

Date: Tuesday, June 22, 2021
Time: 6:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

BOARD OF ADJUSTMENT AGENDA

Call to Order

Approval of Minutes

- May 25, 2021

Approval of Findings and Resolution

- McCrann Setback Variance, File No. 21-ZONE2929
- Duncan #3 Setback Variance, File No. 21-ZONE2920
- Steele/Adjutant Setback Variance, File No. 21-ZONE2924
- Emery Family Venture Setback Variance, File No. 21-ZONE2907
- Heese Setback Variance, File No. 21-ZONE2959
- Sampson Setback Variance, File No. 21-ZONE2960
- Horizon Hills Mobile Home Park Blanket Setback Variance, File No. 21-ZONE2919

Tabled Item(s)

- Robison Setback Variance, 21-ZONE2976: Tabled to July 27, 2021

Consent Items

1. Atkins 2nd Setback Variance, File No. 21-ZONE2993

Staff Contacts: Tracy Hicks, Planning; Devin Traff, Engineering; Lea Schneider, Health

Request: Request for a setback variance to allow a 24' X 24' detached garage to be 20 feet from the eastern corner of the proposed garage to the edge right-of-way and 23.2 feet from the western corner of the proposed garage to the edge of right-of-way, where 50-feet is required

Location: 4068 Little Valley Rd. Estes Park, CO 80517

Applicants/Owners: Patricia and Michael Atkins

Development Services Team Recommendation: The Development Services Team recommends approval of the Atkins 2nd Setback Variance, File #21-ZONE2993, subject to 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 tuff shed is located where shown on the Larimer County approved Plot Plan for this development.
5. The applicant will need to obtain an “as-built” permit through the Building Department for the 2 additional bedrooms and bathrooms as identified by Code Compliance.

2. Wray Setback Variance, File No. 21-ZONE2974

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

Request: Setback variance for a proposed pole barn to be 5’ from the south property line, where 25’ is required

Location: 96 Wren Place Drake, CO 80515

Applicants/Owners: John and Jan Wray 96 Wren Place Drake, CO 80515

Development Services Team Recommendation: The Development Services Team recommends approval of the Wray Setback Variance, File #21-ZONE2974, subject to 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 outbuilding is located where shown on the Larimer County approved Plot Plan for this development.
5. A building permit for all unpermitted structures and additions must be obtained during the building permitting process.

3. Leming Setback Variance, File No. 21-ZONE2943

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

Request: Setback Variance to allow for the construction of a front entry and steps to be located 6-feet from the front property line where 15-feet is required.

Location: 2613 Darren Street, Fort Collins, CO 80524

Applicant: Robyn and Barry Leming, 2613 Darren Street, Fort Collins, CO 80524

Owner: Robyn and Barry Leming, 2613 Darren Street, Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Leming Setback Variance, File #21-ZONE2943, subject to the following conditions:

1. Failure to comply with any conditions of the variance approval or encroachment of setback in excess of 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.

4. Chapel Setback Variance, File No. 21-ZONE2972

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

Request: Setback variance Reduce the required 50-foot front yard setback to 20-feet to allow for the installation of two 8-foot by 10-foot pergolas.

Location: 880 East Lane, Estes Park, CO 80517

Applicant: Thomas A. Chapel, 880 East Lane, Estes Park, CO 80517

Owner: Thomas A. & Donna R. Chapel, 880 East Lane, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends Approval of the Chapel Setback Variance, File #21-ZONE2972 subject to the following condition(s):

1. Failure to comply with any conditions of the variance approval or encroachment of setback in excess of 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.

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 beilbykm@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.