
Public Hearing Notice Letter

Date: **March 22, 2024**

Dear Property Owner:

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

Application and Meeting Information

Public Hearing Board:	Zoning Board of Adjustment Hearing Officer
Application:	Variance
Project Case Number(s):	PZ-24-00002
Project Name:	490 N. St. Louis -Variance
Meeting Date and Time:	Zoning Board of Adjustment Hearing Officer: April 8, 2024 at 4 pm
Meeting Location:	The Development Center, 410 E 5th Street, Loveland, Colorado
Applicant Name:	Stephanie Turpin

Project Description

Summary of Proposed Variances:	<p>The applicant is asking for 3 variances</p> <ol style="list-style-type: none">1. To reduce the front and side setbacks in order to allow a shed in front of the front façade of the house and 0 feet from the side property line.2. To allow a fence taller than 3' in front of the front façade of the house.3. To reduce the 5' required side setback allow a patio cover 0 feet from the side property line.
General Location:	The subject property is located on the southeast corner of N St Louis Ave and E 5 th St.
Property Address:	490 N St Louis Ave
Zoning:	Existing: R3e
Legal Description:	LOT 1, BLK 1, MILES 2ND SUB
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 public hearing and/or file written comments with the Current Planning Division.

Any written information that you intend to provide or present at the public hearing must be provided to the Current Planning Office at least 1 week in advance of the hearing. This includes petitions, PowerPoint presentations, photos, letters, or other written information. Items submitted at the public hearing will not be accepted as they were not available for public review prior to the hearing.

If you have any questions regarding the proposed project, please contact: **(Stephanie Turpin, 970-599-3001, stephaniemeier15@gmail.com)**. If you have questions regarding the City process, please contact **(Lena Butterfield, 970-962-2580 lena.butterfield@cityofloveland.org)**.

To request a copy of this letter in Spanish, free of charge, contact 970-962-2523 or email planning@cityofloveland.org. Para recibir una copia gratuita en español, llame al 970-962-2523 o envíe un correo electrónico a planning@cityofloveland.org.

Sincerely,

Stephanie Turpin
Stephaniemeier15@gmail.com