

Date: Tuesday, November 26, 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 AGENDA

Call to Order

Approval of Minutes

- June 25, 2024
- October 22, 2024

Tabled Item(s) from October 22, 2024

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

1. *** Waverly Ranch, LLC Setback Variances, File 24-ZONE3602**

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

Request: Variance requests for additions to an existing home to be 78' 4" from the centerline of County Road 15's right-of-way at their closest extent and for an out-building to be 48' from the adjacent right-of-way centerline when a 100' setback is typically required.

Location: 11150 N County Road 15, Fort Collins, CO 80524

Applicant: Amanda McGee; David Erickson; Jim Bunkers.

Owner: Waverly Ranch, LLC, 197 Woodland Parkway Suite 104-502 San Marcos, California, 920693020

Development Services Team Recommendation: The Development Services Team recommends approval of the Waverly Ranch, LLC Setback Variances, File No. 24-ZONE3602, subject to the 5 conditions of approval recommended by staff.

Consent Item(s)

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

1. *** Double K Ranch, LLC Setback Variances, File 24-ZONE3527**

Staff Contacts: Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Health; Alan Kee, Code Compliance

Request: Setback Variance requests for an existing out-building, non-conforming structures, and unpermitted additions to existing dwellings that encroach into required setbacks for the EV E zone district.

Location: 1301 Strong Avenue, Estes Park, Colorado 80517

Applicant: Jarred Clark; Robert Foster

Owner: Jarred J Clark, 1301 Strong Avenue, Unit 2, Estes Park, Colorado 80517

Development Services Team Recommendation: The Development Services Team recommends approval of the Double K Ranch, Setback Variances, File 23-ZONE3527, subject to the conditions of approval recommended by staff.

2. *** Kucera Setback Variance, File No. 24-ZONE3708**

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

Request: Setback variance for a proposed single-unit dwelling and detached garage to be located no less than 8 feet from the road easement where 25 feet is required.

Location: 559 Bighorn Dr. Bellvue, CO 80512

Applicant: Jesse Applegate

Owner: Lindsay & Lana Kucera

Development Services Team Recommendation: The Development Services Team recommends approval of the Kucera Variance, File No. 24-ZONE3708 subject to the conditions listed in the staff report.

3. *** Debin Setback Variance, File No. 24-ZONE3699**

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Applicant is requesting a setback variance for a new single-unit home and accessory living area to be located 7 feet from the south property line where 25 feet would be required.

Location: 4417 Kano Dr. Fort Collins, CO 80526

Applicant/Owner: Terri Debin, 15325 W 32nd Ave. Golden, CO 80401

Development Services Team Recommendation: The Development Services Team recommends approval of the Debin Setback Variance, File No.. 24-ZONE3699 subject to the following conditions outlined on the staff report.

Discussion Item(s)

1. **Troiano Setback Variance, File No. 24-ZONE3702**

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

Request: A proposed single-unit home to be located 10-feet from the front property line, where 25-feet is required AND for proposed detached garage to be located 15-feet from the front property line, where 25-feet is required.

Location: 4210 Evensong Court, Fort Collins, CO 80526

Applicant: Stephen Troiano

Owner: Stephan & Brenda Troiano

Development Services Team Recommendation: The Development Services Team moves that the Board of Adjustment approve the Troiano Setback Variance, File No. 24-ZONE3702 subject to the conditions of approval recommended by staff.

2. **Meyers & Morrison Setback Variance, File No. 24-ZONE3704**

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

Request: Setback variance for a proposed detached garage to be located 3 feet from the front property line where 25 feet is required.

Location: 220 Mills Moraine Drive, Estes Park, CO 80517

Applicant: Chris Morrison

Owner: Chris Morrison & Karie Meyers

Development Services Team Recommendation: The Development Services Team moves that the Board of Adjustment deny the Meyers & Morrison Setback Variance, File No. 24-ZONE3704, which requests a variance for a proposed detached garage to be located 3 feet from the front property line **AND** the Development Services Team moves that the Board of Adjustment approve the Meyers & Morrison Setback Variance, File No. 24-ZONE3704, a variance for a proposed detached garage to be located 5 feet from the front property line, subject to the conditions of approval recommended by staff.

Action Item(s) from October 22, 2024

1. Election of Chair

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.