

Date: Tuesday, April 23, 2025

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_zdZx4V_YQ4qP2Xc0cRHEuw

BOARD OF ADJUSTMENT HEARING MINUTES

The Larimer County Board of Adjustment met in the County Board Hearing Room at the Larimer County Administrative Services Building in Fort Collins, Colorado, and virtually via Zoom at 6:00 p.m. on Tuesday, April 23, 2025, at which time the following business was transacted.

Board Members Present: Carol Cochrane, Lee Taylor, Philip San Filippo, Lauren Light, and David Leighton

Staff Present: Samantha Lasher (Staff Liaison), Samantha Mott, Laura Culleton, and Jacy McNulty (County Planners), and Christine Luckasen (Assistant County Attorney)

Minutes: Philip San Filippo moved and Lauren Light seconded the Motion to approve the March 26, 2024 Minutes of the Larimer County Board of Adjustment as presented. Board members Carol Cochrane, Lee Taylor, Philip San Filippo, Lauren Light, and David Leighton voted in favor of the Motion. The Minutes were unanimously approved.

Consent Applications:

The following application was approved by consent:

File No: 23-ZONE3596 (Smith Setback Variance)
Owners: Cristina and Shawn Smith
Applicants: Eugene Martin and Genco Construction LLC

Request: The Application of Eugene Martin and Genco Construction LLC, requesting a variance was presented to the Board. The Application requested a setback variance to allow an existing 31.3' x 19.3' trash enclosure to be located 7 feet from the nearest edge of right-of-way where 25 feet 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. This variance is applicable only to the trash enclosure. All future buildings or additions must be compliant with the setback requirements in the Larimer County Land Use Code or receive approval for separate variances. All future buildings or additions must go through the proper Larimer County review and permit process prior to construction.
3. The required as-built permitting for the trash enclosure, as identified within the code compliance research, must be completed within 90 days of the variance approval.

Board members Carol Cochrane, Lee Taylor, Philip San Filippo, Lauren Light, and David Leighton voted in favor of the Motion. The Application was approved with conditions.

ADJOURN

With there being no further business, the hearing adjourned at 6:03 p.m.

These minutes constitute the Resolution of the Larimer County Board of Adjustment for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.