

Date: Tuesday, April 27, 2021

Time: 6:00 PM

Location: Virtual Hearing - If you wish to participate please send an email to, beilbykm@larimer.org

BOARD OF ADJUSTMENT AGENDA

Call to Order

Approval of Minutes

- March 23, 2021

Approval of Findings and Resolution

- Murphy Setback Variances, File No. 21-ZONE2898
- Newton Setback Variance Extension, File No. 20-ZONE2640
- Moulton-Randinitis Setback Variance, File No. 21-ZONE2901

Withdrawn Items

- Redmon Variance, File No. 21-ZONE2926

Tabled Items to Unknown Date

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

Consent Items

1. McCrann Setback Variance, File No. 21-ZONE2929

Staff Contacts: Alyssa Martin, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: Setback variance for an existing outbuilding of 56.3' from the centerline of Highway 1 and 84.8' for the existing dwelling, where 100' is required.

Location: 4117 N Hwy 1 Fort Collins, CO 80524; located north of the Douglas Rd and Hwy 1 intersection

Applicants/Owners: Brendan and Brittany McCrann 4117 N Hwy 1 Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the McCrann Setback Variance, File #21-ZONE2929, 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 existing outbuilding is located where shown on the Larimer County approved Plot Plan for this development.
5. A building permit for garage must be obtained after approval.

2. Duncan #3 Setback Variance, File No. 21-ZONE2920

Staff Contacts: Tracy Hicks, Planning, Devin Traff, Engineering, Lea Schneider, Health

Request: Request for a variance to allow the construction of a deck to be located at 21' from the centerline of the waterway, where 100' is required.

Location: 4625 Echo Circle Fort Collins, CO 80526

Applicant: James Duncan

Owner: James and Alicia Duncan

Development Services Team Recommendation: The Development Services Team recommends approval of the Duncan #3 Setback Variance, File #21-ZONE2920, 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 deck is located where shown on the Larimer County approved Plot Plan for this development.

3. Steele/Adjutant Setback Variance, File No. 21-ZONE2924

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

Request: To construct an addition to an existing home while maintaining the existing front setback of 12-feet where 25-feet is required.

Location: 240 South Monroe Ave, Loveland, CO 80537

Applicant: Thomas Adjutant and Ariel Steele, 240 South Monroe Ave, Loveland, CO 80537

Owner: Thomas Adjutant and Ariel Steele, 240 South Monroe Ave, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Steele/Adjutant Setback Variance, File #21-ZONE2924, subject to the conditions outlined on April 27, 2021.

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. This may include additional variance requests for the above-mentioned structures that do not have building permits or inspection approvals.
3. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.
4. Prior to further construction, the Larimer County Building Department must be provided with a written certification by a Colorado Licensed Land surveyor that the proposed structure is located where shown on the Larimer County approved Plot Plan for this Department.
5. No parking area shall be constructed in front of the residence and no garage with doors facing the roadway shall be constructed closer than 20-feet from the roadway's Ultimate ROW line.

4. **Emery Family Venture Setback Variance, File No. 21-ZONE2907**

Staff Contacts: Jenn Cram, AICP, Planning, Devin Traff, Engineering, Lea Schneider, Health Department

Request: Request to bring two existing historic cabins and additions into compliance at 7.4-feet from the centerline of a waterway, where 100-feet is required.

Location: 34606 W. Highway 14, Bellvue, CO 80512

Applicant: Gary Emery on behalf of the Emery Family Venture LLC

Owner: Emery Family Venture LLC, 5230 Finian Court, Timnath CO 80547

Development Services Team Recommendation: The Development Services Team recommends approval of the Emery Family Venture Setback Variance, File #21-ZONE2907, 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. The applicant will obtain the appropriate building permits for the existing additions and decks.
3. 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.
4. This approval shall automatically expire in one year unless the applicant takes affirmative action consistent with this approval.
5. 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.

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 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.