

Date: Tuesday, January 24, 2023
Time: 6:00 PM
Location: In-Person: Lake Estes, 3rd Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom
Link: https://larimer-org.zoom.us/webinar/register/WN_AHtbqaQ5ReS_L9Y_mw9qBA

BOARD OF ADJUSTMENT ADDENDUM MINUTES

The regular meeting of the Larimer County Board of Adjustment was held in the Lake Estes Conference Room in the Larimer County Courthouse Offices, Fort Collins, Colorado and virtually via Zoom at 6:00 p.m., January 24, 2023, at which time the following business was transacted.

Board Members Present: Lee Taylor, Carol Cochrane, David Leighton, Joe Wise, Philip San Filippo, and Lauren Light (observed)

Staff Present: Lesli Ellis (Community Development Director), Samantha Lasher (Staff Liaison), Alyssa Martin, Tracy Hicks, Laura Culleton (County Planners), Christina Scrutchins (Community Information Resource Tech), Mark Christensen (Ayres Associates, consultant for Larimer County), and Andrew Lewis, (Assistant County Attorney)

Minutes: Joe Wise moved and Lee Taylor seconded the Motion to approve the January 24, 2023, Minutes of the Larimer County Board of Adjustment as presented. Board members Lee Taylor, Carol Cochrane, David Leighton, Joe Wise and Philip San Filippo voted in favor of the Motion. The Minutes were unanimously approved.

Findings and Resolutions: Joe Wise moved and Lee Taylor seconded the Motion to approve the following Findings and Resolutions: Raisi-Thoms Setback Variance (File #22-ZONE3318). Board members Lee Taylor, Carol Cochrane, David Leighton, Joe Wise and Philip San Filippo voted in favor of the Motion.

Withdrawn Application:

The Eisenhower Variance Application (File No. 22-ZONE3357) was withdrawn prior to the hearing at the owner's request.

Consent Application:

The following application was approved by consent:

File No: #22-ZONE3329 (McLain Setback Variance)

Owner/Applicant: Phil McLain

Request: The Application of Phil McLain, requesting a variance was presented to the Board. The Application requested a setback variance to allow a garage addition to be located 3.5 feet from the eastern side property line, where a minimum of 5 feet is required by the O-Open zoning district, and to be located 10 feet from the front property line, where a minimum of 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. The Board clarified the notification and position of the Homeowners Association. Joe Wise moved, and Lee Taylor 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. 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. This approval shall be contingent upon the easement vacation, File No. 22-LAND4275, being approved by the Larimer County Board of County Commissioners.

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

Other business:

The Board discussed hearing procedures and communications. The Board requested Staff to include the full staff report for Agendas that contain an item that has been previously tabled. The Board also advised that the Board of Adjustment hearings will be resume being held in the Commissioners' hearing room on the first floor. There was discussion surrounding mailing the Agenda packet to Board members, beginning site visits, and improvements to the property descriptions by providing more photographs in the staff reports for visual clarity of the property.

Adjournment: The meeting was adjourned at 6:23 p.m.

(These proceedings were recorded by audio tape.)