



Date: Tuesday, August 22, 2023
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_AHtbqaQ5ReS_L9Y_mw9qBA

BOARD OF ADJUSTMENT AGENDA

Call to Order

Approval of Minutes

- July 25, 2023

Approval of Findings and Resolution

1. Salazar Variance Setback, File No. 23-ZONE3434
2. Kerst Setback Variance, File No. 23-ZONE3436
3. Jennings & Zalles Setback Variance, File No. 23-ZONE3451
4. Zayo Setback Variance, File No. 23-ZONE3455
5. Kessler Setback Variance, File No. 23-ZONE3459

Consent Items

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

1. * Bazaldua/Carr Setback Variance, File No. 23-ZONE3470

Staff Contacts: Alyssa Martin, Planning; and David Pringle, Engineering

Request: Setback variance for a patio and deck built without permits of 4' from the north property line, where 15' is required, and 9' from the east property line, where 10' is required

Location: 2226 Eagle Cliff Rd Estes Park, CO 80517

Applicant/Owner: Brian Carr and Heather Bazaldua

Development Services Team Recommendation: The Development Services Team recommends approval of the Bazaldua/Carr Setback Variance, File No. 23-ZONE3470, subject to the conditions of approval outlined in the staff report.

2. * Schupanitz Setback Variance, File No. 23-ZONE3481

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Request for a setback variance for an addition to an existing home to be located 24 feet from the west property line and 31 feet from the south property line where 50 feet is required.

Location: 300 Joel Estes Dr, Estes Park, CO 80517

Applicant: David Bangs

Owner: Cathy Schupanitz and Matthew Schupanitz

Development Services Team Recommendation: The Development Services Team recommends approval of the Schupanitz Setback Variance, File No. 23-ZONE3481, subject to the conditions in the staff report.

Discussion Items

1. Couture Enterprises Setback Variance, File No. 23-ZONE3466

Staff Contacts: Michael Whitley, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Department of Health and Environment

Request: A setback variance to allow a new commercial building to have a setback of 70 from the centerline of a major collector road (E Lincoln Avenue) rather than a 100-foot setback as required by Section 2.9.4.E.2 of the Land Use Code

Location: 409 S Summit View Drive, Fort Collins; located southwest of the intersection of S Summit View Drive and E Lincoln Avenue

Applicant: Kevin Packham, Rocky Mountain Group, 7292 Greenridge Road, Unit 108, Windsor, CO 80550

Owner: Dustin Couture, Couture Enterprises, LLC, 3009 S Taft Hill Road, Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Couture Enterprises Setback Variance, File No. 23-ZONE3466 subject to the conditions found 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 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.