**Location:** 2029 S County Road 21 Berthoud, CO 80513

**Applicant/Owner:** Charles Marso

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Marso Setback Variance, File No. 22-ZONE3409, subject to the conditions in the staff report.

3. \* **Yabroff Setback Variance, File No. 22-ZONE3405**

**Staff Contacts:** Alyssa Martin, Planning; Steven Rothwell, Engineering; Noel Udell, Health

**Request:** Setback variance of 9' from the front lot line (25' required) and 4' from the side lot line (5' required) for a deck replacement/expansion and to bring the existing home into compliance

**Location:** 3317 Dixon Cove Drive Fort Collins, CO 80526

**Applicant/Owner:** Rick and Loretta Yabroff

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Yabroff Setback Variance, File No. 22-ZONE3405, subject to the conditions in the staff report.

### Adjourn