

#### **Community Development & Neighborhood Services**

281 N. College Ave. - P.O. Box 580 Fort Collins, CO 80522.0580 **970.221.6750 -** 970.224.6134 (fax) www.fcgov.com/development

## ZONING BOARD OF APPEALS

City Council Chambers - 300 LaPorte Ave Thursday, April 10, 2014 - 8:30 a.m.

## **SUMMARY AGENDA**

#### Roll Call

### Approval of the Minutes from the previous meeting

**Appeal:** 2758 405 E. Laurel St.

The variances will:

- 1) reduce the minimum required rear yard setback from 15 feet to 22 inches;
- 2) reduce the required side yard setback along the west lot line from 5 feet to 20 inches;
- 3) increase the maximum allowed floor area in the rear half of the lot from 825 square feet to 956 square feet in order to allow the existing 98 square foot rear porch to be demolished and replaced with a 180 square foot porch.

The rear and side yard setback variances are requested in order to allow the existing 218 square foot detached garage to be demolished and replaced with a new 308 square foot garage; to be located at the same rear and side yard setbacks as the existing garage.

**Code Sections:** 4.8(E)(3), 4.8(E)(4), 4.8(D)(3)

**Petitioner:** Paige Lunberry

**Zoning District:** NCM

**Appeal:** 2759 1212 E. Vine Dr.

The variance will allow the existing office/maintenance shop building to be enlarged by 1000 square feet and will allow the existing building height to be increased by approximately 8 feet. The 1000 square foot addition will be new office space. The property is in the T zone, which requires that a variance be obtained for any proposed new construction. The tenant and use of the property will not change.

**Code Sections:** 4.12(B)(1)(b) **Petitioner:** Sterling Crane

**Zoning District:** T

Appeal: 2760 333 Albion Way

The variance will allow a fence to be taller than 4 feet in height when located in the front yard of the property. Specifically, the variance will allow a 6 foot tall cedar privacy fence to be constructed in what is considered to be the front yard area on the east side of the house.

**Code Sections:** 3.8.11(C)(2)

Petitioner: Paul and Zach Eckman

Zoning District: LMN

# Other Business: