

**ZONING BOARD OF ADJUSTMENT  
IN AND FOR THE CITY OF LOVELAND, COLORADO**

**Variance Application of Barry Floyd for 701 W 10<sup>th</sup> Street, Loveland, Colorado**

**FINDINGS AND DETERMINATIONS OF HEARING OFFICER**

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**Regarding:** A variance request at 701 W 10<sup>th</sup> Street, Loveland, Colorado. The applicant, Barry Floyd ("Applicant"), seeks a variance to increase the allowable square footage for an accessory structure from 900 sqft to 1200 sqft, and increase the allowable cumulative square footage of all on-site accessory structures from 900 sqft to 2145 sqft ("Variance").

The above matter came to be heard on December 19, 2018, by Pat McFall, Hearing Officer designated by the Zoning Board of Adjustment pursuant to Section 18.60.060 of the Loveland Municipal Code.

Appearing at the hearing for the Applicant was Barry Floyd. Appearing for the City of Loveland was Caleb Jackson, Planner ("City Staff").

The following exhibits were received in the ZBA packet and are accepted by the Hearing Officer as relevant evidence: Staff Report dated December 19, 2018 ("Staff Report"), including without limitation, Recommended Conditions of approval identified in Section IX, and Attachments 1-4 identified in Section II of the Staff Report.

The Hearing Officer has considered the presentation by City Staff and Applicant at the hearing, invited public comment, and has reviewed the Staff Report. Pursuant to Chapter 18.60 of the Loveland Municipal Code, the Hearing Officer hereby

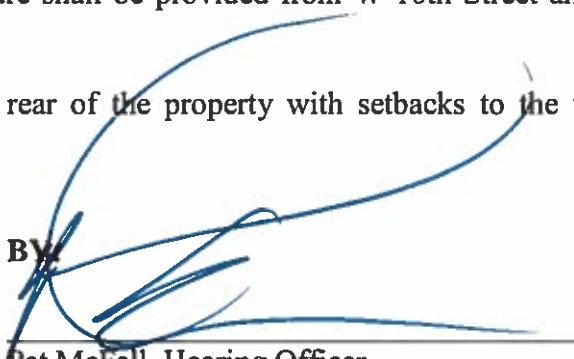
**FINDS:**

1. That proper notice of the hearing was given.
2. That the Findings and Analysis of the Staff Report in relation to the required findings and conditions of Chapter 18.60 to authorize the Variance are hereby adopted as the findings of the Hearing Officer and incorporated herein by reference, subject to the conditions set forth below.

**NOW, THEREFORE, IT IS ORDERED BY THE HEARING OFFICER DESIGNATED BY THE BOARD that the application by Applicant for the Variance be and hereby is, APPROVED, subject to the following conditions:**

1. Primary access to the garage structure shall be provided from W 10th Street and not from the alley.
2. The garage shall be located at the rear of the property with setbacks to the west and north property lines of five feet.

Dated this 19th day of December, 2018.

  
BY  
Pat McFall, Hearing Officer