



**Date:** Tuesday, May 27, 2025  
**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\\_zdZx4V\\_YQ4qP2Xc0cRHEuw](https://larimer-org.zoom.us/webinar/register/WN_zdZx4V_YQ4qP2Xc0cRHEuw)

## BOARD OF ADJUSTMENT AGENDA

### Call to Order

### Approval of Minutes

– April 22, 2025

### Consent Items

#### 1. Hirsch Setback Variance, File No. 25-ZONE3746

**Staff Contacts:** Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback variance request for the following:

For the existing cabin to be located 76.5 feet from the centerline of Fox Creek where 100 feet is required and 8.8 feet from the edge of the shared driveway where 25 feet required;

For the existing shed to be located 18.8 feet from the edge of the shared driveway where 25 feet is required;

For the existing decommissioned outhouse to be located 19.5 feet from the edge of the shared driveway where 25 feet is required; and

For a proposed addition, which will connect the cabin to the shed, to be located 80.5 feet from the centerline of Fox Creek where 100 feet is required and 20.7 feet from the edge of the shared driveway where 25 feet is required.

**Location:** 65 Fox Creek Road, Glen Haven, CO 80532

**Applicant:** Timothy Hutfles, VanHorn Engineering

**Owner:** Michael Hirsch

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Hirsch Setback Variance, File No. 25- ZONE3746, subject to the conditions outlined in the staff report.

#### 2. Weiss Family Ventures Setback Variance, File No. 25-ZONE3749

**Staff Contacts:** Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

**Request:** Request for a variance for an addition to an existing building to be located 23'6" from the right-of-way of U.S. Highway 34 where 50 feet from the edge of the right-of-way or 100 feet from the right-of-way centerline is required, whichever is greater.

**Location:** 8039 W Highway 34 Loveland, CO 80537

**Applicant:** Michael McBride, 2339 Spruce Creek Drive Fort Collins, CO 80528

**Owner:** Weiss Family Ventures LLC 8041 W Highway 34 Loveland, CO 80537

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Weiss Family Ventures Setback Variance, File No. 25-ZONE3749, subject to the conditions as outlined in the staff report.

## **Action Items**

1. **Adoption of the Board of Adjustment Bylaws**
2. **Election of Vice Chair**

## **Staff Updates**

## **Adjourn**

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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 [accessibility@larimer.org](mailto:accessibility@larimer.org) or by calling 970-498-5967 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.