

Date: Tuesday, August 27, 2024
Time: 6:00 PM
Location: 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_p73VDnl6Rlu85E4iP8mixw

BOARD OF ADJUSTMENT **ADDENDUM** AGENDA

Call to Order

Approval of Minutes

– June 25, 2024

Tabled Item(s) from Previous Meeting

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

**Board to sign F&R at the Hearing

1. ** Roeder Setback Variance, File No. 24-ZONE3666

Staff Contacts: Jacy McNulty, Planning; Traci Shambo, Engineering; Ashton Brodahl, Health

Request: Setback variance for a proposed addition to be located 13.3 feet from the front property line where 20 feet is required.

Location: 1809 Cottonwood Point Dr. Fort Collins, CO 80524

Applicant: Gregory Roeder

Owner: Gregory & Sarah Roeder

Development Services Team Recommendation: The Development Services Team recommends approval of the Roeder Setback Variance, File No. 24-ZONE3666, subject to the conditions outlined in the staff report.

2. ** Emuna Capital Investments Inc. Setback Variance, File No. 24-ZONE3635

Staff Contacts: Jacy McNulty, Planning; Caryn Nezat, Engineering; Ashton Brodahl, Health

Request: Setback variance for the following: 1) For the existing illegal duplex to be located 2.7 feet from the front property line where 25 feet is required; 2) For the existing front entry stairs to be located 0 feet from the front property line where 25 feet is required; 3) For the existing illegal duplex to be located 34.7 feet from centerline of Highway 34 where 100 feet is required; 4) For the existing illegal duplex to be located 92.0 feet from the centerline of the Big Thompson River where 100 feet is required; 5) For the existing illegal duplex to be located 3.7 feet from the south side property line where 5 feet is required; 6) For the existing illegal duplex to be located 1.5 feet from the north side property line where 5 feet is required; and 7) For an existing shed to be located 4.5 feet from the north side property line where 5 feet is required.

Location: 2560 W Highway 34, Drake, CO 80515

Applicant: Tom Spaeth & Ruben Bachayev

Owner: Emuna Capital Investments Inc.

Development Services Team Recommendation: The Development Services Team recommends approval of the Emuna Capital Investments Inc. Setback Variance, File No. 24-ZONE3635, subject to the conditions outlined in the staff report.

3. **** Lewis Setback Variance, File No. 24-ZONE3626**

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Setback variance for a proposed addition to be located no closer than 25 feet from the side property line where 50 feet is required.

Location: 1331 Clara Dr. Estes Park, CO 80517

Applicant: Kenneth Lewis

Owner: Kenneth Lewis

Development Services Team Recommendation: The Development Services Team recommends approval of the Lewis Setback Variance, File No. 24-ZONE3626, subject to the conditions outlined in the staff report.

4. **** Welcome to Realty, LLC Setback Variances, File No. 24-ZONE3656**

Staff Contacts: Jared Seay, Planning

Steven Rothwell, Engineering

Ashton Brodahl, Health

Request: Setback variance requests for 7.3 feet from the front lot line for a newly constructed single-family dwelling, where 20 feet is required and 5.3 feet from side lot line for a newly constructed single-family dwelling, where 7 feet is required.

Location: 7800 Costigan Ave, Fort Collins, CO 80525

Applicant: Christophe Attard

Owner: WELCOME TO REALTY LLC 401 PROFIT SHARING PLAN

Development Services Team Recommendation: The Development Services Team recommends that the Board of Adjustment approve the Welcome to Realty Setback Variances, File No. 24-ZONE3656, subject to the conditions outlined in the staff report.

Consent Items

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

**Board to sign F&R at the Hearing

1. **** Abramoff Setback Variance, File No. 24-ZONE3678**

Staff Contacts: Jacy McNulty, Planning; Caryn Nezat, Engineering; Ashton Brodahl, Health

Request: Setback variance for a proposed single-family home, to be located 16.4 feet from the front property line (Shore Road) where 20 feet is required and to be located 7 feet from the other front property line (Bridge Way) where 20 feet is also required.

Location: 3500 Shore Rd. Fort Collins, CO 80521

Applicant: David Abramoff

Owner: David & Julie Abramoff

Development Services Team Recommendation: The Development Services Team recommends approval of the Abramoff Setback Variance, File No. 24-ZONE3678, subject to the conditions outlined in the staff report.

2. **** Kittle Setback Variance, File No. 24-ZONE3653**

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Setback variance for the following: 1) For the existing deck to be located 0 feet from the front property line where 25 feet is required; 2) For the existing deck to be located 48 feet from the centerline of W. Highway 14 where 100 feet is required; and 3) For the existing deck to be located 0.3 feet from the side property line where 5 feet is required.

Location: 10369 W Highway 14 Bellvue, CO 80512

Applicant: Robert Kittle Jr.

Owner: Robert Kittle Jr.

Development Services Team Recommendation: The Development Services Team recommends approval of the Kittle Setback Variance, File No. 24-ZONE3653, subject to the conditions outlined in the staff report.

3. **** Tho Assets, LLC Setback Variances, File No. 24-ZONE3632**

Staff Contacts: Jared Seay, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Setback variances for a deck and an addition on to a home built in 1962 that does not currently meet the setback requirements of 50-feet from all property lines.

Location: 571 Hondius Circle, Estes Park, CO 80517

Applicant: David Bangs; Will Erickson; Thomas Olson Jr.

Owner: Tho Assets, LLC, 9819 Thornwood Circle Lincoln, NE 685124869

Development Services Team Recommendation: The Development Services Team recommends approval of the Tho Assets, LLC Setback Variances, File No. 24-ZONE3632, subject to the conditions 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 accessibility@larimer.org or by calling 970-498-5967 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.