

**MINUTES OF THE LARIMER COUNTY BOARD OF ADJUSTMENT
(February 26, 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., February 26, 2019 at which time the following business was transacted.

Board Members Present: Carol Cochrane, Christine Pardee, Joseph Wise, Jeffrey Schneider, and Lee Taylor

Staff Present: Rebecca Westerfield, County Planner, and William G. Ressue, Deputy County Attorney

Posting of Meetings: Lee Taylor moved and Carol Cochrane seconded the Motion that the Board of Adjustment designate the Oak Street entrance to the Larimer County Courthouse as the public posting place for notices of all official actions and public meetings in accordance with the requirements of the Colorado Open Meetings laws (CRS 24-6-402). Board members Carol Cochrane, Christine Pardee, Joseph Wise, Jeffrey Schneider, and Lee Taylor voted in favor of the Motion.

Minutes: Jeffrey Schneider moved and Lee Taylor seconded the Motion to approve the January 22, 2019 Minutes of the Larimer County Board of Adjustment as presented. Board members Carol Cochrane, Christine Pardee, Joseph Wise, Jeffrey Schneider, and Lee Taylor voted in favor of the Motion. The Minutes were unanimously approved.

Findings and Resolutions: Lee Taylor moved and Christine Pardee seconded the Motion to approve the following Findings and Resolutions: Dashnaw Setback Variance Extension (#17-ZONE226), Horse and Dragon Setback Variance (#18-ZONE2468), Tool Setback Variance (#18-ZONE2473), Miller Setback Variance (#18-ZONE2471), Minchow Setback Variance (#18-ZONE2470). Board members Carol Cochrane, Christine Pardee, Joseph Wise, Jeffrey Schneider, and Lee Taylor voted in favor of the Motion.

Consent Application:

The following application was approved by consent:

File No: #19-ZONE2488 (Hafnor Setback Variance)
Owner/Applicant: John Hafnor

Request: The Application of John Hafnor, requesting a variance was presented to the Board. The Application requested a setback variance to allow a proposed cabin to be located 5 feet from the northern property line rather than the required minimum of 25 feet in the O-Open zone.

Action: There were no requests from the public, the Board, or Staff to have a full hearing on this request and therefore it remained on the Consent Agenda. Lee Taylor moved and Carol Cochrane 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. This approval shall automatically expire one year from the date of this Resolution unless prior to expiration the applicant (a) takes affirmative action consistent with this approval, OR (b) submits a written request showing good cause to extend the one-year time limit.
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. This may include additional variance requests for the above-mentioned structures that do not have building permits or inspection approvals.
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

Board members Carol Cochrane, Christine Pardee, Joseph Wise, Jeffrey Schneider, and Lee Taylor voted in favor of the Motion. The Application was approved with conditions.

Adjournment: The meeting was adjourned at 6:06 p.m.

(These proceedings were recorded by audio tape.)

LARIMER COUNTY BOARD OF ADJUSTMENT

By: _____
Chair

ATTEST:
