



Ralph Shields, Chair
Shelley LaMastra, Vice Chair
David Lawton
John McCoy
Taylor Meyer
Ian Shuff
Butch Stockover

Council Liaison: Ross Cunniff
Staff Liaison: Noah Beals

LOCATION:
Meeting will be held virtually

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

**REGULAR MEETING
OCTOBER 8, 2020
8:30 AM**

Participation for this remote Zoning Board of Appeals meeting will be available online or by phone. No one will be allowed to attend in person.

Public Participation (Online): Individuals who wish to address the Zoning Board of Appeals via remote public participation can do so through Zoom at <https://zoom.us/j/97550992839>. Individuals participating in the Zoom session should also watch the meeting through that site.

The meeting will be available to join beginning at 8:15 a.m. on October 8, 2020. Participants should try to sign in prior to 8:30 a.m. if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time. Staff will moderate the Zoom session to ensure all participants have an opportunity to address the Board or Commission.

In order to participate:

Use a laptop, computer, or internet-enabled smartphone. (Using earphones with a microphone will greatly improve your audio).

You need to have access to the internet.

Keep yourself on muted status.

If you have any technical difficulties during the hearing, please email jluther@fcgov.com.

Public Participation (Phone): If you do not have access to the internet, you can call into the hearing via phone. The number to dial is +1 346 248 7799 or +1 669 900 9128, with webinar ID: 975 5099 2839

(Continued on next page)

The meeting will be available beginning at 8:15 a.m. Please call in to the meeting prior to 8:30 a.m., if possible. For public comments, the Chair will ask participants to click the “Raise Hand” button to indicate you would like to speak at that time – phone participants will need to hit *9 to do this. Staff will be moderating the Zoom session to ensure all participants have an opportunity to address the Committee. Once you join the meeting: **keep yourself on muted status.** If you have any technical difficulties during the hearing, please email jluther@fcgov.com.

Documents to Share: If residents wish to share a document or presentation, the Staff Liaison needs to receive those materials via email by 24 hours before the meeting.

Individuals uncomfortable or unable to access the Zoom platform or unable to participate by phone are encouraged to participate by emailing general public comments you may have to nbeals@fcgov.com. The Staff Liaison will ensure the Board or Commission receives your comments. If you have specific comments on any of the discussion items scheduled, please make that clear in the subject line of the email and send 24 hours prior to the meeting.

As required by City Council Ordinance 079, 2020, a determination has been made by the chair after consultation with the City staff liaison that conducting the hearing using remote technology would be prudent.

- **CALL TO ORDER and ROLL CALL**
- **APPROVAL OF MINUTES FROM PREVIOUS MEETING**
- **CITIZEN PARTICIPATION (Items Not on the Agenda)**
- **APPEALS FOR VARIANCE TO THE LAND USE CODE**

1. APPEAL ZBA200039

Address: 5830 Southridge Greens Blvd
Owner: Renee Long
Petitioner: Tad Bjorlie
Zoning District: R-L
Code Section: 4.4(D)(2)(c)

Project Description:

This is a variance request to build a patio cover 2 feet into the required 15-foot rear yard setback.

2. APPEAL ZBA200040

Address: 1501 Peterson St.
Owner: Robert & Sally Linton
Petitioner: Blue Pine Construction, Inc.
Zoning District: N-C-L
Code Section: 4.7(E)(4)

Project Description:

This is a variance request for a patio cover to encroach 4 feet into the required 15-foot corner side-yard setback.

- **OTHER BUSINESS**
- **ADJOURNMENT**

Jennifer Luther

From: Noah Beals
Sent: Friday, August 28, 2020 8:30 AM
To: Ralph Shields
Cc: Jennifer Luther; Kacee Scheidenhelm
Subject: RE: Zoning Board of Appeals (September - December)

Thanks! We will proceed with remote meetings for the remainder of the year.

Regards,

Noah Beals
Senior City Planner-Zoning
970 416-2313



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COVID19 Resources

For all residents: <https://www.fcgov.com/eps/coronavirus>

For businesses: <https://www.fcgov.com/business/>

Want to help: <https://www.fcgov.com/volunteer/>

Recursos COVID-19

Para integrantes de la comunidad: <https://www.fcgov.com/eps/coronavirus>

Para empresas: <https://www.fcgov.com/business/>

¿Quieres ayudar o necesitas ayuda? <https://www.fcgov.com/neighborhoodservices/adopt>

Recursos de United Way: <https://uwaylc.org/>

From: Ralph Shields <rshields@bellisimoinc.com>
Sent: Thursday, August 27, 2020 4:38 PM
To: Noah Beals <nbeals@fcgov.com>
Cc: Jennifer Luther <jluther@fcgov.com>; Kacee Scheidenhelm <kscheidenhelm@fcgov.com>
Subject: [EXTERNAL] Re: Zoning Board of Appeals (September - December)

I agree with the recommendation.

Thanks

Ralph Shields
970.231.7665

From: Noah Beals <nbeals@fcgov.com>
Sent: Thursday, August 27, 2020 3:36 PM
To: Ralph Shields <rshields@bellisimoinc.com>
Cc: Jennifer Luther <jluther@fcgov.com>; Kacee Scheidenhelm <kscheidenhelm@fcgov.com>
Subject: Zoning Board of Appeals (September - December)

Hello Chair-person Shields,

Since May the ZBA has conducted a remote hearing. These remote hearings appear to have met the needs of the board members and the applicants. The concerns that prompted these remote meetings have not dissipated.

- Health risks during a world-wide pandemic
- Difficulties in coordinating logistics for an in-person meeting or hybrid of such

It is staff recommendation to continue with a remote hearing September through December meeting of the ZBA.

Please respond to this email with your agreement with this recommendation or other suggestions for this hearing.

Kind Regards,

Noah Beals
Senior City Planner-Zoning
970 416-2313



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COVID19 Resources

For all residents: <https://www.fcgov.com/eps/coronavirus>

For businesses: <https://www.fcgov.com/business/>

Want to help: <https://www.fcgov.com/volunteer/>

Recursos COVID-19

Para integrantes de la comunidad: <https://www.fcgov.com/eps/coronavirus>

Para empresas: <https://www.fcgov.com/business/>

¿Quieres ayudar o necesitas ayuda? <https://www.fcgov.com/neighborhoodservices/adopt>

Recursos de United Way: <https://uwaylc.org/>



Ralph Shields, Chair
Shelley LaMastra, Vice Chair
David Lawton
John McCoy
Taylor Meyer
Ian Shuff
Butch Stockover

Council Liaison: Ross Cunniff
Staff Liaison: Noah Beals

LOCATION:
Virtual Hearing

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

**REGULAR MEETING
SEPTEMBER 10, 2020
8:30 AM**

- **CALL TO ORDER and ROLL CALL**
All boardmembers were present.
- **APPROVAL OF MINUTES FROM PREVIOUS MEETING**
Lawton made a motion, seconded by Stockover, to approve the August 13, 2020 Minutes.
The motion was passed, with LaMastra and Shields abstaining.
- **CITIZEN PARTICIPATION (Items Not on the Agenda)**
None.
- **APPEALS FOR VARIANCE TO THE LAND USE CODE**

1. APPEAL ZBA200031 – APPROVED

Address: 201 S. College Ave
Owner: Fort Collins Museum of Art
Petitioner: Marie Hashaw
Zoning District: D
Code Section: 3.8.7.2 (G) (2)

Project Description:

This is a request to remodel an existing freestanding sign to exceed the height limit of 7 feet by an additional 4 feet 7 ½ inches when setback 0 feet from the property line. The proposed sign is 11 feet 7 ½ inches from the street flowline (10 feet 7 ½ inches visual height).

Staff Presentation:

Beals showed slides relevant to the appeal and discussed the variance request, noting we have seen this application previously. This time the applicant has chosen to restructure the existing freestanding sign, instead of adding an additional sign. The sign will be made taller and the addition to the sign is at the top.

Applicant Presentation:

Marie Hashaw, addressed the board. The public does not realize the Museum of Art is in this building. By making the changes, they are hoping this sign will help advertise their location. They still stay within square footage of the sign, the only variance is in sign height, they are still in harmony with the sign code.

Vice Chair LaMastra asked why the logo is duplicated above and below the arched line. Ms. Hashaw explained the ones underneath are changeable faces if another tenant would need to be represented on the sign in the future. LaMastra asked if there are 7 tenant spaces, Ms. Hashaw cannot confirm.

Boardmember Meyer stated about 15 yrs ago he worked on the 2nd floor of this building, the office spaces are flexible, there may be more tenants added. It makes sense to him that there would be a permanent logo for the museum on top with flexibility for other tenants. Ms. Hashaw commented that there is room for 4 more tenant panels.

Boardmember Lawton noted he thought the bottom blank portion would be used to communicate the current exhibit, Ms. Hashaw confirmed the same.

Vice Chair LaMastra noted the top will be halo lighting, how will the rest be lit? Ms. Hashaw stated there will be down lights under the red arch illuminating the tenant panels beneath.

Boardmember Meyer asked about the height of the existing sign? Beals believes it's over 7 height. Confirmed with Ms. Hashaw that the arch will be in the same place on the current sign, they can guess it's just the top portion being added.

Chair Shields confirmed the sign is not moving.

Audience Participation:

Kathryn Dubiel, of District 2, area code 80525, addressed the board. From a pedestrian perspective, the added height to the sign is a detraction and she does not favor this appeal.

Boardmember Meyer repeated his comment, ability to add more tenants because spaces can be divided. It's important that the sign has the ability to add for additional tenants.

Ms. Dubiel stated this is a detrimental change from a pedestrian perspective. The museum already has signage up so people know they are there.

Lisa Hatchadoorian, 516 Skyline Dr, (Executive Director of Museum) addressed the board. Much of their attendance is from people walking by. The building itself is beautiful but is not inviting and it is not apparent that there is a museum located there. After the last hearing, they worked to redesign the current sign. With the current variation they want to promote their logo and identify the museum as the main tenant of the building. She can work to get the number of tenants to Beals today if that's helpful.

Chair Shields asked Ms. Hatchadoorian asked which piece of the sign is the main identifier.

David Kruger, 3931 Benthaven St, addressed the board. He used to work at the Armstrong Hotel ½ block away from the museum. Currently there is not a lot of visual draw to the museum, he would try to get hotel guests to find the museum, it was hard for people to find. He sees this as a good addition to getting more foot traffic.

Boardmember McCoy asked whether the museum was just a tenant in the building. Ms Hashaw confirmed that the museum of art is the co-owner.

Vice Chair LaMastra still struggling with the existing sign picture. Doesn't understand why the "Museum of Art" panel is below the second MOA panel. If the MOA panel is replaced for another tenant, she would think that the Museum of Art information should be right below it. Ms. Hatchadoorian replied that she thought the 2nd MOA panel is permanent. LaMastra would like clarification since we are adding height. She sees this as redundant if the bottom portion is permanent.

Boardmember Stockover doesn't recall any sign hearings where we get into verbiage on the interchangeable tenant portion. The permanent portion of the sign is the backlit MOA, the arch and a placeholder for tenants. Doesn't believe the code can dictate the design of signage. Beals confirmed the variance is only regarding the height of the sign, not the names on the directory.

Vice Chair LaMastra stated the case is not being made for why they need more height if the MOA signage is listed twice and the bottom portion is permanent.

Boardmember Meyer stated there could be up to 15 tenants in this building, per the drawing, everything below the arch can be interchangeable. The fact that this graphic happens to represent MOA 2-3 times doesn't bother him.

Vice Chair LaMastra would like clarification if the panels below the arch can be traded out. Ms. Hatchadoorian explained they could flip the panels and put the Museum of Art right under the MOA and get rid of the second MOA panel. LaMastra agreed that this would make it more clear.

Board Discussion:

Boardmember Stockover...there are many signs in the past, this board has never mandated control over the verbiage. They can control digital and lighting. This variance accomplishes what the tenant wants, this is much better design than the previous variance and this is nominal and inconsequential.

Boardmember Lawton is not in support. The statement of intent was more visibility for the MOA, not more signage for more tenants. They could accomplish that with the height of the current sign. He does not understand the double/triple mention of MOA. He does have concerns about the signage downtown.

Boardmember Shuff appreciates the building, it's not obvious this is a museum. They are asking for a bigger sign, how they allocate that signage is up to them.

Boardmember McCoy cannot support this. He's an owner of a multi-tenant building, all of his tenants would like more signage. This applicant can do what is needed within sign code.

Vice Chair LaMastra is not trying to get into the weeds regarding how tenant space is allocated. However, it appears without the additional 1ft 7 inches, there is still plenty of height to accomplish all tenant advertising. It's difficult to see the hardship. There is so much duplicative information, it has become overwhelming on the new sign.

Boardmember Meyer sees the hardship of this circumstance and he will be in support.

Chair Shields will be in support of this variance, there is an issue finding this amenity for our city. This is nominal and inconsequential.

Vice Chair LaMastra would be more on board if the MOA logo was not allowed to be duplicated on the top and on the tenant space.

Beals stated the condition could be not specific to MOA, but mention whatever logo is on top cannot be repeated below.

Boardmember Stockover stated marketing is about repetition, but does not believe this was the applicant's intent. The top logo is more artistic and the logo below is more explanation. Can't support a motion where we dictate the verbiage, that is outside our purview.

Boardmember Stockover made a motion, seconded by Shuff, to approve ZBA200031 for the following reasons: The variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code as contained in Section 1.2.2. Total square footage is 19 sq footage less than allowed, total width is 3 feet we will be and adding 1 ft 7 inches and $\frac{3}{4}$ to the sign that is existing.

Yeas: Meyer, Shuff, Shields, and Stockover. Nays: Lawton, LaMastra and McCoy.

THE MOTION CARRIED, THE ITEM WAS APPROVED.

2. APPEAL ZBA200032 – WITHDRAWN

****Vice Chair LaMastra and Boardmember Shuff recused from this item****

3. APPEAL ZBA200034 – APPROVED

Address: 403 E Pitkin St.
Owner: Michael & Carolyn Mitchell
Petitioner: Jordan Obermann
Zoning District: N-C-L
Code Section: 4.7(F)(2)(a)(1)
Project Description:

This is a request to allow a third story. The maximum allowed is two stories. The existing building has an unfinished attic space. A third story is created by finishing 1,064 square feet of the attic creating a new floor area. Only approximately 677 square feet is usable space. No exterior modifications are proposed to the home. This additional floor area does not cause the lot to exceed either the overall floor area maximums or the rear floor area maximums.

Staff Presentation:

Beals showed slides relevant to the appeal and discussed the variance request, noting the property is a corner property and that the structure was built prior to any land use code standards. There are no exterior alterations. All alterations are interior.

Applicant Presentation:

Applicants Jordan Obermann and Alex Henze, 116 N College Ave Ste 5, addressed the board. Without having to make any exterior modifications, this meets all of the zoning stipulations. Building changes will be addressed within the building code.

Audience Participation:

Kathryn Dubiel, District 2, 80525 addressed the board. Wanted confirmation on whether the increase in the floor space of the residential structure is allowed. Beals confirmed they are still under the allowable floor area.

Board Discussion:

Boardmember Stockover thinks this is an easy request, this building has been around for a long time, he will be in support.

Boardmember Lawton, Boardmember McCoy, Boardmember Meyer and Chair Shields will be in support.

Boardmember Stockover made a motion, seconded by Shields, to approve ZBA200034 for the following reasons: The variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code as contained in Section 1.2.2. The additional floor area does not exceed the maximum allowed. There are no exterior alterations to the existing structure. The finished attic will have limited ceiling height and does not include a kitchen

Yeas: Lawton McCoy, Shields, Lawton and Stockover. Nays: none.

THE MOTION CARRIED, THE ITEM WAS APPROVED.

The board took a 10 minute break

4. APPEAL ZBA200036 – APPROVED

Address: 405 N. Whitcomb St.

Owner/Petitioner: Ginny Sawyer

Zoning District: N-C-M

Code Section: 4.8 (E)(4)

Project Description:

This a request to build a new accessory building encroaching 1.5 feet into the required 5-foot setback.

Staff Presentation:

Beals showed slides relevant to the appeal and discussed the variance request, noting they want to replace the current structure with a new structure. Both appear to be over the property line. Building does meet the allowable square footage. Space will be active space and won't be used to store a car. Screened porch is set back even further from the setback. Fence line is not accurate to property line. The alley behind does not go all the way through.

Vice Chair LaMastra asked if the property line has been surveyed or how do we know these measurements are accurate. Beals did reply the review is based on the the site plan submitted by the applicant and their contractor.

Applicant Presentation:

Ginny Sawyer, 405 N. Whitcomb St., addressed the board. The house itself is about 4 feet from the fence line as well. It has not been surveyed, she's been in the house close to 20 years and none of the neighbors have done any surveying to her knowledge either. Neighbor did sign a letter of support. There is not a lot of use in the alley.

Chair Shields asked about the measurements, Ms. Sawyer confirmed they measured from the fence line.

Vice Chair LaMastra stated if they measure from the fence, if the fence is not accurately placed, they could be allowing the building to be even further into the setback.

Audience Participation: (none)

Board Discussion:

Boardmember Stockover stated this one is easy for him. Surveys on these properties often reflect a ripple effect. The board has seen this before, he doesn't like the lost space between a building and a fence. He will be in support.

Boardmember Lawton believes this is an improvement from the previous building. They will also use some space (South portion) as parking to get a vehicle off the street.

Boardmember Shuff is in support. Ideally it would be in line with the house. He does have some concern with not knowing where the property line is located.

Chair Shields asked if the building permit will require an ILC. Beals stated this would not, only if the new building was a single family house.

Boardmember McCoy is in support.

Vice Chair LaMastra stated this is an exceptionally narrow lot, she will be in support of making as much usable space as possible. Comment that she finds it interesting that an ILC is not mandatory, she was recently recommended to have one.

Beals confirmed that they recommend ILC's but do not required by code.

Vice Chair LaMastra asked if the neighboring lot to the north received an ILC and the building is not placed properly, what could happen?

Beals explained we issue a permit based on the site plan provided by the applicant. It would be on the applicant to bring into code.

Boardmember Meyer agreed this is an improvement and is not detrimental to anyone. It does seem like there is a disconnect if the property owner doesn't know where their property line is located.

Chair Shields agreed with other boardmembers, he's ok with the setback.

Boardmember Stockover made a motion, seconded by Shields, to approve ZBA200036 for the following reasons: The variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code as contained in Section 1.2.2. The new accessory building is less of an encroachment from the existing structure. The accessory structure does not exceed the allowable floor area. The eave height along the north property is 8ft in height. The eave includes a gutter system along the north side.

Yeas: Lawton, LaMastra, McCoy, Shields, Shuff, Meyer and Stockover. Nays: none.

THE MOTION CARRIED, THE ITEM WAS APPROVED.

5. APPEAL ZBA200037 – APPROVED

Address: 3931 Benthaven St.

Owner/Petitioner: David Kruger

Zoning District: R-L

Code Section: 3.8.11(C)(3) & (5)

Project Description:

This a request to allow a fence varying in height between 6 feet and 6 feet 7 inches to remain in place. The current location encroaches 2 feet into the required 2-foot setback from the sidewalk, and the allowed maximum height of the fence is 6 feet.

Staff Presentation:

Beals showed slides relevant to the appeal and discussed the variance request, noting current standards indicate a fence be setback 2 feet from the sidewalk and/or placed on private property. If this board would grant approval, the City Engineering Department also requires an encroachment permit. They are also reviewing this appeal. The overheight of the fence is not along the whole fence, but a result of the grade change. The existing fence is very similar to the neighbor minus the trellis. The staff report suggested a condition but is no longer needed because Engineering will require an encroachment permit.

Applicant Presentation:

David Kruger, 3931 Benthaven St., addressed the board. The fence broke in a storm, and they rebuilt in a hurry, they used all of the previous boards and added the topper because their backyard is raised. They did not realize the fence was over 6 feet until they received the letter from the City.

Audience Participation:

Beals read a letter received this morning from Abdon W. (Bill) Padilla stating the contractor that helped build the fence should have known about the code and advised the applicant appropriately and asked if the lattice top was removed if the fence would be in compliance.

Board Discussion:

Boardmember Stockover would be in support of a new fence, the setback doesn't bother him. The lattice work is pleasant to the eye, and it's well done, he will be in support.

Boardmember Lawton

Boardmember Shuff stated this happens often that people don't realize what's happening. Since there is another fence in the same condition, it makes it less of an issue for him. Doesn't appear to be any sight issues.

ViceChair LaMastra doesn't have any issues but agreed a fence contractor should know the code for fencing.

Boardmember Meyer and Chair Shields are both in support.

Boardmember Stockover made a motion, seconded by Shields, to approve ZBA200037 for the following reasons: The variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code as contained in Section 1.2.2. The fence height and grade are varied. The sidewalk is more than 3.5ft in width. The fence does not run the entire length of the property. The top 1ft in fence height is transparent.

Yeas: Lawton, LaMastra, McCoy, Shields, Shuff, Meyer and Stockover. Nays: none.

THE MOTION CARRIED, THE ITEM WAS APPROVED.

6. APPEAL ZBA200038 – APPROVED

Address: 1640 Remington St.

Owner: Nathaniel Warning

Petitioner: Lacey Gaechter

Zoning District: L-M-N

Code Section: 3.5.2(E)(3)

Project Description:

This is a request to build an accessory building (shed) encroaching 2 feet into the required 5-foot side-yard setback and encroaching 5 feet into the required 8-foot rear-yard setback.

Staff Presentation:

Beals showed slides relevant to the appeal and discussed the variance request, noting the shed would be behind the garage and is within the allowable height and floor area. There is landscaping present to shield visibility from the front of the property.

Boardmember Lawton asked about the visual and what the circles represent, they will ask the applicant.

Applicant Presentation:

Lacey Gaechter, 1640 Remington St, addressed the board. Aesthetically this will have very little impact on the neighborhood. Spoke with the neighbor to the north they are in support. The circles on the visual are trees. The property line was just lined out due to street work, they do believe the fence is located appropriately. In the letter from the Board, they are unclear as to what the setbacks are. They were given two different setbacks.

Beals clarified the setbacks are 8 feet for the L-M-N zone.

Vice Chair LaMastra asked for clarification on the drawings provided.

Audience Participation: (none)**Board Discussion:**

Boardmember Lawton noted there are limitations to this lot size, He will be in support.

Boardmember Shuff commented the corner subdivided lot has a lot of constraints. On a new project it would be a large ask, but in this context, this would be acceptable. Especially since the shed will be blocked by the foliage and house. His assumption is the fence is pretty close to the property line.

Boardmember McCoy is in support.

Vice Chair LaMastra is also in support, just prefers clarification on lot lines. It's difficult when rear yard setbacks are next to side yard setbacks, this is a constrained area. She appreciates the conservation of the trees and will be in support.

Boardmember Meyer is in support and views this as inconsequential and a hardship. The shed isn't even being built on a permanent foundation.

Chair Shields will be in support as well.

Boardmember Stockover made a motion, seconded by Shuff, to approve ZBA200038 for the following reasons: The variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code as contained in Section 1.2.2 The existing parcel is smaller in size than the other parcels in the subdivision. The location of the house and garage limit the location of a new accessory structure.

Yeas: Lawton, LaMastra, McCoy, Shields, Shuff, Meyer and Stockover. Nays: none.

THE MOTION CARRIED, THE ITEM WAS APPROVED.

- **OTHER BUSINESS**
- **ADJOURNMENT**
Meeting adjourned at 11:24 a.m.

Ralph Shields, Chairperson



Noah Beals, Senior City Planner-Zoning

STAFF REPORT

October 8, 2020

STAFF

Noah Beals, Senior City Planner/Zoning

PROJECT

ZBA200039

PROJECT DESCRIPTION

Address: 5830 Southridge Greens Blvd
Owner: Renee Long
Petitioner: Tad Bjorlie
Zoning District: R-L
Code Section: 4.4(D)(2)(c)
Variance Request:

This is a variance request to build a patio cover 2 feet into the required 15-foot rear yard setback

COMMENTS:

1. Background:

The property is platted of the Greenridge at Southridge Greens PUD subdivision in 1987. The primary structure was later built in 1988. In time, a patio area was created from the back door. Surfacing of this patio area is considered flat work and did not require a permit and could be within the required setback.

As suggested by the name of the subdivision, the property abuts the Southridge Golf Course. The golf course is zoned as Public Open Lands and does not have the same 15-foot rear-yard setback along the shared property line.

2. Applicant’s statement of justification: See petitioner’s letter.

3. Staff Conclusion and Findings:

Under Section 2.10.2(H), staff recommends approval and finds that:

- The variance is not detrimental to the public good.
- The property abuts a golf course and not a residential use.
- The patio cover is open on three sides.
- Existing use of the yard includes patio surface the 2-foot area in the 15-foot rear-yard setback.

Therefore, the variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code contained in Section 1.2.2

4. Recommendation:

Staff recommends approval of APPEAL ZBA200039



Application Request for Variance from the Land Use Code

The Zoning Board of Appeals has been granted the authority to approve variances from the requirements of Articles 3 and 4 of the Land Use Code. The Zoning Board of Appeals shall not authorize any use in a zoning district other than those uses which are specifically permitted in the zoning district. The Board may grant variances where it finds that the modification of the standard **would not be detrimental to the public good**. Additionally, the variance request must meet at least one of the following justification reasons:

- (1) by reason of exceptional physical conditions or other extraordinary and exceptional situations unique to the property, including, but not limited to physical conditions such as exceptional narrowness, shallowness, or topography, the strict application of the code requirements would result in unusual and exceptional practical difficulties or undue hardship upon the occupant/applicant of the property, provided that such difficulties or **hardship** are not caused by an act or omission of the occupant/applicant (i.e. not self-imposed);
- (2) the proposal will promote the general purpose of the standard for which the variance is requested **equally well or better than** would a proposal which complies with the standard for which the variance is requested;
- (3) the proposal will not diverge from the Land Use Code standards except in a **nominal, inconsequential way** when considered in the context of the neighborhood.

This application is only for a variance to the Land Use Code. Building Code requirements will be determined and reviewed by the Building Department separately. When a building or sign permit is required for any work for which a variance has been granted, the permit must be obtained within 6 months of the date that the variance was granted.

However, for good cause shown by the applicant, the Zoning Board of Appeals may consider a one-time 6 month extension if reasonable and necessary under the facts and circumstances of the case. An extension request must be submitted before 6 months from the date that the variance was granted has lapsed.

Petitioner or Petitioner’s Representative must be present at the meeting

Location: 300 LaPorte Ave, Council Chambers, Fort Collins, CO 80524

Date: Second Thursday of the month **Time:** 8:30 a.m.

Variance Address		Petitioner’s Name, if not the Owner	
City	Fort Collins, CO	Petitioner’s Relationship to the Owner is	
Zip Code		Petitioner’s Address	
Owner’s Name		Petitioner’s Phone #	
Code Section(s)		Petitioner’s Email	
Zoning District		Additional Representative’s Name	
Justification(s)		Representative’s Address	
Justification(s)		Representative’s Phone #	
Justification(s)		Representative’s Email	
Reasoning If not enough room, additional written information may be submitted			

Date _____

Signature _____

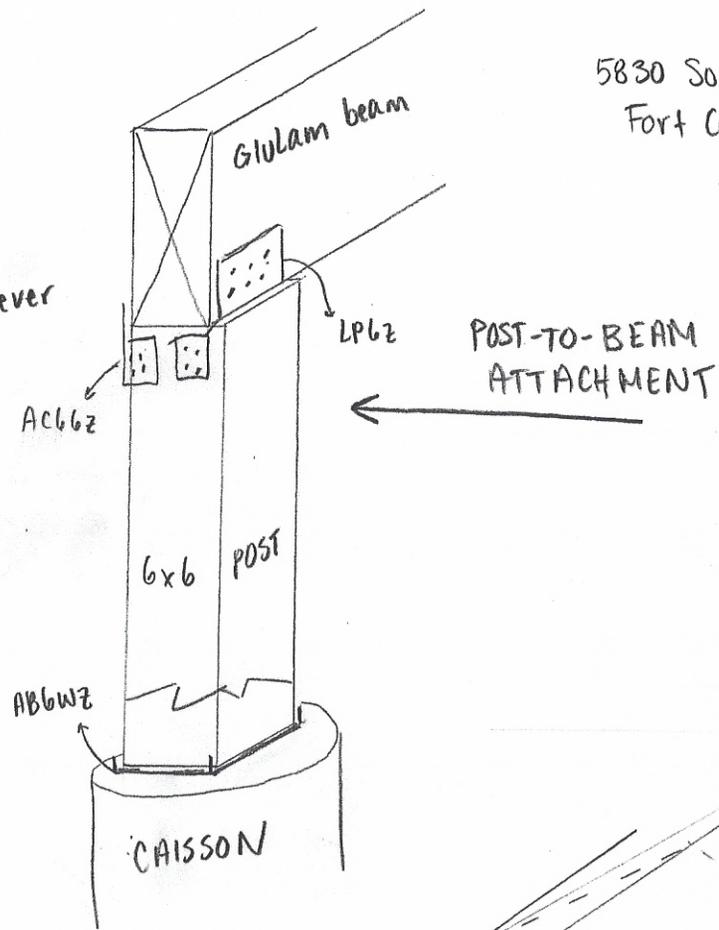
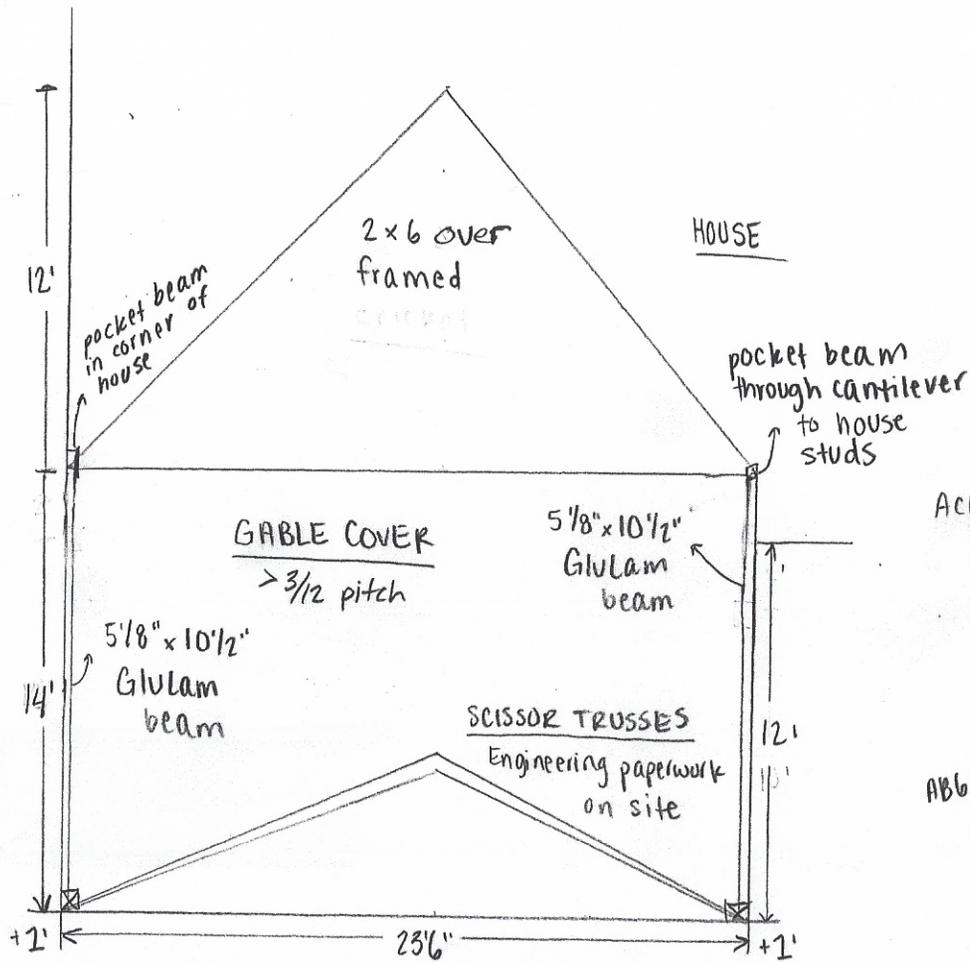
5830 Southridge Greens Blvd – Rear Setback Variance for Patio Cover

Homeowner: Renee Long

Contractor: TNT LLC

We are applying for a setback variance in order to construct a new gabled patio cover for homeowner Renee Long at 5830 Southridge Greens Blvd. The current design for the cover is encroaching 2' into the 15' rear setback, putting it at 13' away from the rear property line. We are not trying to extend any further than the patio already extends; the gable will cover their existing mason patio.

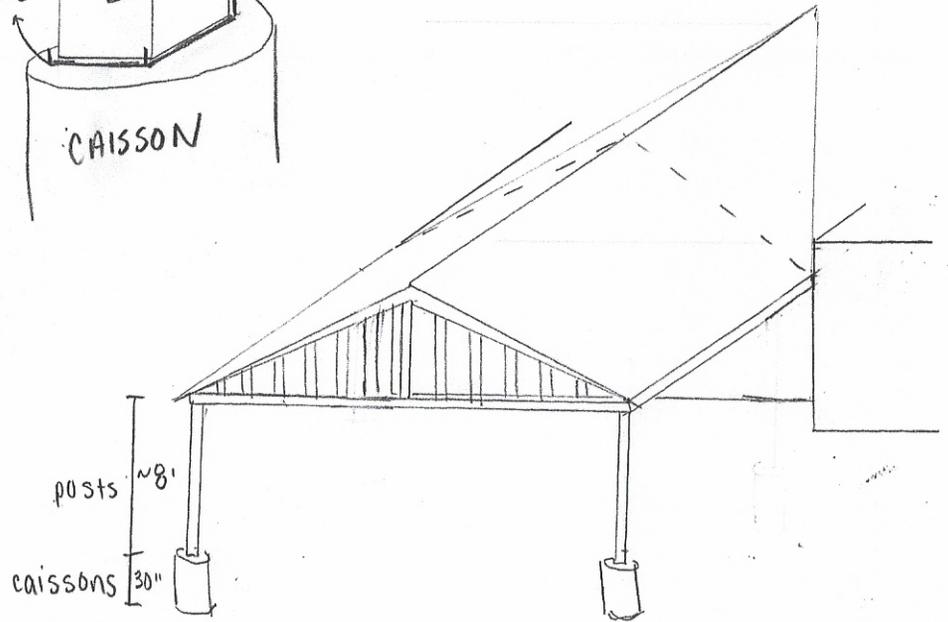
Our justification is that “the proposal will not diverge from the Land Use Code standard except in a nominal, inconsequential way when considered in the context of the neighborhood.” This patio cover will not only add value to the home and be aesthetically pleasing, but it will also allow the homeowners to make better use of their backyard space. The patio cover will provide shade and protection from the weather.



Long
 5830 Southridge Greens Blvd
 Fort Collins, CO 80525
 1/6" = 1'

COVER

- ☒ 6x6 posts on 14" x 30" caissons (size to be approved by engineer)
- Cedar tongue-and-groove interior soffit
- Outer beam w/vertical trim accents (decorative)
- Shingles/gutters to match house
- Glulam span: pg 26/52
- * Install (2) Velux 18" x 48" skylights in cover

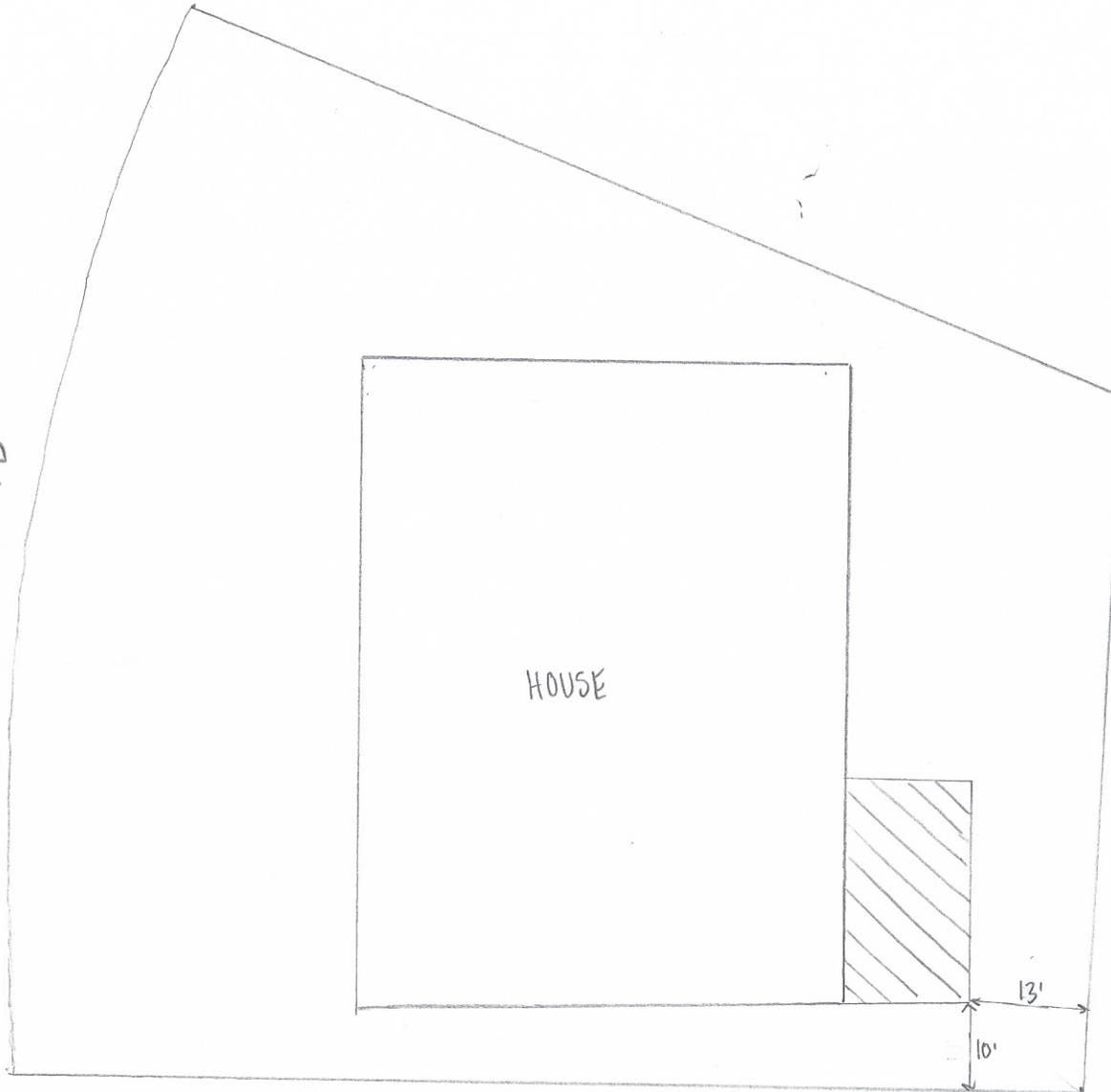


Long
5830 Southridge Greens Blvd
Fort Collins, CO 80525

1" = 20' ↑ N

▨ Proposed 14' x 23.5'
gable cover

SOUTH RIDGE GREENS BLVD





STAFF REPORT

October 8, 2020

STAFF

Noah Beals, Senior City Planner/Zoning

PROJECT

ZBA200040

PROJECT DESCRIPTION

Address: 1501 Peterson St.
Owner: Robert & Sally Linton
Petitioner: Blue Pine Construction, Inc.
Zoning District: N-C-L
Code Section: 4.7(E)(4)
Variance Request:

This is a variance request for a patio cover to encroach 4 feet into the required 15-foot corner side-yard setback.

COMMENTS:

1. Background:

The property is part of the L.C. Moore's Second Addition subdivision platted in 1923. Prior to the platting and annexation into the City, the primary structure was constructed in 1918. The existing accessory structure that the proposed patio will be attached to was built and issued a building permit in 2001 with the setback of 11 feet to the north property line.

As stated in the N-C-L zone district, the proposed accessory patio cover does count towards the allowable floor area for the property.

The location of the proposed patio cover is within the rear and side yard of the property. This part of the yard is allowed to have a six-foot tall fence. There is iron fence surrounding the proposed location. Additionally, there is dense landscaping between the street and fence.

2. Applicant's statement of justification: See petitioner's letter.

3. Staff Conclusion and Findings:

Under Section 2.10.2(H), staff recommends approval and finds that:

- The variance is not detrimental to the neighborhood.
- The proposed patio enclosure matches the existing encroachment of the garage.
- The proposed patio cover is behind a fence and landscaping that obscures the view from the public right of way.
- The patio does not increase the allowable floor area for the property.

Therefore, the variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code contained in Section 1.2.2

4. Recommendation:

Staff recommends approval of APPEAL ZBA2000339



Application Request for Variance from the Land Use Code

The Zoning Board of Appeals has been granted the authority to approve variances from the requirements of Articles 3 and 4 of the Land Use Code. The Zoning Board of Appeals shall not authorize any use in a zoning district other than those uses which are specifically permitted in the zoning district. The Board may grant variances where it finds that the modification of the standard **would not be detrimental to the public good**. Additionally, the variance request must meet at least one of the following justification reasons:

- (1) by reason of exceptional physical conditions or other extraordinary and exceptional situations unique to the property, including, but not limited to physical conditions such as exceptional narrowness, shallowness, or topography, the strict application of the code requirements would result in unusual and exceptional practical difficulties or undue hardship upon the occupant/applicant of the property, provided that such difficulties or **hardship** are not caused by an act or omission of the occupant/applicant (i.e. not self-imposed);
- (2) the proposal will promote the general purpose of the standard for which the variance is requested **equally well or better than** would a proposal which complies with the standard for which the variance is requested;
- (3) the proposal will not diverge from the Land Use Code standards except in a **nominal, inconsequential way** when considered in the context of the neighborhood.

This application is only for a variance to the Land Use Code. Building Code requirements will be determined and reviewed by the Building Department separately. When a building or sign permit is required for any work for which a variance has been granted, the permit must be obtained within 6 months of the date that the variance was granted.

However, for good cause shown by the applicant, the Zoning Board of Appeals may consider a one-time 6 month extension if reasonable and necessary under the facts and circumstances of the case. An extension request must be submitted before 6 months from the date that the variance was granted has lapsed.

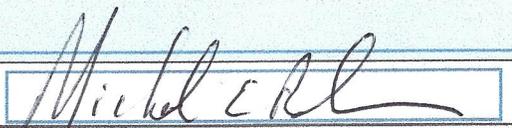
Petitioner or Petitioner's Representative must be present at the meeting

Location: 300 LaPorte Ave, Council Chambers, Fort Collins, CO 80524

Date: Second Thursday of the month **Time:** 8:30 a.m.

Variance Address	1501 Peterson Street	Petitioner's Name, if not the Owner	Blue Pine Construction Inc.
City	Fort Collins, CO	Petitioner's Relationship to the Owner is	Contractor
Zip Code	80524	Petitioner's Address	P.O. Box 1639
Owner's Name	Robert and Sally Linton	Petitioner's Phone #	970-999-2393
Code Section(s)		Petitioner's Email	mike@bluepineconstruction.com
Zoning District	NCL	Additional Representative's Name	
Justification(s)	3. Nominal and inconsequential <input type="checkbox"/>	Representative's Address	
Justification(s)	Additional Justification	Representative's Phone #	
Justification(s)	Additional Justification	Representative's Email	
Reasoning <small>If not enough room, additional written information may be submitted</small>	The garage on the property was previously granted a variance and we would like to build a patio cover on the back of the garage of the same width. The patio cover would not be very visible from outside the back yard and would not have an impact on the neighborhood.		

Date 9-4-2020

Signature 



9-4-2020

City of Fort Collins - Zoning

Application Request for Variance from the Land Use Code adding to previously approved abnormality.

To the members of the zoning board:

Blue Pine Construction Inc. on behalf of Robert and Sally Linton of 1501 Peterson Street Fort Collins, CO 80524 request a variance for the setback on the North (Lake Street) side of the home that sits on the corner of Lake and Peterson streets.

In 2017 a setback variance was granted allowing a detached garage 21' x 22'6" to be built on the property to encroach 4' into the North side setback. The homeowners would like to add a 22'6" x 14' patio cover on the west side of the garage that would maintain the same 4' encroachment for an additional 14' to the West. The setback is set at 15 feet and we are requesting a variance to 11 feet to match the garage on the Lake Street side.

We have included the site plan, permit drawings and engineering already prepared for the project. We also have gotten a Certificate of Appropriateness from Historic Preservation Services. Please see the pictures included in this email. They will show that the patio cover will hardly be visible from the street.

Please let us know if there are any additional questions.

Blue Pine Construction Inc.



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: August 11, 2020

EXPIRATION: August 11, 2021

Robert & Sally Linton
1501 Peterson St.
Fort Collins, CO 80524

Dear Mr. and Mrs. Linton:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Crane Property at 1501 Peterson Street have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Addition onto south elevation of c.2001 garage addition.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

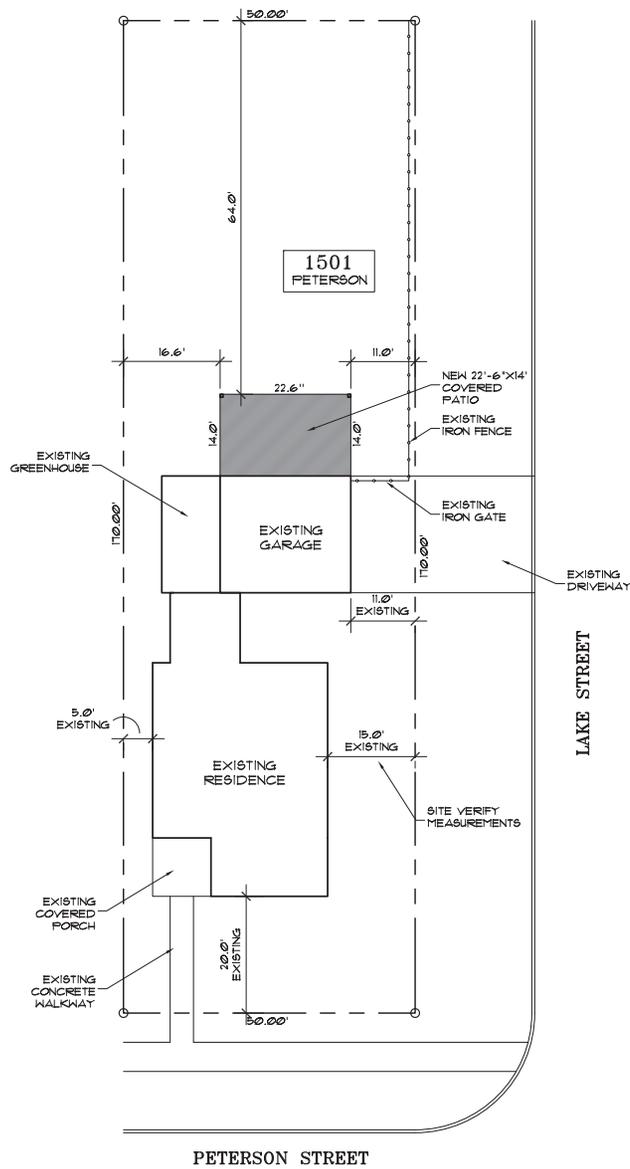
Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i>	Y
SOI #2	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p>The addition is a relatively small covered patio addition to a non-historic garage. The existing garage does convey a stylistic connection to the primary historic house via a pyramidal roof that would be altered by extending the hipped-roof on the garage to the west. However, this addition will not affect the historic house, is not affecting any historic landscape features, and the modification to the non-historic addition will not significantly detract from the historic building.</p>	Y
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The new patio is compatible with the 2001 garage and the overall property, but both are clearly distinguishable as new construction.</p>	Y
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	N/A
SOI #6	<i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i>	N/A
SOI #7	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	N/A
SOI #8	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>Excavation depth for new pavers and pier footings is too shallow for archaeological discoveries to be likely.</p>	N/A

<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The garage addition was constructed in 2001 prior to the property being Landmarked. It is generally compatible with the design of the historic house facing Peterson Street. The patio addition onto the non-historic garage is on a secondary elevation, extends the hipped roof of the 2001 garage to the west allowing the garage addition to retain its design compatibility with the historic building, and will have an overall minimal effect on the property. The overall garage addition is clearly distinguished from the historic house as new construction through the use of modern fenestration and garage doors.</p>	<p>Y</p>
<p>SOI #10</p>	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>The patio addition is being made onto the garage which is a non-historic feature and is reversible without affecting the historic building.</p>	<p>N/A</p>









SITE NOTES

ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS TO AN APPROVED RECEPTOR OR EQ.

CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER PRIOR TO EXCAVATIONS.

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR NOTIFY THE DESIGNER IMMEDIATELY.

(T.O.F.) INDICATES MINIMUM TOP OF FOUNDATION.

ANY GRADING SHOWN IS ONLY A GUIDE AND SHALL NOT BE USED FOR CALCULATING EXACT EXCAVATION QUANTITIES.

AN OPEN HOLE INSPECTION PERFORMED BY A LICENSED CIVIL ENGINEER IS HIGHLY RECOMMENDED TO VERIFY THAT SOILS ENCOUNTERED MATCHES THAT DESCRIBED IN THE SOILS REPORT.

WHERE DRAINS OCCUR THE DRAIN SHALL BE RUN TO DAYLIGHT WITH A SLOPE OF AT LEAST 1/4" PLF. AS AN ALTERNATIVE, THE DRAIN MAY BE RUN TO A SUMP, THEN PUMPED AWAY FROM THE FOUNDATION.

ALL EXTERIOR CONC. FLATWORK TO BE A MIN. (4" THICK 3000 PSI CONC. W/ FIBER MESH) OVER 2" THICK GRAVEL OR COMPACTED SAND BASE OVER PROPERLY COMPACTED GRADE. VERIFY FINISH W/ OWNER.

SITE PLAN IS BASED UPON IMPROVEMENT SURVEY FLAT DRAWING PROVIDED BY CITY OF FORT COLLINS PUBLIC RECORDS, DATED MAY 4, 2020

ALL MATERIALS TO BE DISPOSED OF OFF-SITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.



1 SITE PLAN
1" = 10'-0"

ISSUE/REVISION	ISSUED FOR PERMIT
DATE	07/31/20



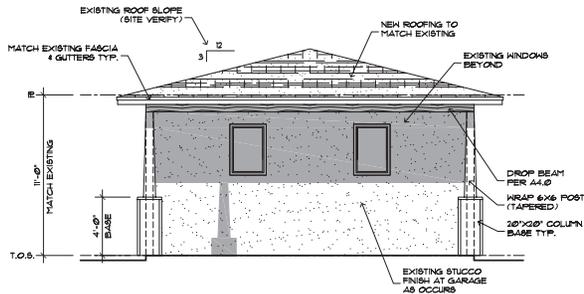
STUDIODESIGN@GMAIL.COM
970-584-8871
DE MARLA ESPANOL

NEW PATIO COVER:
LINTON RESIDENCE
1501 PETERSON STREET
FORT COLLINS, COLORADO

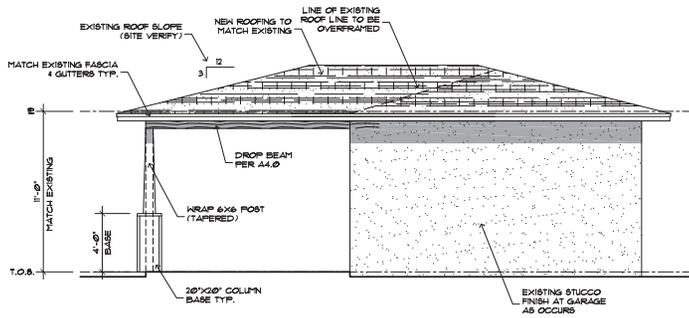
THIS PLAN DRAWING AND COVER SHEET IS THE PROPERTY OF SGG DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT, LOCATION AND PERIOD INDICATED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SGG DESIGN, LLC. ALL DIMENSIONS AND NOTES ARE TO BE CONSIDERED AS PART OF THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND NOTES TO THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	03-08-20
DESIGN BY	MR. GOMEZ
CHECKED BY	J.C. GOMEZ
SHEET	A2.0

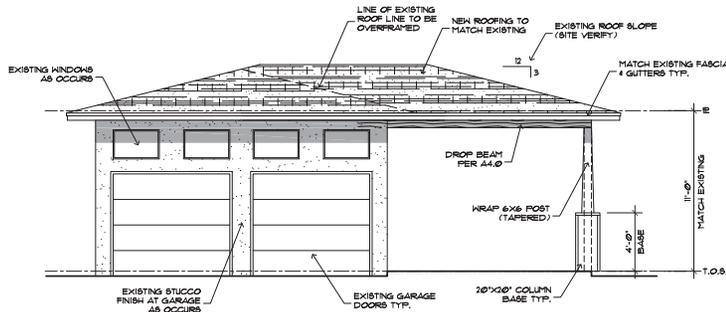
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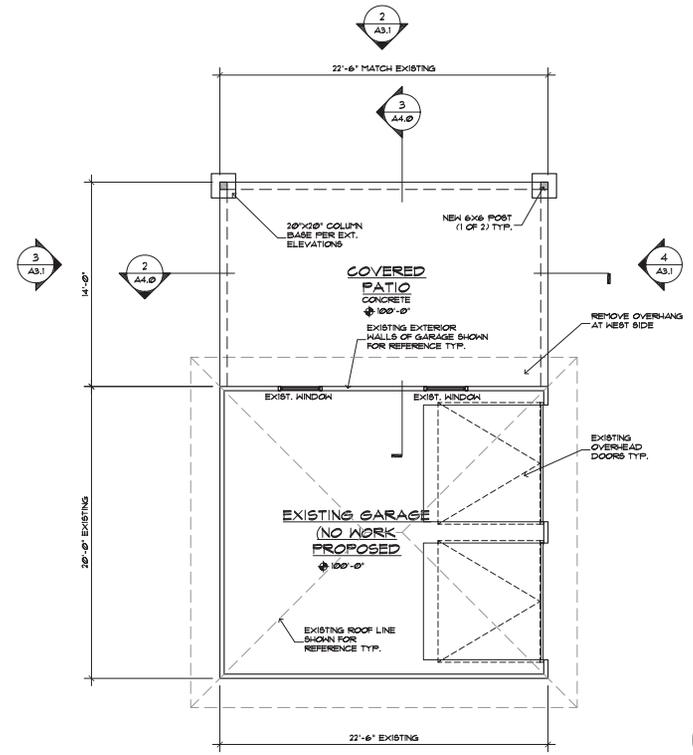
2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



1 PATIO FLOOR PLAN / POST LOCATIONS
1/4" = 1'-0"



ISSUE/REVISION	
DATE	07/31/20
ISSUED FOR PERMIT	



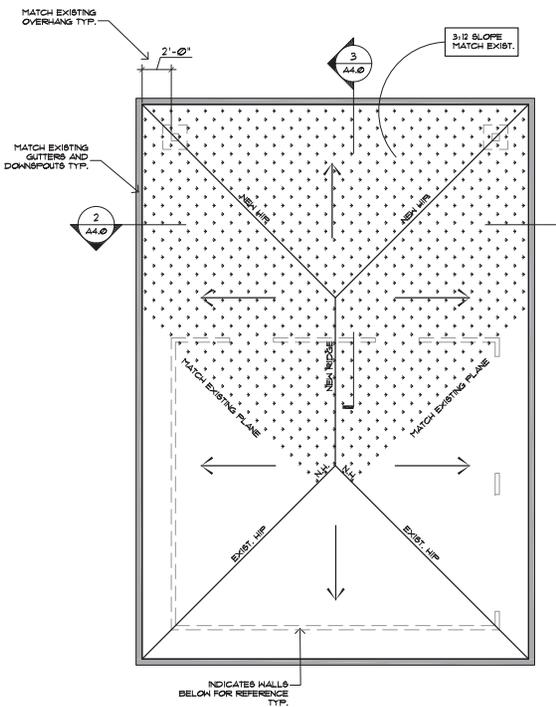
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NEW PATIO COVER:
LINTON RESIDENCE
1501 PETERSON STREET
FORT COLLINS, COLORADO

THIS INFORMATION CONTAINS THE DESIGNER'S PROFESSIONAL OPINION FOR USE ONLY FOR THE PROJECT, LOCATION AND CONDITIONS SPECIFICALLY IDENTIFIED HEREIN. THE DESIGNER DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS OR SUFFICIENCY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY INFORMATION PROVIDED BY OTHERS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF THE USE OF THIS INFORMATION FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING REAL PROPERTY, ARISING FROM THE USE OF THIS INFORMATION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING REAL PROPERTY, ARISING FROM THE USE OF THIS INFORMATION.

DATE	03-08-20
DESIGN BY	MR. GOMEZ
CHECKED BY	J.C. GOMEZ
SHEET	A3.1

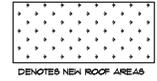
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ROOF NOTES

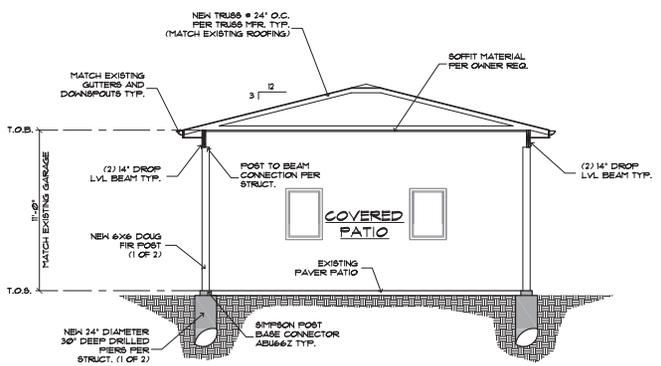
ROOF ASSEMBLIES SHALL COMPLY WITH CHAPTER 9, IRC.
 UNDERLAYMENT TO BE (2) LAYERS OF 30" FELT.
 ICE BARRIER: 2 LAYERS OF SELF ADHERED SHEETS SHALL BE INSTALLED AT ALL EAVES AND EXTEND FROM THE LOWEST EDGES OF ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING PER SEC. 909B.
 ALL SHEET METAL ROOF PENETRATIONS TO BE PAINTED TO MATCH COLOR OF HOST ADJACENT ROOFING.
 ALL VALLEYS TO HAVE CONTINUOUS SHEET METAL / SELF ADHERED FLASHING OR EQUAL. THEY MUST ALSO BE A CLOSED TYPE INSTALLATION.
 DISCHARGE DOWNSPOUTS A MINIMUM OF 4 FEET AWAY FROM FOUNDATION.

ROOF LEGEND

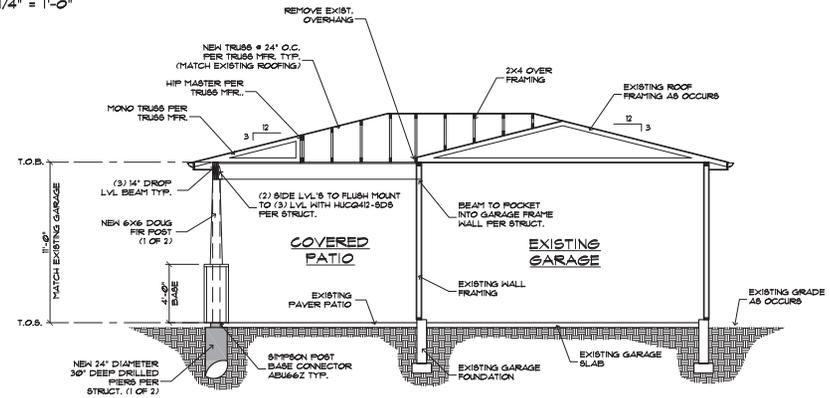


N.H. = NEW HIP
 E.H. = EXISTING HIP

1 ROOF DRAINAGE PLAN
 1/4" = 1'-0"



2 BUILDING SECTION
 1/4" = 1'-0"



3 BUILDING SECTION
 1/4" = 1'-0"

ISSUE/REVISION	ISSUED FOR PERMIT
DATE	07/31/20

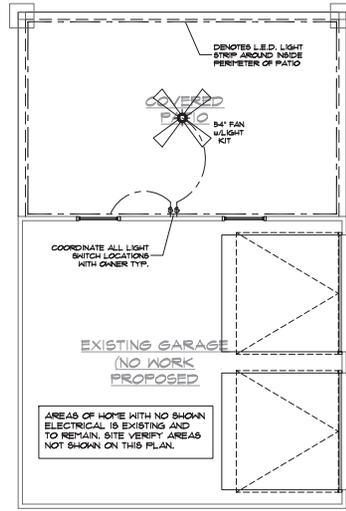
STUDIO G DESIGN, LLC
 970 584 8871
 SE MANLA ESPANOL, CO
 970 584 8871
 SE MANLA ESPANOL, CO

NEW PATIO COVER:
 LINTON RESIDENCE
 1501 PETERSON STREET
 FORT COLLINS, COLORADO

DESIGN BY: MR. GOMEZ
 CHECKED BY: J.C. GOMEZ
 SHEET **A4.0**

DATE: 09-28-20
 DESIGN BY: MR. GOMEZ
 CHECKED BY: J.C. GOMEZ
 SHEET **A4.0**

© 2020 STUDIO G DESIGN, LLC



1 PROPOSED PATIO ELECTRICAL PLAN
1/4" = 1'-0"

CONTRACTOR AND/OR OWNER TO PERFORM A "WALK-THRU" WITH ELECTRICIAN PRIOR TO ANY INSTALLATION

ELECTRICAL NOTES

1. PROVIDE SEPARATE CIRCUIT FOR BASEMENT FOR USE IN FUTURE CONSTRUCTION
2. ALL SWITCHES TO BE MOUNTED AT 48" AFF. (MAX).
3. ALL OUTLETS, UNO, TO BE MOUNTED AT 18" AFF.
4. LAYOUT IS SCHEMATIC ONLY-ACTUAL ELECTRICAL DESIGN BY OTHERS AND SHALL COMPLY TO ALL LOCAL CODES.
5. PROVIDE SMOKE AND CO2 DETECTORS-TYP THROUGHOUT. DETECTORS TO BE HARD WIRED W/ BATTERY BACK-UP.
6. ALL HOT WATER PIPING TO BE THOROUGHLY INSULATED.
7. RECEPTACLE OUTLETS MUST BE INSTALLED IN HABITABLE ROOMS SO THAT NO POINT ALONG THE FLOOR LINE IN ANY HALL, SPACE 2' OR MORE IN LENGTH IS MORE THAN 6', MEASURED HORIZONTALLY FROM AN OUTLET.
8. IN KITCHEN AND DINING AREAS, ELECTRICAL RECEPTACLES MUST BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12" SO THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET. PROVIDE AT LEAST ONE OUTLET AT ISLAND WITH TOP GREATER THAN 12"
9. PROVIDE GROUND FAULT PROTECTION AT THE FOLLOWING LOCATIONS:
BATHROOMS
EXTERIOR CONDITIONS
NON-DEDICATED GARAGE AND BASEMENT CONDITIONS
KITCHEN COUNTERTOP
WITHIN 6' OF WETBAR SINKS
- GFCI PROTECTION IS ALSO REQUIRED FOR ELECTRICAL EQUIPMENT IN WHIRLPOOL TYPE TUBS.
10. PROVIDE TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS FOR ALL RECEPTACLE OUTLETS IN KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS. THESE CIRCUITS MUST SERVE NO MORE THAN THREE OUTLETS AND HAVE NO OTHER OUTLETS CONNECTED.
11. NO MORE THAN 8 ELECTRICAL OUTLETS MAY BE CONNECTED TO A 15 AMPERE BRANCH CIRCUIT (10 PER 20 AMPERE CIRCUIT).
12. LIGHT FIXTURES IN CLOTHES CLOSETS MUST COMPLY WITH LOCAL 4 CURRENT ELECTRICAL CODES
13. PROVIDE AN ELECTRICAL LIGHT IN ALL ATTIC AND CRAWL SPACES REQUIRING ACCESS FOR SERVICING OF EQUIPMENT. THE CONTROL SWITCH MUST BE LOCATED BY THE FRONT OF ACCESS AND A DUPLEX GFCI-PROTECTED ELECTRICAL SERVICE RECEPTACLE MUST BE PROVIDED AT OR NEAR THE EQUIPMENT.
14. THE GROUNDING ELECTRODE SYSTEM SHALL INCLUDE AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20' OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTROLYTICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2" DIAMETER OR CONSISTING OF AT LEAST 20 FT OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 2.
15. COORDINATE WITH POWER AUTHORITY TO LOCATE ELECTRICAL PANEL.

ELECTRICAL LEGEND

⊕ 110v OUTLET	⊕ 4-PLEX OUTLET	⊙ CEILING MOUNTED LIGHT FIXTURE
⊕ 220v OUTLET	⊕ GROUND FAULT INTERRUPTED	⊙ WALL MOUNTED LIGHT FIXTURE
⊕ WEATHER PROOF 110v	⊕ ABOVE COUNTER GFI OUTLET	⊙ HANGING CEILING LIGHT FIXTURE WITH BLOCKING TO SUPPORT 100 LB. MIN.
⊕ 1/2 HOT (SWITCHED) 110v OUTLET		⊙ CEILING FAN
⊕ FLOOR OUTLET 110v		⊙ RECESSED CEILING MOUNTED CAN LIGHT
⊕ CEILING MOUNTED OUTLET 110v		⊙ WALL SCONCE
⊕ SINGLE POLE SWITCH		⊙ FLUORESCENT TUBE LIGHT FIXTURE (SIZE PER PLAN)
⊕ 3-WAY SWITCH	⊕ OUTDOOR SPEAKERS	⊙ FANS PROVIDED BY OWNER
⊕ 4-WAY SWITCH	⊕ SECURITY LIGHTING	⊕ FAN / LIGHT COMBINATION
⊕ DIMMER SWITCH	⊕ SMOKE DETECTOR	⊕ PENDANT LIGHT
⊕ CABLE T.V. COAXIAL		
⊕ TELEPHONE / DATA		

ISSUE/REVISION	ISSUED FOR PERMIT
DATE	07/31/20



STUDIO G DESIGN, LLC
970 584 8871
DE MARLA ESPANOL

NEW PATIO COVER:
LINTON RESIDENCE
1501 PETERSON STREET
FORT COLLINS, COLORADO

THIS PROJECT HAS BEEN REVIEWED FOR CONFORMANCE WITH THE ELECTRICAL CODES AND ALL APPLICABLE REGULATIONS. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN CONFORMANCE WITH THE ELECTRICAL CODES AND ALL APPLICABLE REGULATIONS. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN CONFORMANCE WITH THE ELECTRICAL CODES AND ALL APPLICABLE REGULATIONS. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN CONFORMANCE WITH THE ELECTRICAL CODES AND ALL APPLICABLE REGULATIONS.

DATE	03-08-20
DESIGN BY	MR. GOMEZ
CHECKED BY	J.C. GOMEZ
SHEET	E-1

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July 31, 2020

Project No: 2925-13-20

Blue Pine Construction, Inc.
P.O. Box 1639
Wellington, CO 80549
Attn: Mike Bockelman



**Re: Lot 20, Block 8, L.C. Moore's Second Addition; Fort Collins, Colorado
1501 Peterson Street
Patio Cover**

Dear Mr. Bockelman,

This letter supplements the plans for the patio cover project at the above referenced site prepared by Studio G Design, LLC. It is our understanding that the above referenced plans were submitted for permit and that the City of Fort Collins requires an engineer's evaluation letter regarding the patio cover project. The following is a summary of discussion items specific to this project.

GENERAL INFORMATION AND UNDERSTANDINGS:

- The patio cover is being attached to an existing garage structure. The existing garage was built in 2001/2002 under permit # B0106512 according to City of Fort Collins Building Department records. Foundation and structural plans for the existing garage were not available for our review.
- A portion of the patio cover plans prepared by others are attached for immediate reference and have been redlined by Shear Engineering Corporation to match existing conditions and our below recommendations.
- Based upon on-site measurements taken on Thursday, July 30, 2020, the length of the patio cover will match the length of the existing west garage wall which is approximately 22'-6" (plans show 24'-0"). The width of the patio cover will be 14'-0" to the post with a 24" overhang (plans show 16'-0" to the post with a 24" overhang). Our analysis and recommendations use the on-site measurements listed above.
- Current design building code for the City of Fort Collins is the 2018 International Residential Code (IRC) and 2018 International Building Code (IBC). Design loads and assumptions based on current code and local amendments are as follows:
 - Roof Snow Load: 30 pounds per square foot
 - Roof Dead Load: 15 pounds per square foot
 - Wind Speed (Vult): 140 miles per hour, 3-second gust, Exposure B
 - Minimum Frost Depth: 30 inches
 - Seismic: B (Design Category)

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July 31, 2020

Project No: 2925-13-20

**Re: Lot 20, Block 8, L.C. Moore's Second Addition; Fort Collins, Colorado
1501 Peterson Street
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PATIO COVER INFORMATION AND RECOMMENDATIONS:

Based on our review of the plans provided by others, our on-site documentation, and analysis of the anticipated peak loading conditions, Shear Engineering Corporation provides the following recommendations regarding the proposed patio cover.

- The front (west) 22'-6" span beam shall be a triple (3) 1 3/4" x 14" LVL.
- The two (2) side (north and south) 14'-0" span beams shall be double (2) 1 3/4" x 14" LVL.
- Posts shall be min. 6x6 Doug. Fir with a Simpson ABU66Z post base.
- The front triple (3) 1 3/4" x 14" LVL shall fully bear on each 6x6 post with (2) Simpson LCE4 post caps (one east side of post / one west side of post).
- The side double (2) 1 3/4" x 14" LVL beams shall hanger to the triple (3) 14" LVL beam with Simpson HUCQ412-SDS concealed flange hangers. Do not install hanger fasteners where the hanger overlaps with the LCE4 post cap.
- The side double (2) 1 3/4" x 14" LVL beams shall pocket in the existing 2x4 garage frame wall with a minimum of three (3) 2x4 studs below. The beams shall be strapped to the stud columns with one (1) Simpson HTS20 twist strap per beam.
- Roof trusses are designed by Fort Collins Truss. A preliminary truss layout is attached for reference. Roof truss to beam connections shall be as specified by the truss designer.
- The two (2) new pier footings shall be minimum 24" diameter x 30" below grade and shall be reinforced with 4- #4 vertical rebar and three (3) #3 hoop ties spaced evenly.
- A portion of the existing garage foundation was exposed during our Thursday, July 30, 2020 site visit. Based on our observations, it is our assumption that the existing garage foundation consists of an 8" thick concrete wall over an 8"x12" continuous footing bearing 30" below grade. It is our opinion that the existing foundation is capable of supporting the patio cover.
- All other aspects of the patio cover construction shall be per the plans by others and per City of Fort Collins Building Code requirements.

If you have any questions concerning this letter, please call us at (970) 226-5334.

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July 31, 2020

Project No: 2925-13-20

**Re: Lot 20, Block 8, L.C. Moore's Second Addition; Fort Collins, Colorado
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Sincerely,

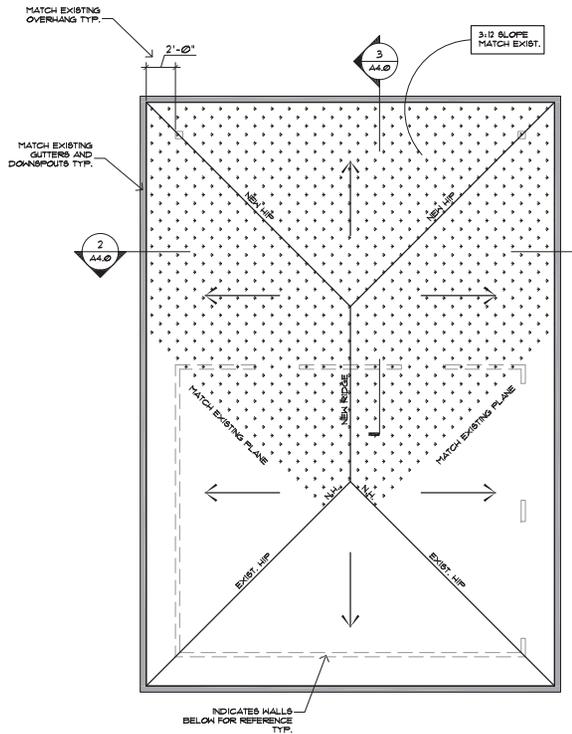


Brian A. Bruckbauer, P.E.
Shear Engineering Corporation

BAB / bws

attachments

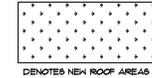
cc: City of Fort Collins Building Department



ROOF NOTES

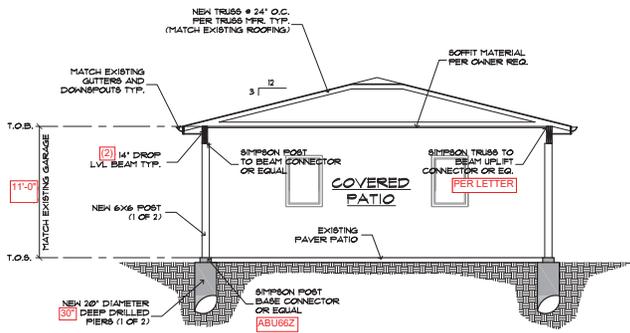
ROOF ASSEMBLIES SHALL COMPLY WITH CHAPTER 9, IRC.
 UNDERLAYMENT TO BE (2) LAYERS OF 30# FELT.
 ICE BARRIER: 2 LAYERS OF SELF ADHERED SHEETS SHALL BE INSTALLED AT ALL EAVES AND EXTEND FROM THE LOWEST EDGES OF ROOF SURFACES TO A POINT AT LEAST 24 INCHER INSIDE THE EXTERIOR WALL LINE OF THE BUILDING PER SEC. 905B.
 ALL SHEET METAL ROOF PENETRATIONS TO BE PAINTED TO MATCH COLOR OF MOST ADJACENT ROOFING.
 ALL VALLEYS TO HAVE CONTINUOUS SHEET METAL / SELF ADHERED FLASHING OR EQUAL. THEY MUST ALSO BE A CLOSED TYPE INSTALLATION.
 DISCHARGE DOWNSPOUTS A MINIMUM OF 4 FEET AWAY FROM FOUNDATION.

ROOF LEGEND

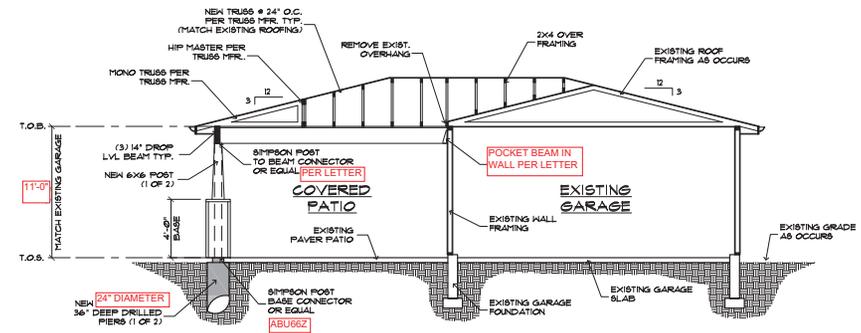


N.H. = NEW HIP
 E.H. = EXISTING HIP

1 ROOF DRAINAGE PLAN
 1/4" = 1'-0"



2 BUILDING SECTION
 1/4" = 1'-0"



3 BUILDING SECTION
 1/4" = 1'-0"

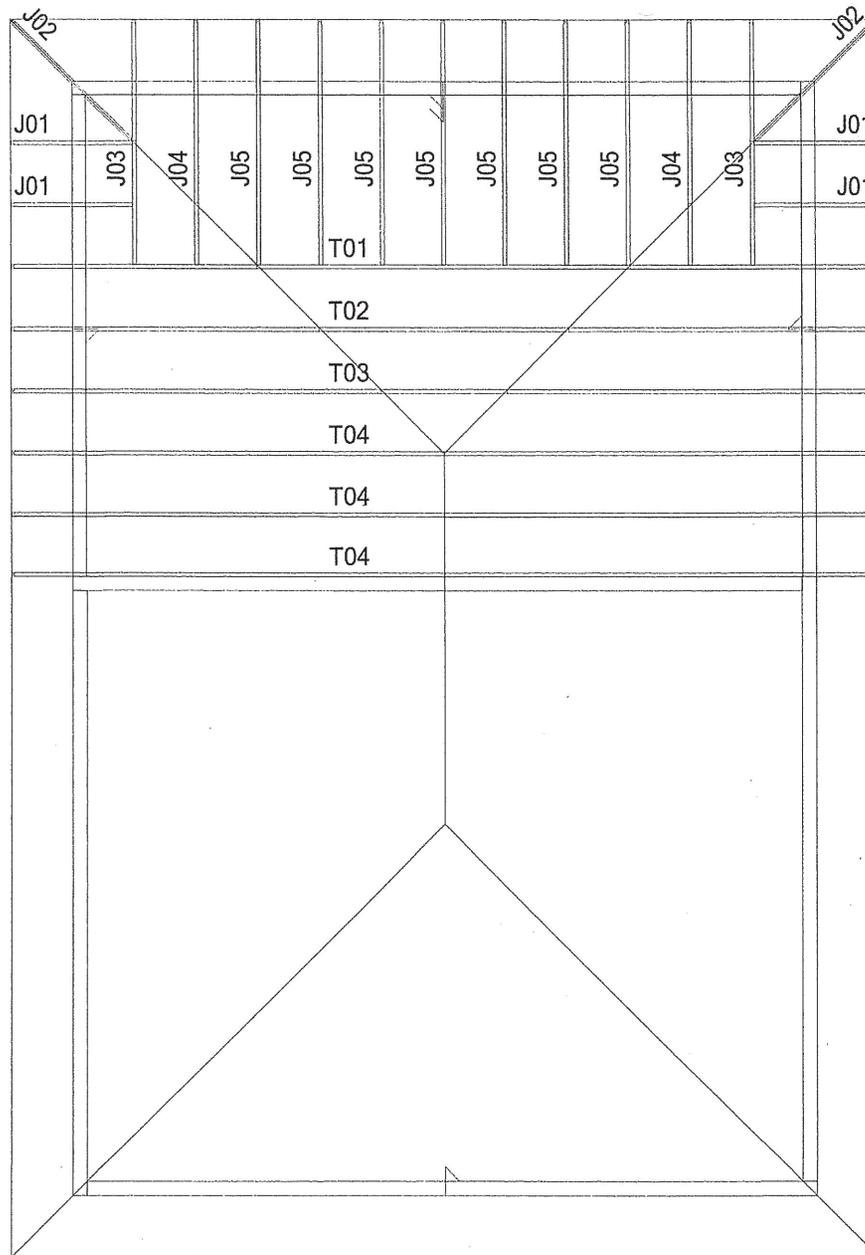
ISSUE/REVISION	ISSUED FOR PERMIT
DATE	06/16/20



NEW PATIO COVER:
 LINTON RESIDENCE
 1501 PETERSON STREET
 FORT COLLINS, COLORADO

THIS PROJECT IS THE PROPERTY OF SGG STUDIO & DESIGN, LLC. NO PART OF THIS PROJECT, UNLESS OTHERWISE SPECIFICALLY PERMITTED, IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS PROJECT IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO THE USER'S SATISFACTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO THE USER'S SATISFACTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO THE USER'S SATISFACTION.

DATE: 06-16-20
 DESIGN BY: MR. GOMEZ
 CHECKED BY: J.C. GOMEZ
 SHEET
A4.0



General Notes



Fort Collins Truss
 PH: 970-484-7313 FX: 970-491-9842
 TOLL FREE: 888-878-7748

Linton Patio Cover

1501 Peterson St

Fort Collins

Designed By: Alex Erickson	
Roof Sqft: 1154	
No.	Revision/Issue Date

FORT COLLINS TRUSS
 201 NW FRONTAGE ROAD
 FORT COLLINS, CO 80524-
 Ph: (970) 484-7313 Fax: (970) 491-9842

Roof Loading	Floor Loading
TC Live: 30 psf	TC Live: 40 psf
TC Dead: 10 psf	TC Dead: 10 psf
BC Live: 0 psf	BC Live: 0 psf
BC Dead: 10 psf	BC Dead: 10 psf
Total Load: 50 psf	Total Load: 60 psf
DOL: 115 %	DOL: 100 %

Project	Sheet
00721	
Date	
07/30/2020	
Scale	
1/6"=1' 0"	









