



Date: Tuesday, August 24, 2021

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_F1xyQ806Q7GhhaGFO9jc1A

BOARD OF ADJUSTMENT MINUTES

Call to Order

Approval of Minutes

- July 27, 2021

Approval of Findings and Resolution

- Robison Setback Variance File No. 21-ZONE2976
- Cramer Setback Variance, File No. 21- ZONE3002
- Manzanares Setback Variance, File No. 21-ZONE2980
- Howard Setback Variance No. 3, File No. 21-ZONE2987

Withdrawn Item(s)

1. Mijares Setback Variance, File No.21-LAND2986

Consent Item(s)

1. **Mtn Mecca Setback Variance, File No. 21-ZONE3022**

Staff Contacts: Doug May, Planning; Devin Traff, Engineering; Lea Schneider, Health

Request: Setback variances to reduce the required 100-foot setback to 69-feet for an existing residence, and to reduce the required 100-foot setback from the centerline of a stream to 34-feet for an existing decks, and to reduce the required 100-foot setback from the centerline of a stream to 43-feet for an existing residence, and to reduce the required 100-foot setback from the centerline of a stream from 100-feet to 21-feet for an existing shed, and to reduce the required 100-foot setback from the centerline of a stream to 29-feet for an additional existing shed.

Location: 9019 Highway 34, Loveland, CO

Applicant: Eric Jepsen, 9019 Highway 34, Loveland, CO 80537

Owner: Mtn Mecca LLC, 705 7th Street, Berthoud, CO 80513

Development Services Team Recommendation: The Development Services Team recommends approval of the Mtn Mecca Setback Variance, File #21-ZONE3022, subject to the conditions listed in the staff report.

2. **Pyle Setback Variance, File No. 21-ZONE3035**

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

Request: Setback variance to reduce the required setback from the centerline of the Right of Way of Highway 34 to 70-feet, where 100-feet is required to allow for the replacement of an existing deck on a single-family home.

Location: 2441 W Highway 34, Drake, CO 80515

Applicant: David Bangs, Trail Ridge Consulting Engineers, 2191 Larkspur Ave, Estes Park, CO 80517

Owner: Kari & Joseph Pyle, 261 North Court, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of the Pyle Setback Variance, File #21-ZONE3035, subject to the conditions 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 scrutch@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.