

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

BOARD OF ADJUSTMENT MINUTES

The regular meeting of the Larimer County Board of Adjustment was held in the Lake Estes Conference Room in the Larimer County Courthouse Offices, Fort Collins, Colorado, and was held virtually via Zoom at 6:00 p.m., February 28, 2023, 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: Lesli Ellis (Community Development Director), Samantha Lasher (Staff Liaison), Alyssa Martin (County Planner), Christina Scrutchins (Community Information Resource Tech), and Andrew Lewis, (Assistant County Attorney)

Minutes: Lee Taylor moved, and David Leighton seconded the Motion to approve the January 24, 2023 Minutes of the Larimer County Board of Adjustment as presented. Board members Lee Taylor, David Leighton, Carol Cochrane, Joe Wise, and Philip San Filippo voted in favor of the Motion. The Minutes were unanimously approved.

Findings and Resolution: Lee Taylor moved, and David Leighton seconded the Motion to approve the following Findings and Resolution: McLain Setback Variance (#22-ZONE3329). Board members Lee Taylor, David Leighton, Carol Cochrane, Joe Wise, and Philip San Filippo voted in favor of the Motion.

Consent Applications:

The following applications were approved by consent:

File No: #22-ZONE3379 (Miller Setback Variance)
Owner: Dennis and Denise Miller
Applicant: Dennis Miller

Request: The Application of Dennis Miller, requesting a variance was presented to the Board. The Application requested a setback variance to allow an existing pole barn to remain located 10' from the north property line and 14.2' from the east property line, where a minimum of 25' is required.

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 Philip San Filippo seconded the Motion to approve the Application with the following conditions:

1. Failure to comply with any conditions of the variance approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment.

2. All future additions or buildings that would be within setbacks as defined in the Land Use Code must go through the proper county review and planning process prior to construction.

3. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.

4. The Larimer County Building Department must be provided with a written certification by a Colorado Licensed Land surveyor that the proposed addition is located where shown on the Larimer County approved Plot Plan for this development.

5. An as-built building permit must be obtained for the pole barn after approval of the variance.

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.

File No: #22-ZONE3398 (Vos Setback Variance)
Owner/Applicant: Linda Vos

Request: The Application of Linda Vos, requesting a variance, was presented to the Board. The Application requested a setback variance to allow a new manufactured home to be located 73' from the center line of 54G where a minimum of 110' is required, and to be located 19' from the east property line abutting Cedar Drive, where a minimum of 25' is required.

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. Board member Wise did, however, clarify that the Engineering Department indicated it had no issues with the proposal as long as the proposed location was in the same location as shown on the site plan. Lee Taylor moved, and Philip San Filippo seconded the Motion to approve the Application with the following conditions:

1. Failure to comply with any conditions of the variance approval may result in reconsideration of the use and possible revocation of the approval by the Board of Adjustment.

2. All future additions or buildings that would be within setbacks as defined in the Land Use Code must go through the proper county review and planning process prior to construction.

3. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.

4. The Larimer County Building Department must be provided with a written certification by a Colorado Licensed Land surveyor that the proposed addition is located where shown on the Larimer County approved Plot Plan for this development.

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.

Other Business:

The Board discussed resuming use of the Board Hearing Room on the first floor of the County building for April's meeting.

Members Taylor and San Filippo's terms are ending on June 30, 2023, but they're able to reapply for another term.

Staff liaison Lasher will check on the update of the Board's bylaws.

Next month dessert will be served to celebrate Joe Wise's years of service on the Board.

Adjournment: The meeting was adjourned at 6:12 p.m.