



Date: Tuesday, July 25, 2023

Time: 6:00 PM

Location: Hybrid - 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 AGENDA

Call to Order

Approval of Minutes

- March 28, 2023

Approval of Findings and Resolution

1. Brown Setback Variance, File No. 22-ZONE3388
2. Marso Setback Variance, File No. 22-ZONE3409
3. Yabroff Setback Variance, File No. 22-ZONE3405

Tabled Item(s) From March 23, 2023

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

1. * Salazar Variance Setback, File No. 23-ZONE3434 (Tabled from March 23, 2023)

Staff Contacts: Justin Currie, Planning; Conner Sheldon, Engineering; Lea Schneider, Health

Request: Setback variance for an addition to an existing detached garage and an existing shed of 6.5 feet from the rear property line where 10' is required and a right-of-way setback variance for the existing garage of 80.2 feet where 100 feet is required.

Location: 1213 E 57th St, Loveland, CO

Applicant: Samantha Salazar

Owner: Samantha and Chesley Salazar

Development Services Team Recommendation: The Development Services Team recommends approval of the Salazar Setback Variance, File No. 23-ZONE3434, subject to the conditions of approval outlined in the staff report.

Tabled Item(s) From June 27, 2023

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

1. * Kerst Setback Variance, File No. 23-ZONE3436

Staff Contacts: Alyssa Martin, Planning; Traci Shambo, Engineering; Noel Udell, Health

Request: Setback variance for 1) 75' from the centerline of Highway 34, where 100' is required & 90' from the centerline of the river, where 100' is required for a deck replacement, and 2) 95' from the centerline of Highway 34 & 75' from the centerline of the river for a cabin ceiling remodel

Location: 2462 W HIGHWAY 34 A DRAKE, CO 80515

Applicant/Owner: Aaron Kerst

Development Services Team Recommendation: The Development Services Team recommends approval of the Kerst Setback Variance, File No. 23-ZONE3436, subject to the conditions in the staff report.

Consent Items

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

1. Jennings & Zalles Setback Variance, File No. 23-ZONE3451

Staff Contacts: Justin Currie, Planning; Traci Shambo, Engineering; Noel Udell, Health

Request: Setback variance to be 12.5' from the front property line where 25' is required for a new single-family residence.

Location: Parcel #3410131003 Estes Park, CO 80517

Applicant: Thomas Beck, TW Beck Architects

Owner: Floyd Jennings and Carola Zalles

Development Services Team Recommendation: The Development Services Team recommends approval of the Jennings & Zalles Setback Variance, File No. 23-ZONE3434.

2. Zayo Setback Variance, File No. 23-ZONE3455

Staff Contacts: Tracy Hicks, Planning, David Pringle, Engineering, Lea Schneider, Health

Request: Setback variance request for a proposed fiber-optic building to be located at 60' from the centerline of County Road 20E, where 110' is required. Additionally, the owners are request for the proposed building to be located at 1' from the front property line, where 25' is required per the zoning district and 1' from the rear property line, where 10' is required per the zoning district.

Location: 5667 E County Road 20E Loveland, CO 80537

Applicant: Rex Atkinson, Five Nine Design Group, 15925 Hargray Dr. Noblesville, IN 46042

Owner: Zayo Group LLC, 1401 Wynkoop Street STE 500 Denver, CO 80202

Development Services Team Recommendation: The Development Services Team recommends approval of the Zayo Group LLC Variance, File No. 23-ZONE3455 subject to the conditions found within the staff report.

3. Kessler Setback Variance, File No. 23-ZONE3459

Staff Contacts: Laura Culleton, Planning; Traci Shambo, Engineering; Lea Schneider, Health

Request: Request for a setback variance for an existing loafing shed to be 3 feet and 2 inches from the property line where 5 feet is required.

Location: 628 Victoria Dr. Fort Collins, CO 80525

Applicant/Owner: Kendal Kessler and Rebecca Kessler

Development Services Team Recommendation: The Development Services Team recommends approval of the Kessler Setback Variance, File No. 23-ZONE3459, subject to the conditions of approval outlined in the staff report.

Action Item

1. Election of the Board of Adjustment 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 planningcirt@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.