

**Date:** Tuesday, March 23, 2021  
**Time:** 6:00 PM  
**Location:** Virtual Hearing - If you wish to participate please send an email to, [beilbykm@larimer.org](mailto:beilbykm@larimer.org)

## BOARD OF ADJUSTMENT HEARING AGENDA

### ADDENDUM

#### Call to Order

#### Approval of Minutes

- February 23, 2021

#### Approval of Findings and Resolution

- Langfield Setback Variance, File No. 21-ZONE2865
- Town of Estes Park Water Setback Variance, No. 21-ZONE2878
- Ruby Setback Variance, No. 21-ZONE2863
- Dashnaw Setback Variance Extension File No. 17-ZONE2266
- Red Feather Lakes Library Setback VR, File No. 21-ZONE2877
- Doiron Insurance Trust Setback and Height Variances, File No. 20-ZONE2839
- Martinson-Wilson Setback Variance File No. 21-ZONE2872

#### Tabled Item(s) from Previous Meeting

- Carlson 57 Falls Creek Setback Variance, File No. 21-ZONE2866

#### Consent Items

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

##### 1. \* Murphy Setback Variances, File No. 21-ZONE2898

**Staff Contacts:** Michael Whitley, AICP, Planning, Devin Traff, Engineering, Lea Schneider, Health

**Request:** A variance from Table 19.4.B in the Land Use Code to allow an existing building to have a setback of 2.5 feet from a side property line rather than the required setback of 25 feet and a variance from Section 4.9.2.A of the Land Use Code to allow an existing home and deck to have a setback of 29.6 from the centerline of a waterway rather than the required setback of 100 feet.

**Location:** 1575 Lower Broadview, Estes Park; located on the north side of Lower Broadview, approximately one-half mile west of the intersection of Lower Broadview and Mary's Lake Road

**Applicant:** Jamie Fetkewicz, 4310 W. 14th Street Road, Greeley, CO 80634

**Owners:** Estate of Mary S. Murphy, Jamie Fetkewicz, Co-Personal Representative, 4310 W. 14th Street Road, Greeley, CO 80517 and John Murphy, Co-Personal Representative, P.O. Box 124, Estes Park, CO 80634

**Development Services Team Recommendation:** The Development Services Team recommends Approval of the Murphy Setback Variance, File 21-ZONE2898 subject to the following condition(s):

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 deck and workshop building are located where shown on the Larimer County approved Plot Plan for this development.
5. Building permit applications for the deck and workshop building must be submitted no later than March 31, 2021.

2. **\* Newton Setback Variance Extension, File No. 20-ZONE2640**

**Staff Contacts:** Tracy Hicks, Planning

**Request:** Request for a variance to allow the construction of a garage addition to be located 50' from the right-of-way centerline where 70' is required.

**Location:** 1011 S Summit View Drive Fort Collins, CO

**Applicant:** Chip Newton

**Owner:** Chip Newton

**Development Services Team Recommendation:** The Larimer County Development Services Team recommends approval the Newton Setback Variance Extension, File #20-ZONE2640, 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 existing building is located where shown on the Larimer County approved Plot Plan for this development.
5. The garage must be oriented such that the garage doors are south facing as shown on the site plan.

3. **\* Moulton-Randinitis Setback Variance, File No. 21-ZONE2901**

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

**Request:** Setback of 8'9" from the south property line for an existing deck, where 15' is required

**Location:** 2208 Eagle Cliff Road Estes Park, CO 80517

**Applicants/Owners:** Scott Moulton and Karen Randinitis 207 Evergreen Lane Estes Park, CO 80517; David Bangs, PE Trail Ridge Consulting Engineers 1191 Woodstock Drive Estes Park, CO 80517

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Moulton-Randinitis Setback Variance, File #21-ZONE2901, 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 addition is located where shown on the Larimer County approved Plot Plan for this development.
5. A building permit for the deck must be submitted within five days of approval.

## Adjourn

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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](mailto: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.