

AGENDA

April 12, 1984

ZONING BOARD OF APPEALS

Regular Meeting - 8:30 A.M.

1. Roll Call.
2. Consider approving minutes of the March 8, 1984 regular meeting.
- ~~3.~~ Appeal No. 1514. Reduce the required rear yard setback from 15 feet to 7 feet for an addition to a single family dwelling in the RLP zone. Section 118-41(E) by Steve Leach, Contractor, 2607 Hanover Dr.
- ~~4.~~ Appeal No. 1515. Reduce the required street, side yard setback from 15 feet to 10.4 feet for a detached garage addition in the RL zone. Section 118-41(F) by Jim Vincent, Owner, 1202 W. Oak St.
- ~~5.~~ Appeal No. 1516. Reduce the required lot area from 6000 square feet to 4900 square feet and the required lot width from 60 feet to 35 feet for a new house in the RM zone. Section 118-43(B), 118-43(C) by Housing Rehabilitation, 531 N. Loomis.
- ~~6.~~ Appeal No. 1517. Reduce the required lot width from 60 feet to 45 feet for a new house in the RM zone. Section 118-43(C) by Housing Rehabilitation, 409 N. Grant.
- ~~7.~~ Appeal No. 1518. Increase the sign allowance for the Fox Center PUD from 220 square feet to 462 square feet. Section 118-93(B)(1) by Melvyn Johnson, 1611 S. College.
- ~~8.~~ Appeal No. 1519. Allow two freestanding signs on one street frontage for one piece of property. Specifically, it would allow "Discount Tire Co" to keep their existing sign and the "Fox Shops" to keep their existing sign or build a new one. 1701 S. College
- ~~9.~~ Appeal No. 1520. Reduce the lot width requirement from 60 feet to 50 feet for a duplex in the RM zone. Section 118-43(C) by Mitch Morgan, property manager, 306 E. Elizabeth.
- ~~10.~~ Appeal No. 1521. Allow a fence to exceed 4 feet in height when located closer than twenty feet from the front property line, and it would allow a fence to be within 75 feet of the centerline of the intersection. Specifically, the fence would be 6 feet high, extending to the front property line. Section 118-81(F)(1), 118-81(F)(3) Tina Johnson, Owner, 1701 Hotchkiss.
- ~~11.~~ Appeal No. 1522. Allow a ground sign which does not have free air space when located within 50 feet of an intersection to be set back 11 feet 6 inches instead of the required 15 feet. 3901 Colboard
- ~~12.~~ Appeal No. 1523. Reduce the required side yard setback along the north lot line from 5 feet to 1 foot for a detached garage addition for a single family residence in the RL zone. 323 S. Grant
no cave

- ~~13.~~ Appeal No. 1524. Allow the south lot line of all the lots in question except lot 21, to be considered the rear lot line instead of the east or west lot lines. The variance would allow the west lot line of lot 21 to be considered the rear lot line rather than the south lot line. Section 118-11 by Rex Miller, developer, Lots 21, 25, 26, 34, 39, 50, 54 of The Square at Kersington South.
- ~~14.~~ Appeal No. 1525. Allow a parking lot containing 5 parking spaces to be located in a residential zone, for the purpose of serving a use not permitted in a residential zone. Specifically, it would allow 5 parking stalls to be located behind the alley from Vern's Tile, on the back portion of a residential lot fronting on Remington. The spaces would be used for employee's and clients of Vern's Tile. Section 118-81(D)(1)(c)[2] by Stan Schilling, Owner, 1617 Remington.
- ~~15.~~ Appeal No. 1526. Reduce the required parking lot setback along the east lot line from 15 feet to 11'3" and along the south lot line from 5 feet to zero feet for a shopping center parking lot in the BL zone. 1045 Fairfield
- ~~16.~~ Appeal No. 1527. Reduce the required 5 foot parking lot setback along the east lot line from 5 foot to 0 feet (2.5 feet in one section, 0 feet at another), and along the south lot line adjacent to the motorcycle space from 5 feet to 2 feet. The variance would also eliminate the requirement to provide a loading zone for an office building in the BG zone. Section 118-81(D)(2)(a), 118-81(E)(1) by The Neenan Company, Contractor, 318 Canyon.
- ~~17.~~ Appeal No. 1528. Reduce the required rear yard setback from 15 feet to 5 feet for a detached storage and workshop building for a single family home in the RL zone. Section 118-41(E) by Steve Helburg, Owner, 2809 W. Lake St.
- ~~18.~~ Appeal No. 1529. Reduce the required rear yard setback from 15 feet to 5 feet, reduce the south side setback from 10 feet to 4 feet, and reduce the north side setback from 15 feet to 3 feet for a classroom addition to a church in the RH zone. Section 118-44(E), 118-44(F), 118-82(B)(3) by Kent Fuller for Fort Collins Bible Chapel, 201 Whedbee.
- ~~19.~~ Appeal No. 1530. Reduce the required setback of a parking lot from the back of a sidewalk along two arterial streets from 15 feet to 5 feet for a convenience store/gas station in the BI zone. The variance would also reduce the amount of required interior landscaping from 6% to 4%. 1104 W. Eliz.
- ~~20.~~ Appeal No. 1531. Reduce the required lot width from 75 feet to 68.5 feet, and reduce the required number of parking spaces from 13 to 12 for a new 7-plex in the RM zone. Section 118-43(C), 118-81(D)(3)(b) by Arnie Drennen, Owner, 639 Smith St.
- ~~21.~~ Appeal No. 1532. Reduce the required rear yard setback from 15 feet to 5 feet for a new single family dwelling in the RLP zone. Section 118-41(E) by Don Olson, Contractor, 2732 Nottingham Square.

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22. Appeal No. 1533. Allow part of a home occupation to be conducted in the back yard, rather than the entire business being conducted in the dwelling. Specifically, the variance would allow a kiln to be located in the yard in connection with a pottery business. Section 118-81(C)(1) by Heidi Eversley Owner, 515 Sycamore.
23. Adjournment.