

RESOLUTION 94-118
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING FINDINGS OF FACT AND CONCLUSIONS REGARDING AN
APPEAL TAKEN BY ROBERT A. PICCARO OF B&B'S PICKLE BARREL
FROM THE DECISION OF THE ZONING BOARD OF APPEALS
RELATING TO THE DENIAL OF A VARIANCE REQUEST FOR
PROPERTY LOCATED AT 122 WEST LAUREL STREET

WHEREAS, on June 9, 1994, the Zoning Board of Appeals ("the Board") considered and denied a variance request for property located at 122 West Laurel Street ("the Project"); and

WHEREAS, a Notice of Appeal of the Board's decision was filed with the City Clerk on June 23, 1994, by Robert A. Piccaro; and

WHEREAS, on July 19, 1994, the City Council, after notice given in accordance with Chapter 2, Article II, Division 3, of the City Code, considered said appeal, reviewed the record on appeal and heard presentations from the appellants and other parties-in-interest; and

WHEREAS, at the conclusion of said hearing, the Council determined that the Board's decision regarding the Project should be upheld; and

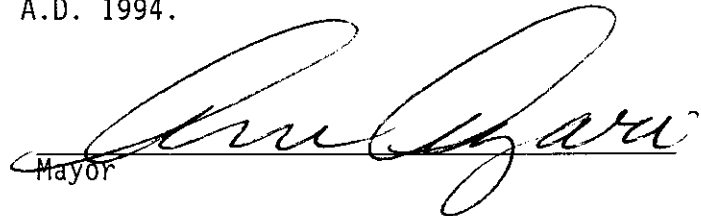
WHEREAS, Section 2-56 of the City Code provides that no later than the date of its next regular meeting after the hearing of an appeal, the City Council shall adopt, by resolution, findings of fact in support of its decision on the appeal.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

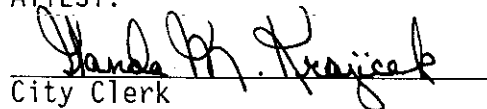
Section 1. That the Council hereby finds that no hardship exists within the meaning of Section 29-41 of the City Code by reason of any extraordinary or exceptional situation or condition of the appellant's property.

Section 2. That the decision of the Board denying the appellant's request for a variance is hereby upheld by the Council.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins held this 2nd day of August, A.D. 1994.


Mayor

ATTEST:


City Clerk