



AGENDA

Zoning Board of Adjustment - Public Hearing

4:00 PM - April 27, 2020

Zoom Conference

I. REMOTE PUBLIC HEARING

Please note that this public hearing will be conducted remotely, with access to the public hearing provided through Zoom video conferencing software. This hearing may be viewed via Channel 16, or online at www.loveland.viebit.com.

II. CALL TO ORDER

This Hearing will be conducted by Zoning Board of Adjustment Hearing Officer Milo Hovland.

III. REGULAR AGENDA

1. **2004 W. Eisenhower Boulevard [PZ #19-00221] - *Approximate start time 4:00 PM***

This is a public hearing to consider a variance request to reduce the required 25 foot front setback in the B-Developing Business District to 6 feet in order to accommodate redevelopment of the subject parcel for 2 drive-through uses and a third commercial tenant. The subject parcel is shallow in depth, which makes commercial development challenging and compliance with setback requirements infeasible.

City staff believes the findings listed in the Staff report dated April 27, 2020 can be met and is recommending approval.

[2004 W Eisenhower ZBA Staff Report](#)
[2004 W. Eisenhower Variance Presentation](#)

2. **1229 E. 3rd Street - Accessory Dwelling Unit [PZ# 20-00015] - *Approximate start time 4:30 PM***

This is a public hearing to consider a variance request for a reduction of the rear and side yard setback to allow for an accessory dwelling unit to remain in place.

City staff believes the findings listed in the Staff report dated April 27, 2020 can be met and is recommending approval.

[1229 E 3rd Street ZBA Staff Report](#)

1229 E 3rd Street Presentation

IV. ADJOURNMENT

Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADACoordinator@cityofloveland.org or 970-962-3319 .

Notificación en contra de la discriminación

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en TitleSix@cityofloveland.org o al 970-962-2372 . La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org o al 970-962-3319 .

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: cityofloveland.org

Password to the public wireless network (colquest) is accesswifi

ZONING BOARD OF ADJUSTMENT

VARIANCE HEARING PROCESS

Public Hearing Procedures

The purpose of a public hearing is for the Zoning Board of Adjustment (ZBA) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing. The public hearing is a formal process that is typically conducted by a hearing officer appointed by the Loveland Planning Commission. Below is the hearing sequence as followed by the hearing officer.

REMOTE PARTICIPATION:

Please note that this public hearing will be conducted remotely, with access to the public hearing provided through Zoom video conferencing. To participate in the meeting, please call (253) 215-8782 or (301) 715-8592. When prompted, enter meeting ID: 763 517 268

- The moderator will ask for each caller's name and address, which will be recorded, and will confirm their phone number. The moderator will ask each caller whether they wish to speak during public comment. When the public comment portion of the hearing begins, the moderator will unmute each caller in order, and the caller will be given three minutes to speak.
- The hearing may be viewed live online via www.loveland.viebit.org and on television via Channel 16.

1. Variance item is recognized by the Hearing Officer

(Hearing Officer will describe the remote participation process.)

2. Staff presentation

(City Planning staff provides an introduction, a summary of the requested variance and a recommended motion for approval or denial. The staff powerpoint and report were made available to the public upon request and on the City's website. Staff will share their powerpoint via screen share for the video participants.)

3. Applicant presentation

(Applicant or Applicant's representative introduce themselves, explain the variance request, and present the case in support of the variance request. Any materials to be presented by the Applicant were provided to the City prior to the hearing and have been made available to the public upon request and on the City's website. The City will pull up those materials (if any) via screen share for viewing.)

4. Public comment

(The Hearing Officer will allow each caller to speak in turn and will set a time limit for all speakers. The moderator will unmute the caller whose turn it is to speak and will mute them when their time limit is up. Callers should introduce themselves and provide their name. All questions and comments should be directed to the Hearing Officer. The Hearing Officer will direct any questions to staff or to the applicant after closing public comment.)

5. Close public comment

(No more public questions or comments are considered from this point forward. All callers will remain muted for the remainder of the hearing.)

6. Applicant or staff response

(The Hearing officer directs any questions to City staff or the Applicant, as appropriate. The City will share any pertinent materials on behalf of City staff or the Applicant if requested.)

7. Hearing Officer states decision

(The Hearing Officer may approve, approve with conditions, disapprove, continue the hearing to a specific date, or forward the matter to the full Zoning Board of Adjustment.)

*** Note that the Hearing Officer may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.**