

Date: Tuesday, April 28, 2026

Time: 6:00 PM

Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom.

BOARD OF ADJUSTMENT HEARING MINUTES

The Larimer County Board of Adjustment met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Tuesday, April 28, 2026, at which time the following business was transacted.

Board Members Present: Forrest Hancock, Brannon Hughes, Shana Garcia, Lauren Light, and Philip San Filippo. Tom Wood was also in attendance but did not participate during voting.

Staff Present: Samantha Lasher, Danielle Reimanis, Samantha Mott, Ryane Oswandel, Jacy McNulty, and Jenny Axmacher (Community Development Planning Division), and Christine Luckasen (Larimer County Attorney).

Board of County Commissioners Present: Kristin Stephens

APPROVAL OF THE MINUTES

Board Member San Filippo moved, and Board Member Light seconded the motion to approve the March 24, 2026, minutes of the Larimer County Board of Adjustment, as presented.

Board Members Light, San Filippo, Hughes, Garcia, and Hancock, voted in favor. The motion carried (5-0).

CONSENT ITEMS

Item No. 1 – Spurgin Setback Variance Extension Request, File No. 24-ZONE3618

Item No. 2 – Cordery Setback Variance, File No. 26-ZONE3847

Item No. 3 – Gobris Setback Variance, File No. 26-ZONE3844

Item No. 4 – Burris Setback Variance, File No. 26-ZONE3848

Amendment: Item No. 2 - Cordery Setback Variance, File No. 26-ZONE3847, was pulled from the consent agenda to be heard as a discussion item by Board Member Light.

Amendment: Item No. 3 - Gobris Setback Variance, File No. 26-ZONE3844 was pulled from the consent agenda to be heard as a discussion item by Board Member San Filippo.

MOTION

Board Member Hughes moved, and Board Member Light seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve the consent agenda as amended.

Board Members Light, San Filippo, Hughes, Garcia, and Hancock, voted in favor. The motion carried (5-0).

DISCUSSION ITEMS

Item No. 1 – Cordery Setback Variance, File No. 26-ZONE3847

[View Staff Presentation](#)

APPLICANTS PRESENTATION

The applicant, who has lived at 4437 Moccasin Circle since 1993, explained that her home was built in the early 1970s when the road was incorrectly placed. Unaware of the true boundaries, she installed a fence along the road that was later found to be within the public right-of-way. A recent survey revealed her property line is about 80 feet inside the fence.

She noted the road is HOA-maintained and unlikely to be relocated due to limited funding. As a result, she argued that a zero-foot setback for the proposed pole barn is appropriate, as meeting the 25-foot setback would require costly work in bedrock, making construction infeasible.

BOARD OF ADJUSTMENT, STAFF, APPLICANTS COMMENTS

The Board inquired whether the HOA had commented on the application. The applicant stated they had not spoken directly to HOA representatives, but they noted the HOA is aware due to county notices and no objections are anticipated. Both the Board and staff clarified that the area between the fence and the property line constitutes a public right-of-way.

Regarding wastewater, the Board raised concerns about the Environmental Health Department's comments on the leach field extending beyond property boundaries. They suggested a condition of approval requiring any future septic system to remain entirely within the property lines. The County Attorney advised that such a condition falls outside the Board's authority, noting the lack of a direct nexus to the variance and clarifying that septic systems are regulated by the Department of Health and Environment. Staff added that while a future leach field was depicted on the site plan, it is not part of the current variance request.

Finally, the Board explored whether a lesser setback or a rectangular building footprint could avoid the bedrock. The applicant clarified she had not calculated if a smaller setback would suffice but maintained that the square dimensions are the minimum necessary to accommodate her campers.

PUBLIC COMMENT

None.

APPLICANTS REBUTTAL

No rebuttal was given.

BOARD OF ADJUSTMENT DISCUSSION:

The Board discussed the right-of-way with staff and concluded that vacating it is unlikely to happen. They explained that too many property owners would be affected, all of whom would have to be part of the conversation.

BOARD OF ADJUSTMENT DELIBERATION

The Board deliberated and agreed that existing topographical conditions prevent the applicant from placing the pole barn elsewhere. Because the barn would be over 82 feet from the traveled gravel road, it would have no impact on the road. The Board expressed support for the application.

MOTION

Board Member Light moved, and Board Member Hughes seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve the Cordery Setback Variance, File No. 26-ZONE3847, subject to the conditions of approval outlined in the staff report.

Board Members Light, San Filippo, Hughes, Garcia, and Hancock, voted in favor. The motion carried (5-0).

Item No. 2 – Gobris Setback Variance, File No. 26-ZONE3844

[View Staff Presentation](#)

APPLICANTS PRESENTATION

The applicant explained that they are replacing a rotted wood deck that has been there for over 20 years with a stamped concrete pad and a roof for fire mitigation and aesthetics. The footprint will not change, and the structure is not moving closer to the property line. Topography with rock outcropping makes moving the patio impossible.

BOARD OF ADJUSTMENT, STAFF, APPLICANTS COMMENTS

The Board asked staff to clarify the garage and patio extension. Staff explained that a garage variance was previously approved in 2003 for a 40-foot westerly side setback, but the site plan indicated 39.5 feet. It was included in this request to clean up the discrepancy so only one site plan is referenced in the future, and the covered patio is the only new request. The Board also inquired about public comments concerning emergency and road access. Staff clarified that road access and maintenance are separate issues from the variance request, noting that the Engineering Department did not raise any access concerns. Finally, the Board asked the applicant to point out the location of the proposed patio on the site photos. The applicant clarified that the existing wooden block steps will be replaced with concrete and the new roof will extend to the end of the existing block retaining wall. This confirmed that the new patio replaces the exact footprint of the old, uncovered deck, with retaining walls that have existed since long before the applicant purchased the property roughly three years ago.

PUBLIC COMMENT

None.

APPLICANTS REBUTTAL

No rebuttal was given.

BOARD OF ADJUSTMENT DISCUSSION:

No discussion occurred.

BOARD OF ADJUSTMENT DELIBERATION

DELIBERATION The Board deliberated and agreed that the patio replaces a non-conforming structure that existed when the property was purchased. Any impact on surrounding properties has long been absorbed, and

neighbors' concerns about road access are outside the Board's purview. Topography provides sufficient justification for the variance.

MOTION

Board Member Garcia moved, and Board Member Hughes seconded the motion that the Board of Adjustment adopt the following Resolution: BE IT RESOLVED that the Larimer County Board of Adjustment approve the Gobris Setback Variance, File No. 26-ZONE3844, subject to the conditions of approval outlined in the staff report.

Board Members Light, San Filippo, Hughes, Garcia, and Hancock, voted in favor. The motion carried (5-0).

REPORT FROM STAFF

Staff provided an update that the annual Boards and Commissions training will be held next month, the day after Memorial Day (May 26th), following the regular hearing agenda. Commissioner Stephens thanked the board for their service.

ADJOURN

With there being no further business, the hearing adjourned at 6:48 p.m.

These minutes constitute the Resolution of the Larimer County Board of Adjustment for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.



BOARD OF ADJUSTMENT HEARING

{Date}

Cordery Setback Variance, File No. 26-ZONE3847 Staff Presentation

LARIMER COUNTY PLANNING



Cordery Setback Variance 26-ZONE3847

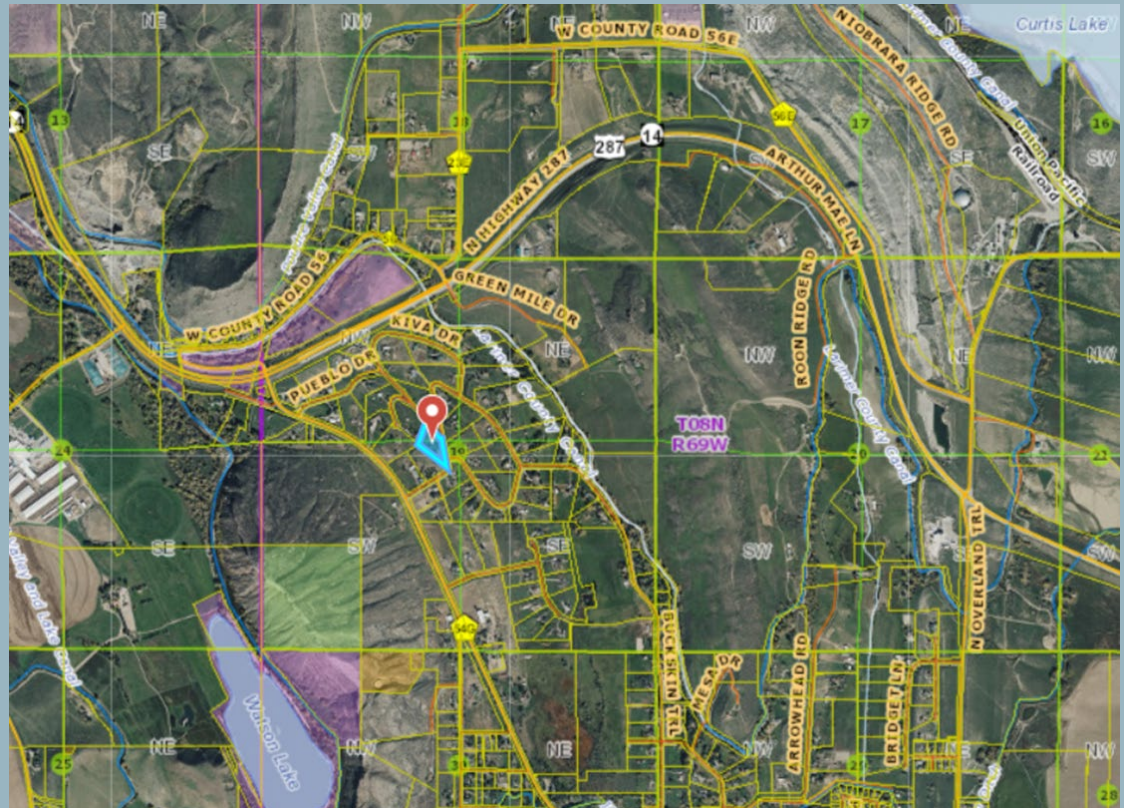
BOARD OF ADJUSTMENT: April 28, 2026



VICINITY MAP

4437 Moccasin Circle
Laporte, CO 80535

Located approximately 0.5
miles southeast of the
intersection of N. Highway
287 and W. County Road 54G



AERIAL IMAGERY (2023)



SITE INFO

Applicant/Owner: Susanne Cordery

Zoning District: Open (O)

Lot Size: 2.24 acres (97,574 sq. ft.)

Request: Setback Variance to allow for construction of a new pole barn located 0 feet from the front property line, where a 25-foot setback is required.



REVIEW CRITERIA

To approve a Zoning Variance application, the Board of Adjustment must find that paragraph (1), (2), or (3), has been met and that paragraph 4, 5, and 6 have each been met:

1. Strict compliance with the standard sought to be varied will cause either
 - i. a peculiar and exceptional practical difficulty or,
 - ii. an exceptional physical condition of the property such as narrowness, shallowness, topography or location of the property, or other extraordinary and exceptional situation unique to the property provided the difficulty or hardship is not caused by the act or omission of the applicant, or
2. The requested variance will promote or maintain the general purpose of the standard for which the variance is sought and will be equal to or better than the standard, or
3. The requested Variance will diverge from the standard only in a nominal, inconsequential way when considered in the context of property in the vicinity of the subject land or structure.
4. Granting the Variance will not result in a substantial adverse impact on other properties in the vicinity of the subject land or structure or be a detriment to the public good.
5. Granting the Variance will not substantially impair the intent and purpose of the Land Use Code and Comprehensive Plan.
6. The recommendations of referral agencies have been considered.

STAFF RECOMMENDATION

The Development Services Team recommends **approval of the Cordery Setback Variance, File No. 26-ZONE3847**, 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. This variance is only for the buildings or structures as submitted with this variance application. All future buildings or additions must go through the proper County review and permit 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 Division must be provided with a written certification by a Colorado Licensed Land surveyor that the existing and proposed buildings are located where shown on the Larimer County approved Plot Plan for this development.



BOARD OF ADJUSTMENT HEARING

{Date}

Gobris Setback Variance, File No. 26-ZONE3844 Staff Presentation

LARIMER COUNTY PLANNING



Gobris Setback Variance 26-ZONE3844

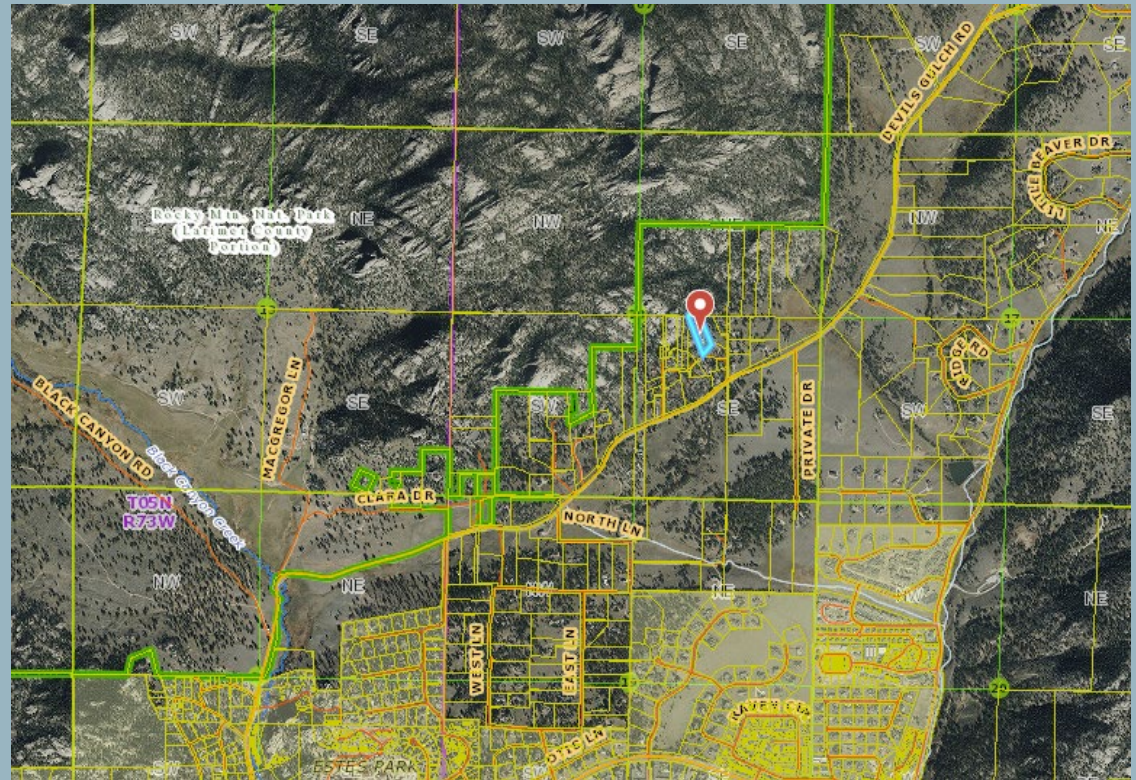
BOARD OF ADJUSTMENT: April 28, 2026

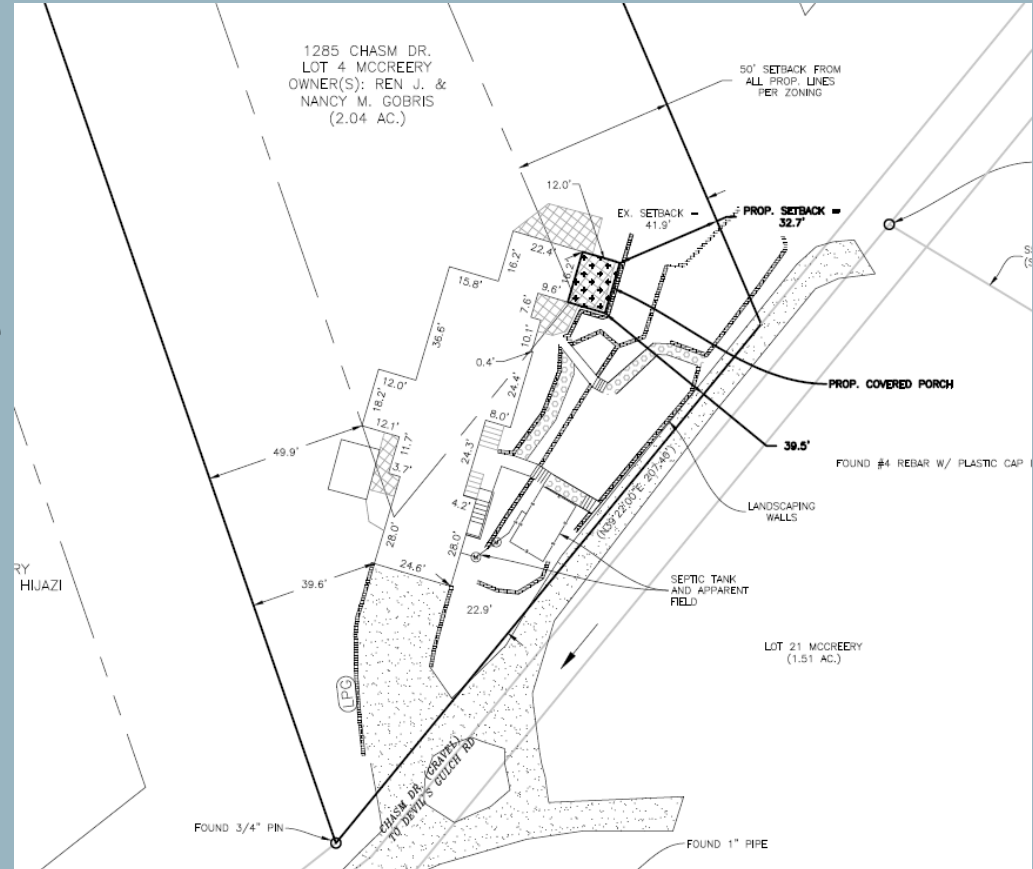


VICINITY MAP

1285 Chasm Dr
Estes Park, CO 80517

Located approximately
500' Northwest of the
intersection of Devils
Gulch Road and
McCreery Lane

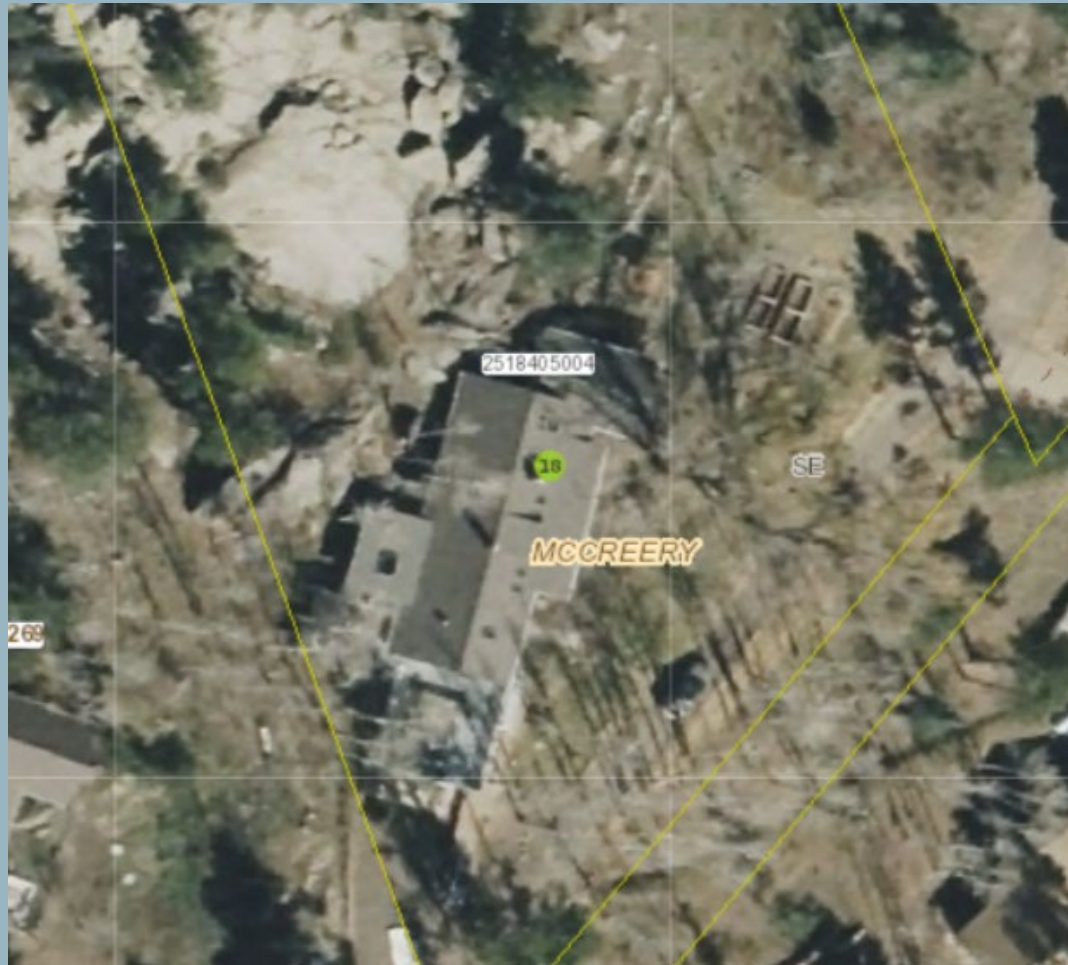




SITE PHOTOS



AERIAL PHOTO

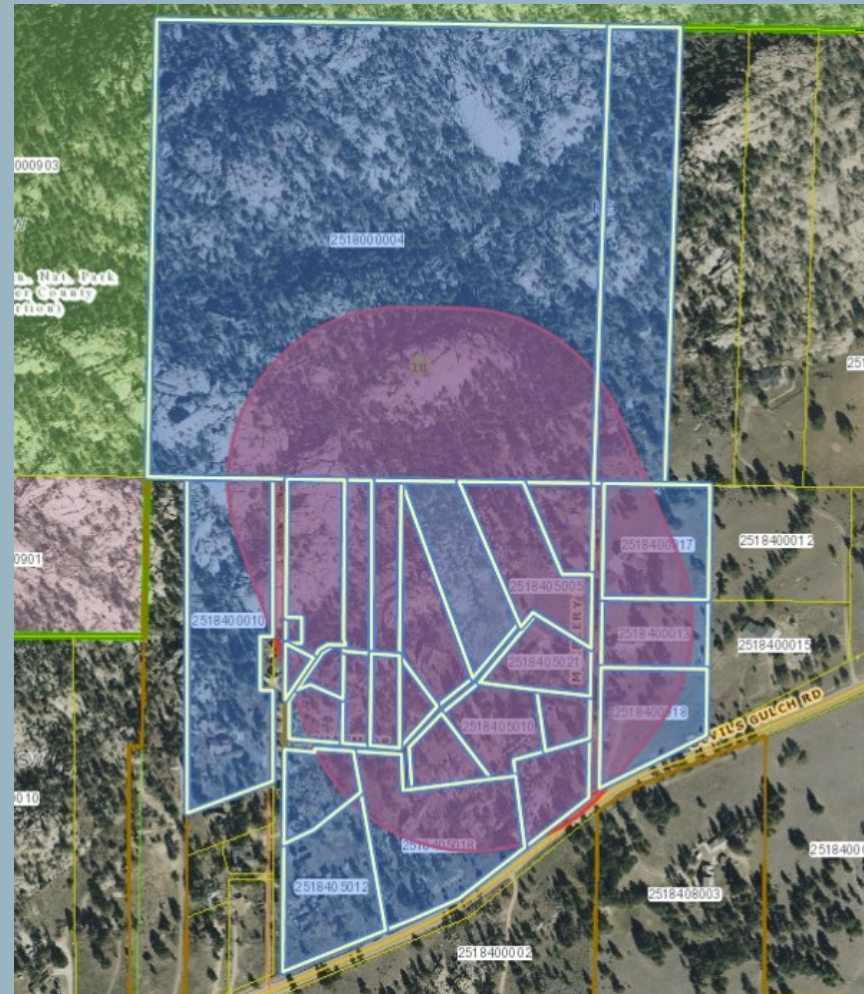


NEIGHBORHOOD NOTIFICATION

Notification was sent to all neighbors within 500-feet of the subject property.

Sign was posted in front of property for no less than 14 days in advance of this hearing.

Four comments were received. Three from the same individual against the proposal, one in support.



REFERRAL AGENCY COMMENTS

- Larimer County Code Compliance Division had no objections to the setback variance request but did provide a code compliance staff report.
- Larimer County Building Division had no opposition to the setback variance request.
- Larimer County Engineering Department had no objections to the setback variance request.
- Larimer County Department of Health and Environment had no objections to the setback variance request but did require a submittal to review the approximate location of the septic system.

REVIEW CRITERIA

To approve a Zoning Variance application, the Board of Adjustment must find that paragraph (1), (2), or (3), has been met and that paragraph 4, 5, and 6 have each been met:

1. Strict compliance with the standard sought to be varied will cause either
 - i. a peculiar and exceptional practical difficulty or,
 - ii. an exceptional physical condition of the property such as narrowness, shallowness, topography or location of the property, or other extraordinary and exceptional situation unique to the property provided the difficulty or hardship is not caused by the act or omission of the applicant, or
2. The requested variance will promote or maintain the general purpose of the standard for which the variance is sought and will be equal to or better than the standard, or
3. The requested Variance will diverge from the standard only in a nominal, inconsequential way when considered in the context of property in the vicinity of the subject land or structure.
4. Granting the Variance will not result in a substantial adverse impact on other properties in the vicinity of the subject land or structure or be a detriment to the public good.
5. Granting the Variance will not substantially impair the intent and purpose of the Land Use Code and Comprehensive Plan.
6. The recommendations of referral agencies have been considered.

STAFF RECOMMENDATION

The Development Services Team recommends **approval of the Gobris Setback Variance, File No. 26-ZONE3844**, 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. This variance is only for the proposed building as submitted with this variance application. All future buildings or additions must go through the proper Larimer County review and permit 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 Division 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.

SUGGESTED MOTION

I move that the Board of Adjustment approves the Gobris Setback Variance, File No. 26-ZONE3844, subject to the conditions of approval recommended by staff.