

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

**Variance Application of Jeff Woolsey, on behalf of Doug Lewis for 212 North Grant  
Avenue, Loveland, Colorado**

**FINDINGS AND DETERMINATIONS OF HEARING OFFICER**

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**Regarding:** A variance request at 212 North Grant Avenue, Loveland, Colorado. The applicant, Doug Lewis, on behalf of Jeff Woolsey (“Applicant”), seeks a variance to allow a reduction in the rear setback for a detached accessory building from 15 feet to 5 feet (“Variance”).

The above matter came to be heard on April 1, 2018 by Milo Hovland, Hearing Officer designated by the Zoning Board of Adjustment pursuant to Section 18.13.203 of the Loveland Municipal Code.

Appearing at the hearing for the Applicant was Doug Louis. Appearing for the City of Loveland was Lena Butterfield, Planning Technician (“City Staff”).

The following exhibits were received in the ZBA packet and are accepted by the Hearing Officer as relevant evidence: Staff Report dated April 1, 2018 (“Staff Report”), including without limitation, Recommended Conditions of approval identified on page 7 and Attachments A-G identified in 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 18.14.02 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 Section VIII of the Staff Report in relation to the required findings and conditions of Chapter 18.17.1507 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. Prior to issuance of a building permit, lots 13-15 shall be combined through a Unity of Title.
2. The height of the garage shall be limited a maximum of to 13 feet measured from grade to the peak of the roof.

Dated this 4th day of April, 2019. **BY:**



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Milo Hovland, Hearing Officer