

**MINUTES OF THE LARIMER COUNTY BOARD OF ADJUSTMENT
(August 27, 2019)**

The regular meeting of the Larimer County Board of Adjustment was held in the County Board Hearing Room in the Larimer County Courthouse Offices, Fort Collins, Colorado at 6:00 p.m., August 27, 2019 at which time the following business was transacted.

Board Members Present: Lee Taylor, Joseph Wise, Carol Cochrane, Justin Smith and Denise Jackson

Staff Present: Jen Cram, County Planner, and David P. Ayraud, Deputy County Attorney

Minutes: Lee Taylor moved and Carol Cochrane seconded the Motion to approve the July 23, 2019 Minutes of the Larimer County Board of Adjustment as presented. Board members Lee Taylor, Joseph Wise, Carol Cochrane, Justin Smith and Denise Jackson voted in favor of the Motion. The Minutes were unanimously approved.

Findings and Resolutions: Carol Cochrane moved and Justin Smith seconded the Motion to approve the following Findings and Resolutions: Stephen Setback Variance (#19-ZONE2547), Moyer Setback Variance (#19-ZONE2546), Oline Setback Variance (#19-ZONE2542), and Sober Setback Variance (#19-ZONE2548). Board members Lee Taylor, Joseph Wise, Carol Cochrane, Justin Smith and Denise Jackson voted in favor of the Motion.

Discussion Application:

The following application was approved after discussion.

File No: #19-ZONE2565 (Connelly Setback Variance)

Owners/Applicants: Daniel and Mary Connelly

Request: The Application of Daniel and Mary Connelly, requesting a variance was presented to the Board. The Application requested a setback variance to allow an existing building with an addition to be located 0 feet from the side lot line and an existing building to be located 2 feet from the side lot line rather than the required minimum of 5 feet in the FA-Farming zone

Action: The request was removed from the consent agenda for a full proceeding. Lee Taylor moved and Justin Smith seconded the Motion to approve the Application with 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.

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3. This approval shall automatically expire one year from the date of this Resolution unless prior to expiration the applicants (a) take affirmative action consistent with this approval, OR (b) submit a written request showing good cause to extend the one-year time limit.

4. A building permit will be required for the addition to the studio.

5. The Larimer County Building Department must be provided with a written certification by a Colorado Licensed Land Surveyor that the structures are located where shown on the Larimer County approved Plot Plan for this development as part of the building permit process.

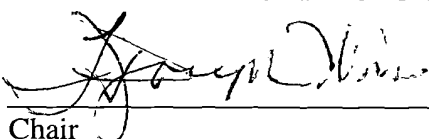
6. The applicant will need to provide eave gutters on the north side of the studio to prevent drainage onto the adjacent property, or provide documentation to be reviewed by the Larimer County Engineering Department that the property to the north is not negatively impacted by drainage from the studio.

Board members Lee Taylor, Joseph Wise, Carol Cochrane, Justin Smith, and Denise Jackson voted in favor of the Motion. The Application was approved with conditions.

Adjournment: The meeting was adjourned at 6:18 p.m.

(These proceedings were recorded by audio tape.)

LARIMER COUNTY BOARD OF ADJUSTMENT

By: 
Chair

ATTEST: