

Date: Tuesday, May 28, 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_p73VDnl6RIu85E4iP8mixw

BOARD OF ADJUSTMENT HEARING AGENDA

Call to Order

Approval of Minutes

- April 23, 2024

Tabled Item(s) till further Notice

- Lewis Setback Variance, File No. 24-ZONE3626

Consent Items

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

**Board to sign F&R at the Hearing

1. ** Spurgin Setback Variance, File No. 24-ZONE3618

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

Request: Request for a setback variance for a proposed deck addition to be located 70.8 feet from the centerline of the Fish Creek where 100 feet is required, and for a proposed residential addition to be 73.1 feet from the centerline of Fish Creek where 100 feet is required.

Location: 2005 Fish Creek Rd. Estes Park, CO 80517

Applicant: Greg Scott

Owner: Mark & Pamela Spurgin

Development Services Team Recommendation: The Development Services Team recommends approval of the Spurgin Setback Variance, File No. 24-ZONE3618, subject to the conditions in the staff report.

2. ** Musgrove Setback Variance, File No. 24-ZONE3621

Staff Contacts: Jacy McNulty, Planning; Caryn Nezat, Engineering; Lea Schneider, Health

Request: Setback variance for a proposed addition to be located 94.5 feet from the centerline of the Cache la Poudre River where 100 feet is required.

Location: 32087 W Highway 14 Bellvue, CO 80512

Applicant: Mark Musgrove

Development Services Team Recommendation: The Development Services Team recommends approval of the Musgrove Setback Variance, File No. 24-ZONE3621, subject to the conditions of approval outlined in the staff report.

3. ** Henry Setback Variance, File No. 24-ZONE3623

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

Request: Setback variance for an existing metal storage building to be located 5.9 feet from the side lot line where 7 feet is required and for two existing storage sheds to be located 3.5 feet from the side lot line where 7 feet is required. (Code Compliance Case No. 22-CCC0198)

Location: 201 35th St. SW Loveland, CO 80537

Applicant/Owner: Shane & Marcie Henry

Development Services Team Recommendation: The Development Services Team recommends approval of the Henry Setback Variance, File No. 24-ZONE3623, subject to the conditions in the staff report.

4. **** Inglenook Setback Variance, File No. 24-ZONE3624**

Staff Contacts: Laura Culleton, Planning

Caryn Nezat, Engineering

Ashton Brodahl, Health

Request: Setback variance for a replacement porch roof to be located approximately 47' from the centerline of CR 69 where 70' is required, 17' from the centerline of seven-mile creek where 100' is required, and 17' from the front property line where 25' is required.

Location: 153 County Rd 69 Bellvue, CO 80512

Applicant: Perkins Family 6723 Aaron Dr Fort Collins, CO 80524

Owner: Inglenook LLC

153 County Rd 69 Bellvue, CO 80512

Development Services Team Recommendation: The Development Services Team recommends approval of the Inglenook Setback Variance, File No. 24-ZONE3624 subject to the conditions in the staff report.

5. **** Coenen Setback Variance, File No. 21-ZONE3099**

Staff Contacts: Laura Culleton, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Setback variance request for a proposed garage and deck to be located 15' from the front property line where 50' is required, and 25.5' from the side property line where 50' is required.

Location: 4075 Little Valley Rd Estes Park, CO 80517

Applicant: Joseph Coenen (Property Owner) Joe Coop (Surveyor)

Owner: Joseph & Shannon Coenen

Development Services Team Recommendation: The Development Services Team recommends approval of the Coenen Setback Variance, File No. 21-ZONE3099, subject to the conditions in the staff report.

6. **** Riverside Colorado Setback Variance, File No. 24-ZONE3612**

Staff Contacts: Michael Whitley, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Department of Health and Environment

Request: A setback variance to allow 12 tents/glamping sites, one dumpster enclosure, and one deck for food preparation and dining to be closer than 100-feet from the centerline of a waterway.

Location: 9940 W. Highway 14, Bellvue; located north of Highway 14 approximately 450 feet east of the intersection of Highway 14 and Poudre River Road

Applicant: Troy Jones, MTA Planning & Architecture, 2826 Sitting Bull Way, Fort Collins, CO 80525

Owner: River Holdings, LLC, 500 E Oak Street, Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Riverside Colorado Setback Variance, File No. 24-ZONE3612 subject to the conditions found 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.