

Date: Tuesday, January 25, 2022
Time: 6:00 PM
Location: Virtual, Zoom Link - https://larimer-org.zoom.us/webinar/register/WN_9w2Zja1jQ2qRTJs1ei6GMQ

BOARD OF ADJUSTMENT AGENDA

Call to Order

Approval of Minutes

- November 23, 2021

Approval of Findings and Resolution

- Verizon Wireless LLC Height Variance File No. 21-ZONE3104

Action Item(s)

- Posting of Meetings

Motion: I move the Larimer County Board of Adjustment designate www.Larimer.org as the place for posting notice of public meetings, and if exigent or emergency circumstances prevent the online posting at such location, public notice shall be physically posted at the bulletin boards located at the north and south entrances to the Larimer County Courthouse Offices Building at 200 West Oak, Fort Collins, Colorado, in accordance with Colorado's open meetings laws.

Consent Items

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

1. * Goode Setback Variance, File No. 21-ZONE3142

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

Request: Setback variance for a proposed single-family residence to be 25' from both of the side property lines, where 50' is required

Location: 547 Hondius Cir Estes Park, CO 80517

Owners: Jay and Lisa Goode

Applicant: Bob Iwanicki, Westover Construction

Development Services Team Recommendation: The Development Services Team recommends approval of the Goode Setback Variance, File #21-ZONE3142, subject to the conditions outlined in the staff report.

2. * Leatham Setback Variance, File No. 21-ZONE3119

Staff Contacts: Doug May, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Setback variance for a proposed residence, located 16-feet from the front property line, where 50-feet is required, a setback variance for a proposed deck located 9-feet from the front property line, where 50-feet is required, and a setback variance for a proposed detached garage located 23-feet from the front property line, where 50-feet is required.

Location: 1520 Moss Rock Drive, Estes Park, CO 80517

Applicant: David Bangs, Trail Ridge Consulting Engineers, 2191 Larkspur Ave, Estes Park, CO 80517

Owner: Bryan & Autumn Leatham, 3817 N Himalaya Rd 3, Denver, CO 80249

Development Services Team Recommendation: The Development Services Team recommends Approval of the Leatham Setback Variance, File #21-ZONE3119 subject to the conditions outlined in the staff report.

3. *** Hummingbird Lane Setback Variance Extension, File No. 20-ZONE2719**

Staff Contacts: Doug May, Planning

Request: Request a Setback Variance to allow a replacement home to have setbacks of 15' from two adjacent streets, a 10-foot rear setback and a 6'6" side setback when 25-foot setbacks are required from streets and all property lines.

Location: 1771 Hummingbird Lane, Estes Park, CO 80517

Applicant: Mike Noftsgger, BTS 1771 Hummingbird, LLC, 5784 E. Irish Place, Centennial, CO 80112

Owner: Mike Noftsgger, BTS 1771 Hummingbird, LLC, 5784 E. Irish Place, Centennial, CO 80112

Development Services Team Recommendation: The Larimer County Development Services Team recommends approval the Hummingbird Lane Setback Variance Extension, File #20-ZONE2719, subject to the conditions outlined in the 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 scrutcch@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.