

---

## Public Hearing Notice Letter

Date: **April 27, 2019**

Dear Property Owner:

This is a notice that a public hearing will be held to discuss the following proposal in your neighborhood.

### Application and Meeting Information

Public Hearing Board:	Zoning Board of Adjustment
Application:	Variance
Project Case Number:	PZ #19-00060
Project Name:	4177 Roaring Fork Drive Setback Variance
Meeting Date and Time:	<b>May 13, 2019 at 6:30 p.m.</b>
Meeting Location:	City Council Chambers, 500 E. Third Street, Loveland, Colorado
Applicant Name:	Adam Carriker

### Project Description

Summary of Proposed Development:	The requested variance is to allow for construction of a detached accessory dwelling (1,250 square foot footprint) within a 115 foot setback established with the Horseshoe Lake First Subdivision and Horseshoe Lake First Subdivision Final Development Plan. The proposed accessory building would be setback from the rear property line 68 feet at its closest point.
General Location:	North of E. 37 <sup>th</sup> Street, west side of Roaring Fork Drive on the Horseshoe Lake Peninsula.
Property Address:	4177 Roaring Fork Drive
Existing Zoning:	P-34: Horseshoe Lake, Planned Unit Development (PUD)
Legal Description:	Lot 7, Block 1 – Horseshoe Lake First Subdivision
Additional Information:	Additional information on the project is available through the Current Planning Division by contacting Troy Bliss, (970) 962-2579, <a href="mailto:Troy.Bliss@cityofloveland.org">Troy.Bliss@cityofloveland.org</a>

All interested parties may appear and speak on the matter at the public hearing and/or file written comments with the Current Planning Division. Please direct all communications/correspondence to Troy Bliss, (970) 962-2579, [Troy.Bliss@cityofloveland.org](mailto:Troy.Bliss@cityofloveland.org)

Per Division 18.14.404 of the Unified Development Code (UDC), property owners within a 150-foot radius of 4177 Roaring Fork Drive were mailed notice of the hearing. The right to appeal a Zoning Board of Adjustment decision may be limited by Division 18.14.05 of the UDC.

If you have any questions regarding the proposed project, please contact: **Adam Carriker** at [carrikers@hotmail.com](mailto:carrikers@hotmail.com) If you have questions regarding the City process, please contact **Troy Bliss**, (970) 962-2579, [Troy.Bliss@cityofloveland.org](mailto:Troy.Bliss@cityofloveland.org)

Sincerely,

Adam Carriker  
Property Owner  
4177 Roaring Fork Drive



*Vicinity Map (top center), 115 foot setback map (bottom left), and Proposed Accessory Dwelling (bottom right)*

