

Neighborhood Meeting and Public Hearing Notice Letter

February 6, 2020

Dear Property Owner:

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

Public Hearing Information

Public Hearing Board:	Zoning Board of Adjustment Hearing Officer
Application:	Variance
Project Case Number:	PZ# 19-00228
Project Name:	Zion Lutheran Church Variance
Meeting Date and Time:	February 24, 2020 at 4:00 pm
Meeting Location:	City of Loveland Development Center 410 E 5 th St, EOC
Applicant Name:	Rick Hazel

Project Description

Summary of Proposed Development:	Zion Lutheran Church is proposing to build a fireplace and pergola structures just outside their south main entry to the church along East 16th Street. The existing steeple would be demolished with the addition of the fireplace and pergola.
General Location:	E 16 th St and Madrone Dr See the attached vicinity map
Property Address:	815 E 16 th St
Existing Zoning:	R1e - Established Low-Density Residential
Legal Description:	TR 1, SILVER LAKE 1ST, LOV
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

All interested parties may appear and speak on the matter at the neighborhood meeting or the public hearing and/or file written comments with the Current Planning Division.

The right to appeal a Planning Commission decision may be limited by Division 18.14.05, Appeals, in the Loveland Unified Development Code.

Appeal Dates

Decision Date:	February 24, 2020
Appeal Deadline:	March 9, 2020 at 4:30 pm is the last day to appeal the Zoning Board of Adjustment Hearing Officer's decision.

Appeal Information

Purpose	The appeal procedures specified in Division 18.14.05 of the Loveland Municipal Code provides an opportunity for affected parties to seek review of a final decision of the Planning Commission to ensure that the decision is correct.
Party Status	Appeals may be brought only by the following parties: 1. An adjoining property owner; or 2. A property owner who received this mailed notice and either attended the neighborhood meeting or Planning Commission meeting and either participated in the public hearing or provided written comments to the Current Planning Division before the Planning Commission's decision.
Initiation of Appeal	An appeal of the Planning Commission's decision must be initiated by filing a petition on the form provided by the City and submitting the required fee to the Current Planning Division. The petition must contain all of the information specified in Section 18.14.05.04 of the Loveland Municipal Code.
Threshold Review	Once a petition is filed, the Director will confer with the City Attorney to ensure that the petitioner has party status, as described above, and there is sufficient detail in the petition to put the City on notice as to the legal basis of the appeal. If the Director finds that the petitioner does not have party status or that the petition lacks the required information, the Director will deny the appeal, notify the petitioner, and return the submitted appeal fees. If the Director finds that the petitioner has party status and the petition includes the required level of specificity, the Director will notify the petitioner of the acceptance, place the item on the agenda for the City Council, and notify the petitioner that the petitioner must provide mailed notice as specified in the Loveland Municipal Code.
Standards for Review	The scope of the appellate review is limited to the issues raised in the petition. Issues that are not described or obviously implied by the petition will not be considered. New evidence cannot be introduced on appeal.
City Council Decision	After review of the record and arguments advanced on appeal, the City Council will determine whether the Director's decision was correct based on the applicable Code provisions. The City Council's decision represents the final decision by the City.

If you have any questions regarding the proposed project, please contact: **(Richard Hazel, 970-669-8220, rick@hauserarchitectspc.com)**. If you have questions regarding the City process, please contact **Lena Butterfield, 970-962-2580, Lena.Butterfield@cityofloveland.org**.

Sincerely,

Richard J. Hazel
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Hauser Architects P.C.
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VICINITY MAP

