



BOARD OF ADJUSTMENT

April 24, 2025

7:00pm

REGULAR MEETING

WILSON LEEPER CENTER – 3800 Wilson Ave.

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to checkettai@wellingtoncolorado.gov. The email must be received by 4:00 p.m. Tuesday, April 22, 2024. The comments will be provided to the Board and added as a supplement to the packet. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

LINK: <https://us06web.zoom.us/j/88676739795?pwd=ba0ZGDUtT3yXD3ljrE3LNgpRMB43DTo.1>

Phone one-tap:

+17207072699,,88676739795#,,,,*321750# US (Denver)

+17193594580,,88676739795#,,,,*321750# US

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
4. **PUBLIC FORUM**

Public is invited to be heard on non-agenda items (time limit of 3 minutes per person)

5. **CONSIDERATION OF MINUTES**

5.A. Meeting Minutes

- Regular meeting minutes of October 30, 2024.

6. **NEW BUSINESS**

6.A. Variance Request – Relief from the Maximum Accessory Building Size and Side Setback Requirements for a New Shop Proposed at 7785 Kelbran Lane.

6.B. Election of Officers

7. **COMMUNICATIONS**
8. **ADJOURNMENT**



TOWN OF WELLINGTON
BOARD OF ADJUSTMENT

Agenda Item #5A

SPECIAL MEETING MINUTES
October 30, 2024

1. CALL TO ORDER

The Board of Adjustments for the Town of Wellington, Colorado met on October 30, 2024, at the Wilson Leeper Center at 7:00 p.m.

2. ROLL CALL

Members Present:

Wyatt Knutson -- Chairman
Eric Stahl – Vice Chairman
Kathy Wydallis
Meghan Molin
Sherman Stringer

Members Absent:

Town Staff Present:

Cody Bird, Planning Director
Brittany Lenoir, Planner III
Aidan Checkett, Planner I
Patty Lundy, Controller

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Regular meeting minutes of March 28, 2024

Member Molin moved to approve the regular meeting minutes of March 28, 2024, with the correction that Chairman Knutson voted affirmatively on the first item. Member Stahl seconded the motion.

Yeas – Wydallis, Stahl, Knutson, Molin, Stringer

Nays – None

Motion carried.

6. NEW BUSINESS

A. Variance Request – Reduce South Side Yard Setback from 20 ft. to 11 ft., 7963 Timber Wolf Circle

Cody Bird, Planning Director gave a brief reminder of procedures for public

hearings. The members were asked if there were any conflicts of interest, or any *ex parte* communications and there were none. Bird introduced Brittany Lenoir, Planner III, and Aidan Checkett, Planner I, both of whom joined the Town Planning Department in September.

Lenoir presented the staff report. The applicant is seeking a variance to place a workshop on the property eleven feet from the south side property line, where normally twenty feet is required in the R-1 Zone. There is a septic tank with a leach field, utility easements, and mature trees on this property. There have been similar setback variances requests approved in the neighborhood over the past few years. The properties in the subdivision were built before the current setbacks were adopted so some houses are even closer to the side yard setbacks than what is currently allowed. Lenoir presented a letter from the neighbor to the south, whose property is on the other side of the relevant property line, declaring their support for the variance. Lenoir noted that there had been one public comment prior to the meeting, in the form of a request for information about the meeting.

Member Wydallis asked about the distance of the garage on the southern neighbor's lot to the property line. Bird said it looked to be 15 feet based on available aerial imaging, indicating an estimated distance of 26 feet from the proposed structure.

The applicants, Scott and Carol Sida, said they are lifelong woodworking hobbyists who intend to use the building as a workshop. They thanked the Board for its consideration.

Member Stahl asked about the function of the exhaust pipe. Scott Sida replied it is to expel fumes, and he expected it to be used fewer than five times per year.

Chairman Knutson opened the public hearing for comments.

There were no public comments.

Chairman Knutson closed the public hearing.

Chairman Knutson seeing no more public comments, closed the public comment section of the meeting.

Member Stringer asked about the height of the fence. Scott Sida replied that part of it is six feet, which transitions down to a low split-rail. Stringer asked about the height of the exhaust fan. Sida responded that it is at least eight feet high.

Board of Adjustments Conditions for Approval:

1. The side yard setback (south property line only) is not reduced to less than 11 feet;
2. The variance request to reduce the required side yard setback is limited to the building layout demonstrated in the plans, included as Attachment 4.
3. Obtain a valid Town of Wellington building permit in substantial compliance with the site plan; and
4. Compliance with all other applicable zoning and building codes.

The Board members having had a discussion made the following findings:

1. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code. Yes, the structure meets the appropriate character of the R-1 Rural Residential zoning and is consistent with the low-density, single family use of the lot described in accordance with the Comprehensive Plan and Land Use code.
2. Strict application of the regulation will result in unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the Applicant or a specific application. Yes, due to the site constraints because of the septic system and easements, strict application of the side setback requirement would restrict the applicant to a smaller building which would not meet their needs.
3. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area. Yes, the septic system and associated leach fields limit possible sites in the backyard.
4. The manner in which the strict application of the regulation deprives the applicant of reasonable use of the land compared to other similarly situated land in the area. Yes, the combination of large setbacks and large lots with large homes, mature landscaping, and septic systems deprive the owner of practical sites for accessory buildings and other productive use.
5. The circumstances warranting the variance are not the result of actions by the applicant or could not be reasonably avoided by actions of the applicant. Yes, the applicant has demonstrated good faith in pursuing a variance to achieve the desired building placement. The constraints of the leach field and easements on the available buildable area are not conditions created by the applicant.
6. Granting the variance does not adversely affect the public health, safety, and welfare, and in fairness to the applicant, substantial justice is done. Yes, there will be minimal if any impact on the neighborhood. Accessory structures with reduced setbacks are common to this subdivision. The structure is aesthetically consistent with the neighborhood and is far from the street.
7. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties. Yes, 11 ft is the minimum necessary to accommodate the workshop. The variance is for the length of the building only, and the setback line would be otherwise unchanged.
8. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas. Yes, similar variances have been granted previously for workshops/garages in the Wellington West subdivision.

Member Wydallis moved to grant the variance request for a reduced side yard setback subject to the conditions and based on the findings for approval.

Member Stahl seconded the motion.

Yeas – Wydallis, Stringer, Stahl, Molin, Knutson

Nays – None

Motion carried.

7. COMMUNICATIONS

Bird noted that there were no upcoming public hearings scheduled.

8. ADJOURNMENT

Chairman Knutson closed the meeting at 7:25 pm.

Approved this 24 day of April, 2025.

Recording Secretary

Board of Adjustment Meeting

Agenda Item #6A

Meeting Date: April 24, 2025

Submitted By: Brittany Lenoir, Planner III

Agenda Category: New Business

Subject:

Variance requests for relief from the maximum accessory building size and side setback requirements for a new shop proposed at 7785 Kelbran Lane.

Background:

The property owners, Edward and Cassie Harris, submitted a variance request seeking relief from Section 15-3-20(g) (Table of Dimensional Standards for Residential Zone Districts) and Section 15-4-40(d)(1c.) (Size - Accessory Uses and Structures) of the Wellington Land Use Code. The variance requests are to:

- Reduce the required side yard setback on the north from the typically required twenty (20) feet in the R-1 Residential Rural zone district to eight (8) feet.
- Allow the construction of a 2,400 square foot (40 ft. by 60 ft.) shop, where typically a detached accessory structure cannot exceed 50% of the floor area of the principal structure.
 - According to the available Larimer County assessor records, the existing home is 2,063 square feet with a 1,565 square foot basement. This means that the largest detached accessory structure that would be permitted is 1,814 square feet.

A request for a variance is a quasi-judicial proceeding and requires a public hearing. The Board will need to hear and weigh testimony presented at the public hearing prior to making a decision on the variance requests.

Staff Analysis:

When considering a request for a variance, the Board of Adjustments evaluates the request against the Findings for Approval identified in the Land Use Code, Section 15-2-220(d). The findings that are to be considered are listed below (in **bold**), and staff's analysis of each finding follows (in regular font).

Below is Staff's analysis of the variance findings for both the side setback variance request and the maximum accessory structure size variance request. As these two requests are closely related to each other and many of the findings are similar, the analysis of the requests has been combined.

1. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.

- The subject site is Lot 8 of Kelbran Estates Subdivision in Wellington, CO.
- 7785 Kelbran Lane is located within the Kelbran Estates Subdivision at the end of the cul-se-sac on Kelbran Lane.

- The site is developed with a single-family home on the 37,672 square foot (0.86 acres) lot.
- The surrounding context consists of single-family residential homes on larger lots ranging in size from 37,664 square feet (0.86 acres) to 92,354 square feet (2.12 acres).
- See *Attachment 1* for a location map.
- The property is zoned R-1, Residential Rural Density District. The intent of this district is to provide a very low-density, large-lot residential area, intended for detached single-family development in locations that are more characteristically rural, and on the outskirts of planning areas that are supported by neighborhood amenities and public facilities.
- Within the Residential Rural Density District, accessory detached structures are permitted and are common to the rural lifestyle this district provides.
- The Low Density Residential land use category in the Comprehensive Plan supports the development of detached single-family homes and accessory structures.
- The existing pattern of development for single-family homes with detached accessory structures is consistent with both the Comprehensive Plan and Land Use Code.

2. Strict application of the regulation will result in an unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the applicant or a specific application.

- Strict application of the code does not allow accessory buildings or detached garages to be located within twenty (20) feet of a side property line within the R-1 Rural Residential zone district.
- Strict application of the code does not allow accessory buildings to be over 50% of the floor area of the principal structure.
- Strict application of the regulations would not result in removing all reasonable use of the property for uses intended and allowed within the R-1 zone district.
 - There is an existing established tree within the middle of the backyard and the applicants have expressed a desire to preserve the existing tree.
 - To meet the R-1 zone district requirements, the proposed shop would most likely need to be reduced in size and/or relocated on the property to meet the zoning standards.
- The applicant has expressed there is a hardship as a result of the desire to both locate the accessory structure away from the middle of the yard and to protect the existing tree. Strict application of the R-1 zone district side setback requirement of twenty (20) feet may require the shop to be placed at a different location within the backyard and strict application of the size limitations for accessory structures may limit the structure to a size that is not conducive to the desires of the applicant.
- An unnecessary hardship on all reasonable use of the land for single-family residential purposes may not be satisfied, though the practical difficulties of a different location and removal of an established tree may be found to be more than just a convenience to the applicant.

3. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area.

- A specific and unique physical condition on this property that does not exist on similar surrounding land has not been identified.
- Similar variance requests have been granted for reduced side setbacks in the R-1 zone district based upon unique conditions, such as limitations due to private septic laterals.
- There is an existing 20-foot drainage easement along the rear property line and a 14-foot utility and drainage easement along the front of the lot. This is a common layout found in the Kelbran Estates Subdivision.
- The existing mature tree on site is a desirable feature that is not seen on every large lot in the area. A photograph of the backyard and tree is included as *Attachment 3*.

4. The manner in which the strict application of the regulation deprives the applicant of reasonable use of the land compared to other similarly situated land in the area.

- Requiring strict compliance would limit the owners' ability to construct a shop building at the desired location and at a size that is stated to meet their needs.
- Other properties within the Kelbran Estates Subdivision have similar detached accessory structures that are located within the required 20-foot side setback.
- While the applicant may be able to construct a detached accessory structure similar in nature to other properties in the neighborhood, the strict application of the regulations would be inconsistent with the size and setbacks of other existing accessory structures in the neighborhood and may not be reasonable to apply the stricter standard.

5. The circumstances warranting the variance are not the result of actions by the applicant, or could not be reasonably avoided by actions of the applicant.

- The circumstances for consideration of these variances are not the result of actions taken by the applicant.
- The applicant has demonstrated good faith in pursuing a variance to achieve the desired building size and placement.
- The applicant and staff have discussed possible alternative locations to avoid the circumstances for the variances and the applicant has not found those alternatives to meet their needs.

6. Granting the variance will not harm the public health, safety and welfare or the purposes and intent of these regulations.

- Granting the requested variance is not expected to adversely affect the public health, safety and welfare.
- The building will be approximately 120 feet from the front property line and will be mainly situated behind the existing home. This configuration will minimize its visual impact from Kelbran Lane.
- The shop will be constructed with the benefit of building permits and will comply with all applicable Building Codes.

- Considering that there are other properties within the Kelbran Estates Subdivision that have similar detached accessory structures within the required 20-foot side setback areas, the addition of another accessory structure of similar size and layout in this neighborhood should not have an impact on public welfare.
- An accessory structure that supports a rural lifestyle is not anticipated to harm the purpose or intent of the R-1 zone district regulations.
- The Kelbran Estates HOA has reviewed this proposal and correspondence of acknowledgment has been included in *Attachment 5*.

7. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties.

- The variance request for relief of the twenty-foot side setback along the north property line is being requested only for a portion of the length of the property line, to accommodate the shop footprint.
 - The shop is proposed to be forty (40) feet by sixty (60) feet. The reduced side setback requested along the north side property line is a sixty-foot length that is 20 feet east of the rear property line as demonstrated in the setback exhibit included as *Attachment 4*.
- Eight (8) feet is the minimum setback necessary to ensure the structure does not have an impact on the tree, including the canopy drip line and critical root zone.
- The applicant has shared that the increased size of the shop is needed to store vehicles and trailers for personal use and a smaller size would not meet their needs.
- Expansion of the shop size may be limited to the proposed forty (40) by sixty (60) foot size as a condition of approval to satisfy the minimum variance necessary criteria.

8. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).

- Section 15-3-20(g) of the Land Use Code establishes minimum setbacks standards to provide adequate open space and separation between properties and buildings.
- The increased setbacks required in the R-1 Rural Residential District is intended to provide a large-lot, single-family characteristic that is typical of more rural areas.
- Both single-family detached buildings and accessory buildings are permitted uses within the R-1 Zoning District.
- It is typical and expected that a single-family home may have accessory buildings.

Based upon the preceding findings, and in particular Findings #1 and #6, staff recommends approval of the requested variances with conditions of approval. Conditions which may be considered are identified in the “Recommendations” section.

Recommendations:

A request for variance is a quasi-judicial proceeding and requires a public hearing. The Board will need to hear and weigh testimony presented at the public hearing.

- In consideration of a variance, the Board of Adjustment has authority to grant the variance, grant the variance with conditions of approval, or deny the variance request.
- If a variance is approved, the Board may want to consider requiring the following conditions of approval:
 1. The side yard setback (north property line only) is not reduced to less than 8 feet; and
 2. The proposed shop is limited in size to a maximum of forty (40) feet by sixty (60) feet and 2,400 square feet; and
 3. The variance to reduce the required side yard setback is limited to the building layout and dimensions demonstrated in the plans, included as *Attachment 2*.
 4. Obtain a valid Town of Wellington building permit in substantial compliance with the plot plan, included as *Attachment 2*; and
 5. Compliance with all other applicable zoning and building codes.
- Below are possible motion options for the Board of Adjustments to consider. The Board may consider the side yard setback and increased size of the accessory structure together, or separately. Staff will also be available to assist in crafting alternative motion options if desired by the Board.
 1. Move to grant a variance to vary Section 15-3-20(g) of the Wellington Municipal Code on this property, to reduce the minimum side yard setback requirement of the R-1 Rural Residential zoning district on Lot 8, Kelbran Estates Subdivision to 8 feet, subject to conditions and based on the Findings for Approval.
 2. Move to grant a variance to vary Section 15-4-40(d)(1)c. of the Wellington Municipal Code to increase the size of the accessory structure to larger than 50% of the size of the principal structure, subject to conditions and based on the Findings for Approval.
 3. Move to grant a variance to vary Section 15-3-20(g) of the Wellington Municipal Code on this property, to reduce the minimum side yard setback requirement of the R-1 Rural Residential zoning district and to vary Section 15-4-40(d)(1)c. of the Wellington Municipal Code to increase the size of the accessory structure to larger than 50% of the size of the principal structure on Lot 8, Kelbran Estates Subdivision, subject to conditions and based on the Findings for Approval.
 4. Move to deny the requests for a variance of the minimum side yard setback requirement and the size limitation for an accessory building.; or
 5. Move to continue consideration of the variance requests to a regular/special meeting of the Board of Adjustments to be held _____ (month) ____ (day), 2025at _____ (time) at the Wilson Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

Attachments:

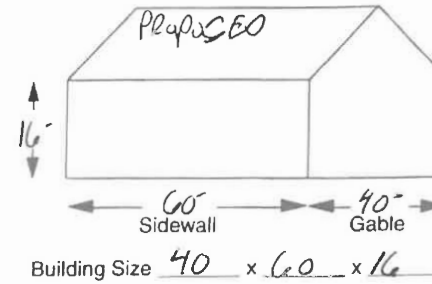
1. Location Map
2. Project Plans
3. Property Photograph
4. Setback Exhibit
5. HOA Acknowledgement

STEEL STRUCTURES AMERICA, INC.

1-800-833-9997

Appt. Time _____
Date _____

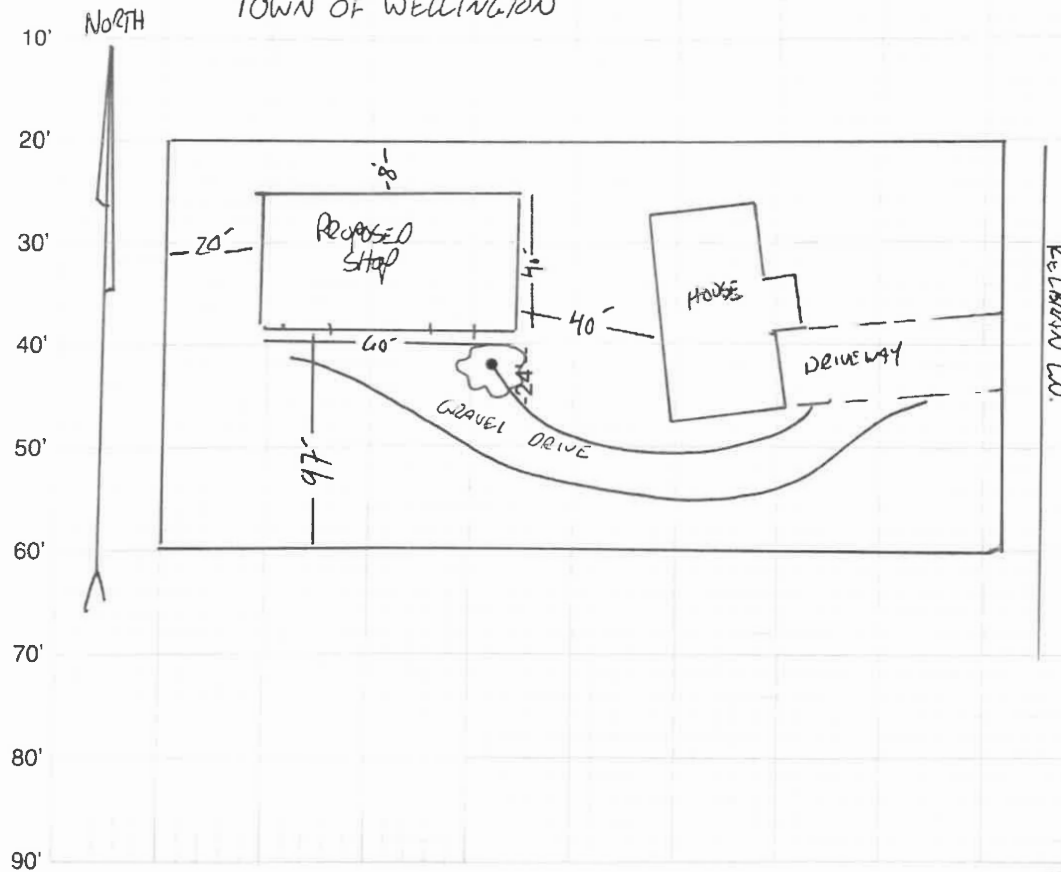
Name EDWARD HARRIS / SITE PLAN
Mailing Address _____
City _____ State _____ Zip _____
Job Address 7785 KELBRAN LN.
City WELLINGTON State CO
County LACIMER Zip 80549
Telephone Home _____ Work _____
970.310.6019



0 10' 20' 30' 40' 50' 60' 70' 80' 90'

Parcel # 8934324008

TOWN OF WELLINGTON



Customer Signature _____

Sales Signature _____

Scale: _____



STRUCTURAL NOTES

GENERAL:

- Dimensions: The structural drawings shall be considered as a part of the complete set of Contract drawings, including the drawings of all disciplines. It is intended that the Structural drawings will provide sufficient dimensions to locate the primary structural elements and members. Location of secondary members which are affected by systems detailed by others may require reference to the drawings of other disciplines and layout and coordination by the contractor. If direct conflict between dimensions of two or more disciplines is encountered, such conflicts shall be resolved by the Architect. Do not use scaled dimensions. Use written dimensions or where dimensions are not provided, consult the architect for clarifications before proceeding with the work in question.
- Omissions or conflicts between various elements of the drawings, specifications, notes, and details shall be brought to the attention of the structural engineer and resolved before proceeding with the work. The contractor must submit in writing any requests for modifications to the plans and specifications. Shop drawings submitted to the structural engineer for review do not constitute "in writing" unless it is clearly noted that specific changes are being requested.
- Deferred Submittals: Where Structural components are fully or partially designed and detailed by the supplier or fabricator, complete shop drawings and calculations, signed and sealed by a professional engineer registered in the state where the project is located, shall be submitted to the structural engineer for review. In addition, a copy of these documents shall be submitted to the Building Official for approval in accordance with IBC Section 107.3.4.1.
- The Contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not be limited to bracing and shoring for loads due to construction equipment and materials.

DESIGN CRITERIA:

- Used 2018 International Building Code.
- ASD Design Loads:
 - Roof: D.L. = 7#/SF., L.L. = 30#/SF. Snow.
- Wind load = 90 MPH (nominal), 115 MPH (ultimate), exposure C, Iw = 1.0.
- Seismic: Equivalent Static Force Design Procedure.
Seismic Design Category B, Site Class D.
Ss = 0.190 SDS = 0.160
S1 = 0.042 SD1 = 0.060
R = 2.5 - Light framed walls w/shear panels all other materials.
Ie = 1.0.

**Per ICC Commentary:

"Wind speeds are designated as "ultimate design" or "nominal design" wind speeds and are used for either strength design or allowable stress designs respectively. The ultimate design wind speeds are indicated in Figures 1609A, B & C, and vary based on the building's risk category and location. The ultimate design for wind speeds for a Risk Category II building vary from 110 mph on the West Coast to 180 mph in hurricane-prone areas in southern Florida. These wind speeds would convert to a nominal design wind speed, or what was previously called the "basic wind speed" 85 mph for the West Coast and 139 mph for southern Florida when using allowable stress design."

QUALITY ASSURANCE:

FOUNDATIONS:

- Maximum foundation soil bearing pressure used = 1500#/SF.

MATERIALS:

CONCRETE:

- Mix design shall be established in accordance to Chapter 5 of ACI 318.
- Minimum foundation cement content = 376#/YD.
- Maximum slump = 4".
- Foundation 28 day strength f_c = 2,500 PSI. Special inspection not required per IBC 1705.3, exception 2.
- Pre-Engineered Perma-Column 28 day strength f_c = 10,000 PSI.
(If using Perma-Column's)

STRUCTURAL AND MISCELLANEOUS STEEL:

- All steel work shall conform with AISC specifications.
- Bolts ASTM A307 for connections to concrete, Bolts ASTM A325 for steel to steel connections. Bolts to be snug tight except bolts indicated as S.C. to be fully tightened.
- Roof Steel shall be painted 26 Ga, Tuff Rib steel and shall be attached to framing with 1 1/2" x #9 screws with neoprene washers at 9" o.c.
- Wall Steel shall be painted 26 Ga, Tuff Rib steel and shall be attached to framing with 1 1/2" x #9 screws with neoprene washers at 9" o.c.

LUMBER:

- Sawn lumber for studs, joists, etc.(2x6 or larger) = No.2 Doug Fir larch or SPF 1250 psi. or better.
- 2x4's = Standard Doug Fir larch.
- Posts (Interior) = Triad Building Components MSR SPF.
 - 2x8 Post Lam Uppers = 1,950Fb-1.7E
 - 2x6 Post Lam Uppers = 1,650Fb-1.5E
 - #1 Treated So. Pine Lam when embedment is in contact with ground.
(Excludes Perma Columns)
- All nails are to be common nails unless noted otherwise.
- For connections of "SIMPSON" hardware or equivalent follow manufacturers recommendations.
- Trus-Joist products:
 - Roof joists shown as TJL etc. shall be designed for the loads specified and shall conform to Trus-Joist specification.
 - Joists exceeding 24' in length shall be cambered to a standard radius of R = 2250.
 - Any alternate joist system(s) shall be the same depth and load Carrying capacity as the Trus-Joist system show on the drawings.
 - Micro Lam (LVL) E-1,900,000 psi.
- Structural Glued Laminated Timber (GLB) = 24f-V4 (DF/DF) with standard camber.

8. Premanufactured Trusses

- Truss Loading:
 - Top Chord D.L. = 5 PSF.
 - Bottom Chord D.L. = 2 PSF.
 - Top Chord L.L. = 30 PSF.
 - Bottom Chord L.L. = 2 PSF. Does not act concurrently with top chord L.L.
- Member Properties:
 - Chords shall be #2 Douglas Fir or better.
 - Webs shall have minimum Modulus of Elasticity of 1,500,000 psi.
- All truss blocking shall be provided by the truss manufacturer and constructed with approved plates.
- Truss Manufacturer shall verify all truss dimensions, accounting for tolerances, connections, and splice requirements.
- Truss profiles shown are representations of possible configurations of Web locations and member sizes. Truss manufacturer shall submit shop drawings for approval. All trusses shall be designed by a registered professional engineer and all shop drawings shall be stamped and signed by a registered professional engineer.
- Truss manufacturer shall provide proof of approved third party I inspection as required by IBC chapter 2303.4.
- Truss manufacturer shall design all truss to truss connections and shall indicate said connections on the shop drawings.
- Each truss shall be marked with the following information:
 - Manufacturers identity.
 - Design Load.
 - Truss spacing.
- All lumber in contact with concrete, masonry, or ground shall be preservative treated wood in accordance with AVPA standards. Posts embedded in the ground shall comply with UC4B .60 treatment or greater.

ROOF SNOW LOAD FACTORS

$$P_f = 0.7(C_e)(C_t)(I)P_g$$

Elevation	= 5184 ft.
Ground snow	= 30 psf. min.
Roof Snow (Pf)	= 30.00



COPYRIGHT:
STEEL STRUCTURES AMERICA, INC.
POST FALLS, IDAHO
PH: 800-353-5997
FAX: 208-777-8557

NOTES
STRUCTURAL

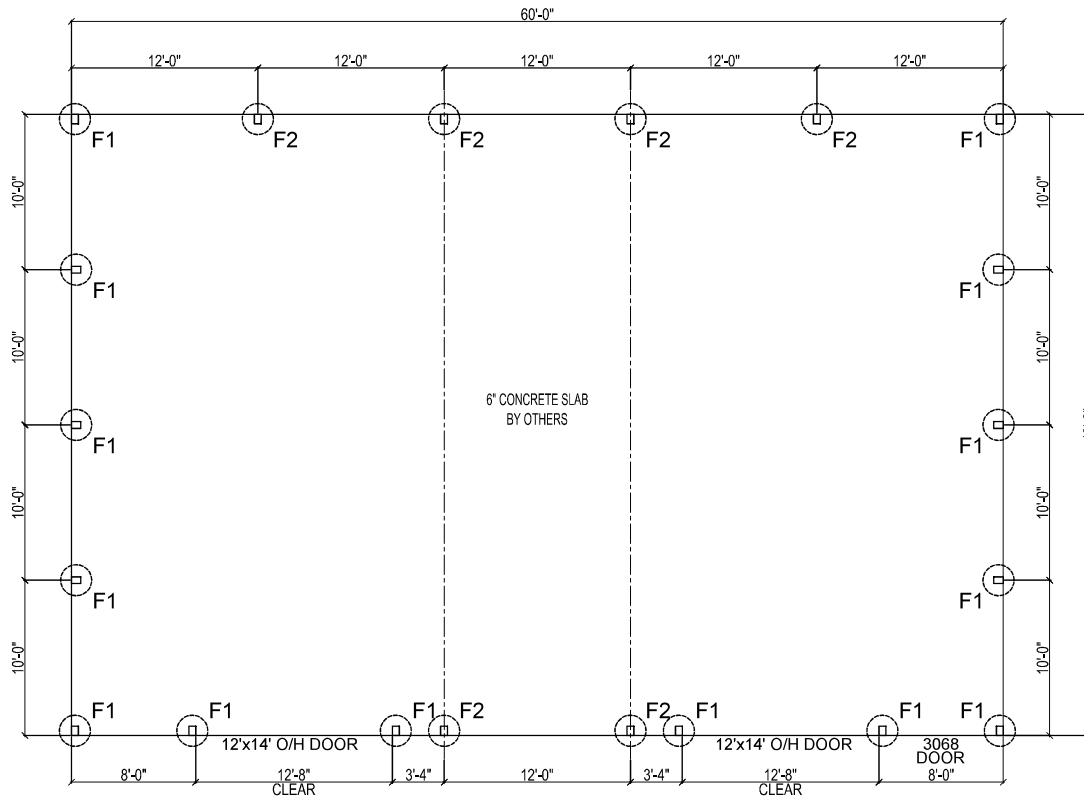
#	REVISIONS	DATE



EDWARD HARRIS

POST FALLS, IDAHO
1785 KELBRAN LN
WELLINGTON, CO

DRAWN	AG
DATE	2/18/25
JOB #	14259
SHEET	50



FOUNDATION PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

FOOTING SCHEDULE

MARK	"Ø"	DEPTH	POST - LOWER	POST - UPPER	DETAIL	BELL - WIDTH	BELL - DEPTH
F1	2'-0"	4'-0"	Perma-Column 8300	(3) 2x8 SPF	2/S3	----	----
F2	2'-0"	4'-0"	Perma-Column 8300	(3) 2x8 SPF	2/S3	2'-6"Ø	8"
F3	----	----	----	----	----	----	----
F4	----	----	----	----	----	----	----



COPYRIGHT:
STEEL STRUCTURES AMERICA, INC.
P.O. BOX 595
POST FALLS, IDAHO
PH: 800-433-5957
FAX: 208-777-8557

FOUNDATION NOTES:

- OSB SHIMS & TYP. NAILING ON FACES OF PERMA COLUMN POSTS TO FLUSH OUT WHERE NEEDED.

FOUNDATION
PLAN

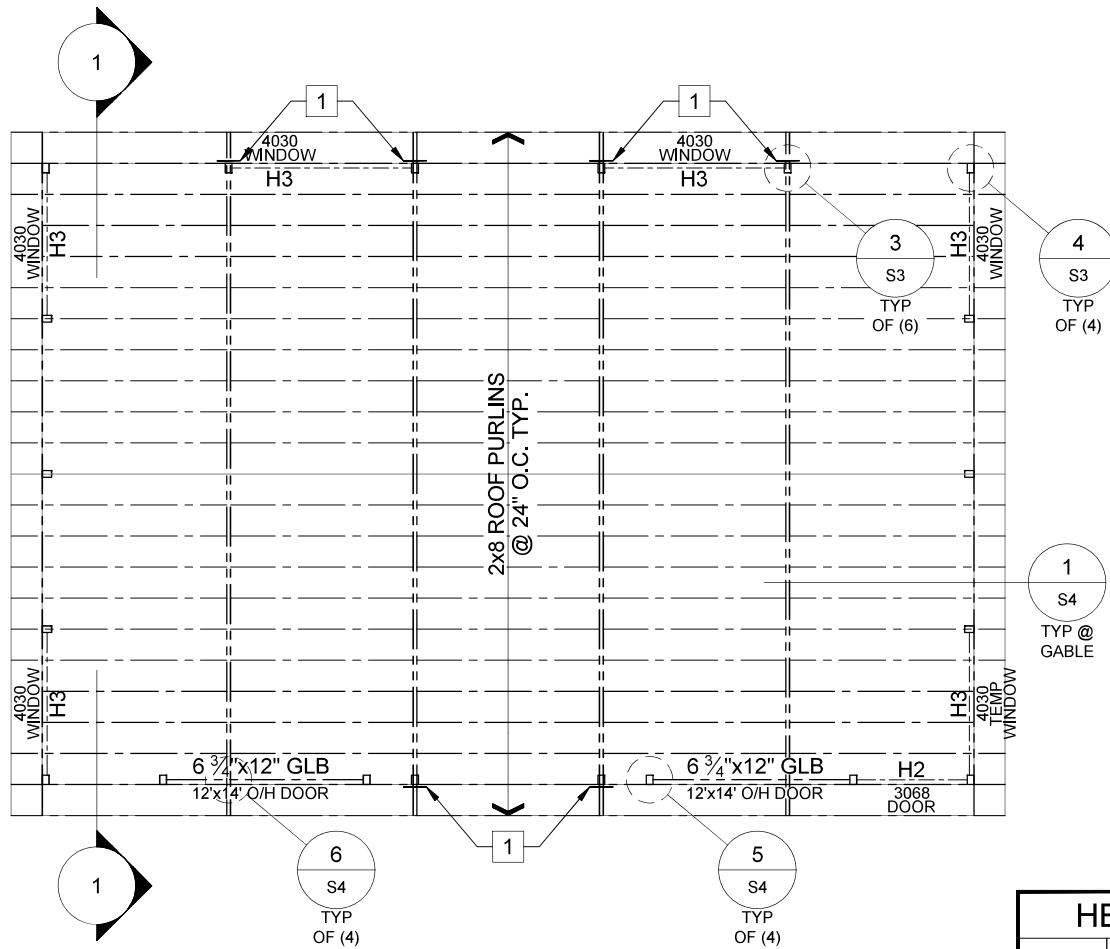
#	REVISIONS	DATE



EDWARD HARRIS

POST FALLS, IDAHO
7785 KELBRAN LN
WELLINGTON, CO

DRAWN	AG
DATE	2/18/25
JOB #	14259
SHEET	S1



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

ROOF FRAMING NOTES:

- 1 (2) LSTA18 STRAPS- PLACE AT INSIDE OF FASCIA BOARD IF NO OVERHANGS. PLACE AT INSIDE FACE OF TOP WALL GIRT IF OVERHANGS
- 2 CONFIRM WINDOW & MAN DOOR LOCATIONS w/OWNER.

1
S4
TYP @
GABLE

3
S3
TYP
OF (6)

4
S3
TYP
OF (4)

6
S4
TYP
OF (4)

5
S4
TYP
OF (4)

HEADER SCHEDULE

MARK	MEMBER	SUPPORT
H1	V = (1) 2x10 DF#2 H = (1) 2x8 DF#2	(1) 2x8 TRIMMER
H2	V = (1) 2x6 DF#2 H = (1) 2x6 DF#2	----
H3	V = (1) 2x6 DF#2	----

NOTE: REFER TO DETAILS 2, 3 & 4/S4 FOR HEADER FRAMING CONDITIONS.



COPYRIGHT:
STEEL STRUCTURES AMERICA, INC.
P.O. BOX 555
POST FALLS, IDAHO
PH: 800-333-5997
FAX: 208-777-8587

ROOF FRAMING
PLAN

#	REVISIONS	DATE

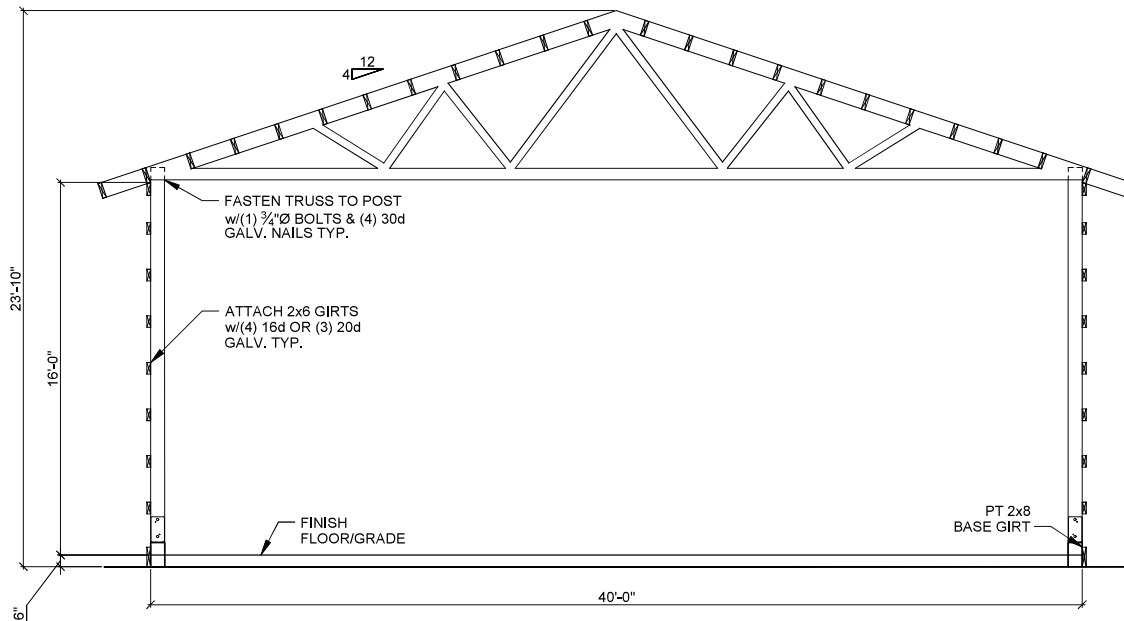


EDWARD HARRIS

WELLINGTON, CO

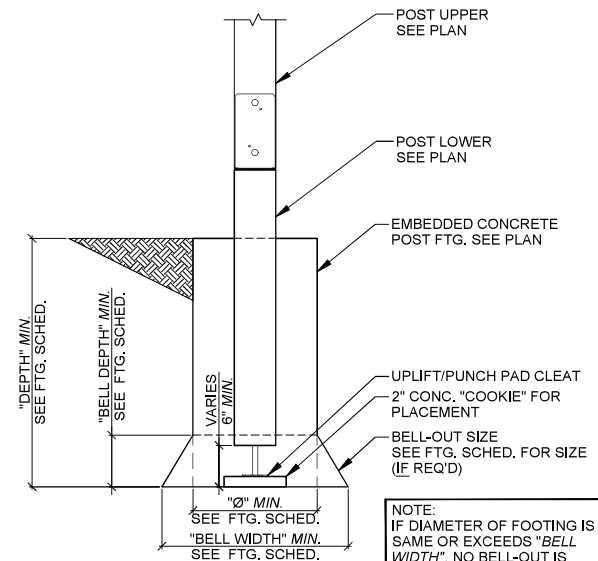
POST FALLS, IDAHO

DRAWN	AG
DATE	2/18/25
JOB #	14259
SHEET	S2



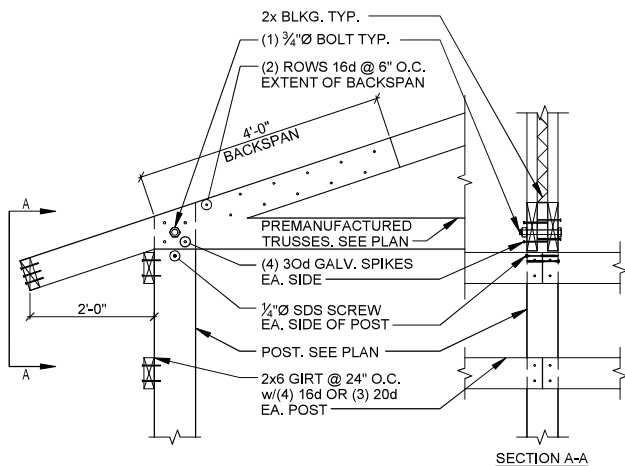
1 SECTION 1-1

SCALE: $\frac{3}{16}"=1'-0"$



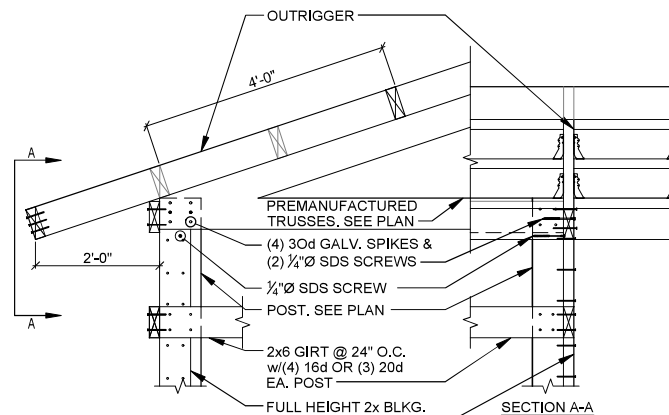
2 POST FOOTING

SCALE: $\frac{1}{2}"=1'-0"$



3 MAIN FRAME TRUSS BEARING DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



4 GABLE END TRUSS BEARING DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



COPYRIGHT:
STEEL STRUCTURES AMERICA, INC.
POST FALLS, IDAHO
PH: 509-333-8891
FAX: 509-333-8897

BLDG. SECTION
& FRAMING
DETAILS

DATE	
REVISIONS	
#	



WELLINGTON, CO

EDWARD HARRIS

POST FALLS, IDAHO

AG

DATE

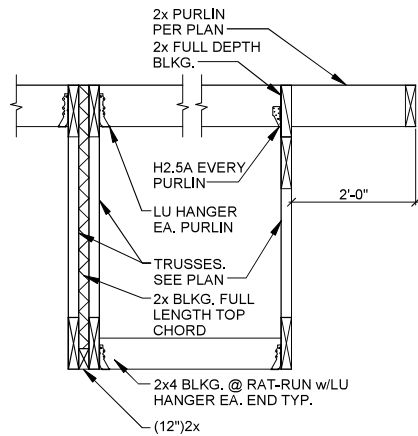
2/18/25

JOB #

14259

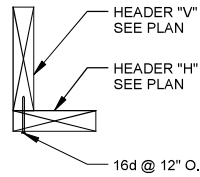
SHEET

S3



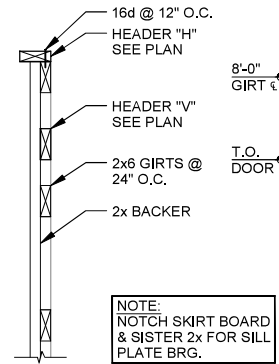
1 GABLE TRUSS FRAMING DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



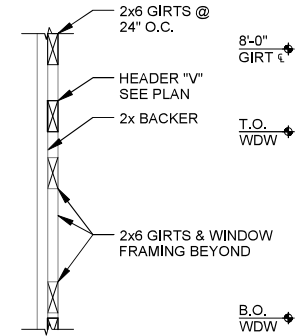
2 HEADER DETAIL

SCALE: $1"=1'-0"$



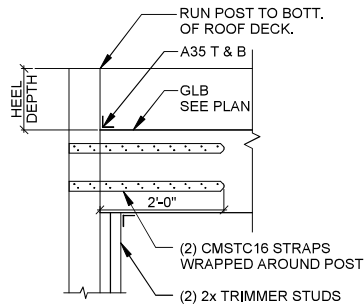
3 MAN DOOR HEADER DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



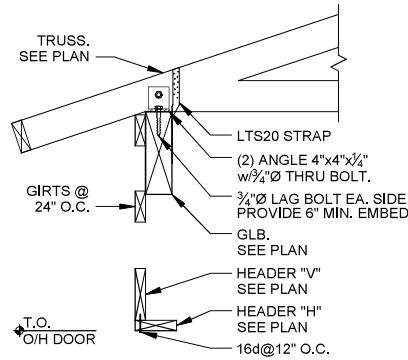
4 WINDOW HEADER DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



5 JAMB DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



6 TRUSS TO GLB DETAIL

SCALE: $\frac{1}{2}"=1'-0"$



COPYRIGHT:
STEEL STRUCTURES AMERICA, INC.
P.O. BOX 555
POST FALLS, IDAHO
PH: 800-433-5997
FAX: 208-777-8557

FRAMING
DETAILS

#	REVISIONS	DATE

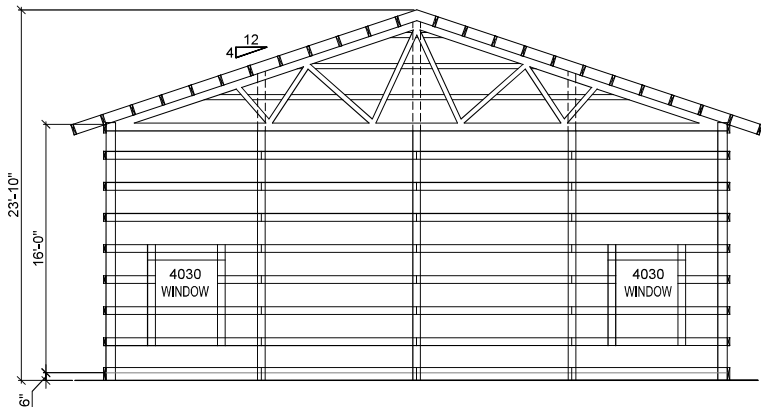


EDWARD HARRIS

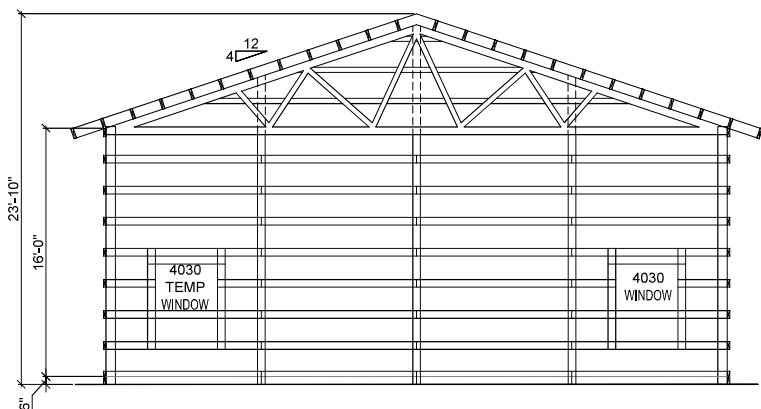
POST FALLS, IDAHO

DATE	2/18/25
JOB #	14259
SHEET	54

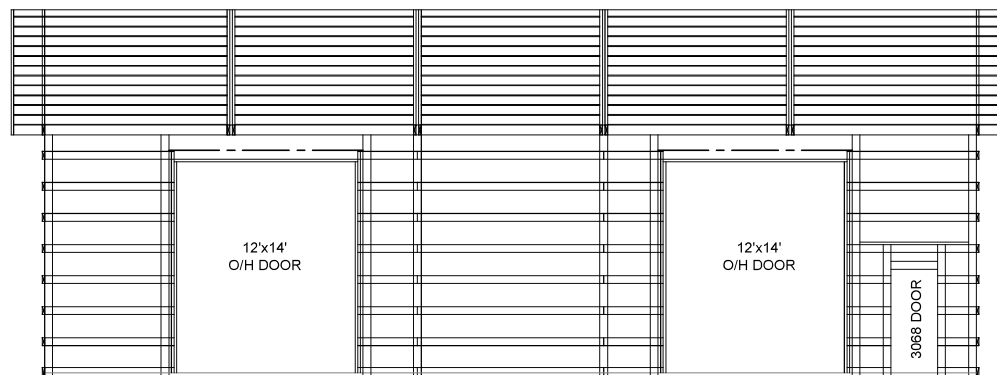
54



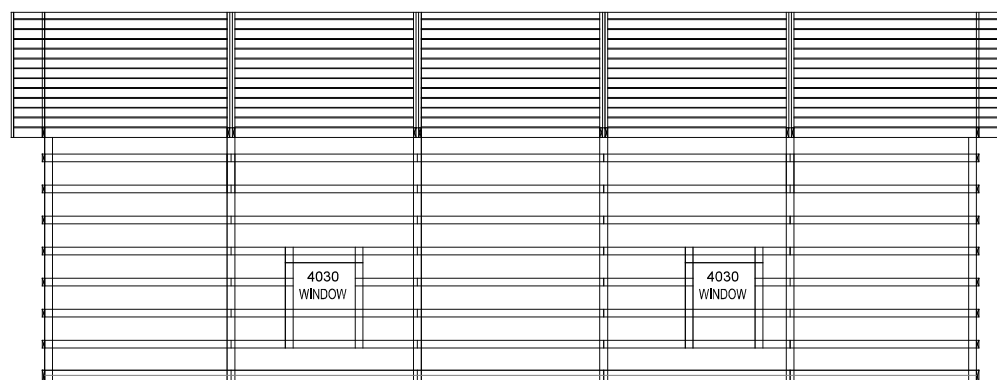
1 FRONT ELEVATION
SCALE: $\frac{1}{8}"=1'-0"$



2 REAR ELEVATION
SCALE: $\frac{1}{8}"=1'-0"$



3 RIGHT ELEVATION
SCALE: $\frac{1}{8}"=1'-0"$



4 LEFT ELEVATION
SCALE: $\frac{1}{8}"=1'-0"$



COPYRIGHT:
STEEL STRUCTURES AMERICA, INC.
P.O. BOX 555
POST FALLS, IDAHO
PH: 800-433-5997
FAX: 208-777-8587

ELEVATIONS

#	REVISIONS	DATE



EDWARD HARRIS
WELLINGTON, CO
1785 KELBRAN LN
POST FALLS, IDAHO 83854

DRAWN	AG
DATE	2/18/25
JOB #	14259
SHEET	S5



Attachment 3



R-1 Setbacks:

Front - 50 ft.

Side - 20 ft.

Rear - 20 ft.

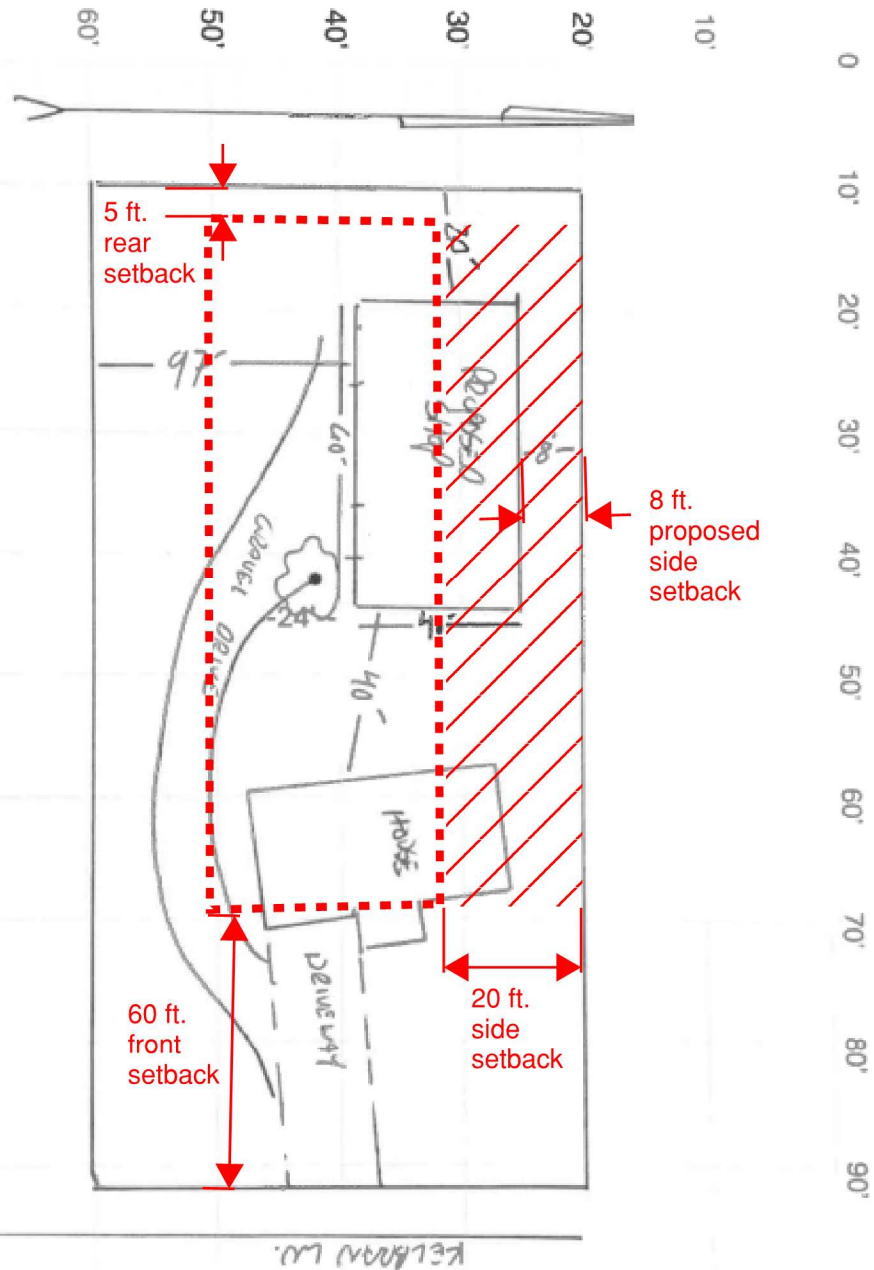
R-1 Detached Accessory

Structure Setbacks:

Front - 60 ft.

Side - 20 ft.

Rear - 5 ft.



Setback Exhibit

Gmail

Kathy T <thorntkl@gmail.com>

Text from Gale Chadwick for approval of Harris OB

[Attachment 5](#)

Kathy T <thorntkl@gmail.com>
To: Kathy T <thorntkl@gmail.com>

Fri, Feb 21, 2025 at 5:17 PM

Thanks for covering for me. You
have my approval for the Harris
build.

STEEL STRUCTURES AMERICA, INC.

1-800-833-9997

Appt. Time _____

Date _____

Name EDUARDO HARRIS / SITE PLAN

Mailing Address _____

City _____ State _____ Zip _____

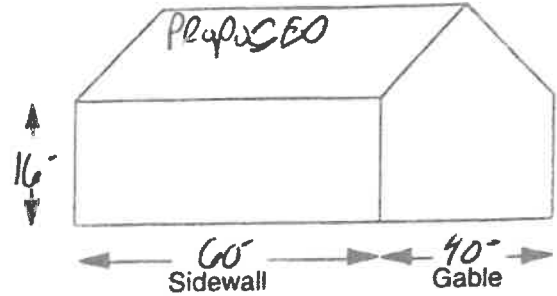
Job Address 7785 KELBRAN LN.

City WELLINGTON State CO

County LARIMER Zip 80549

Telephone Home _____ Work _____

970.310.6019



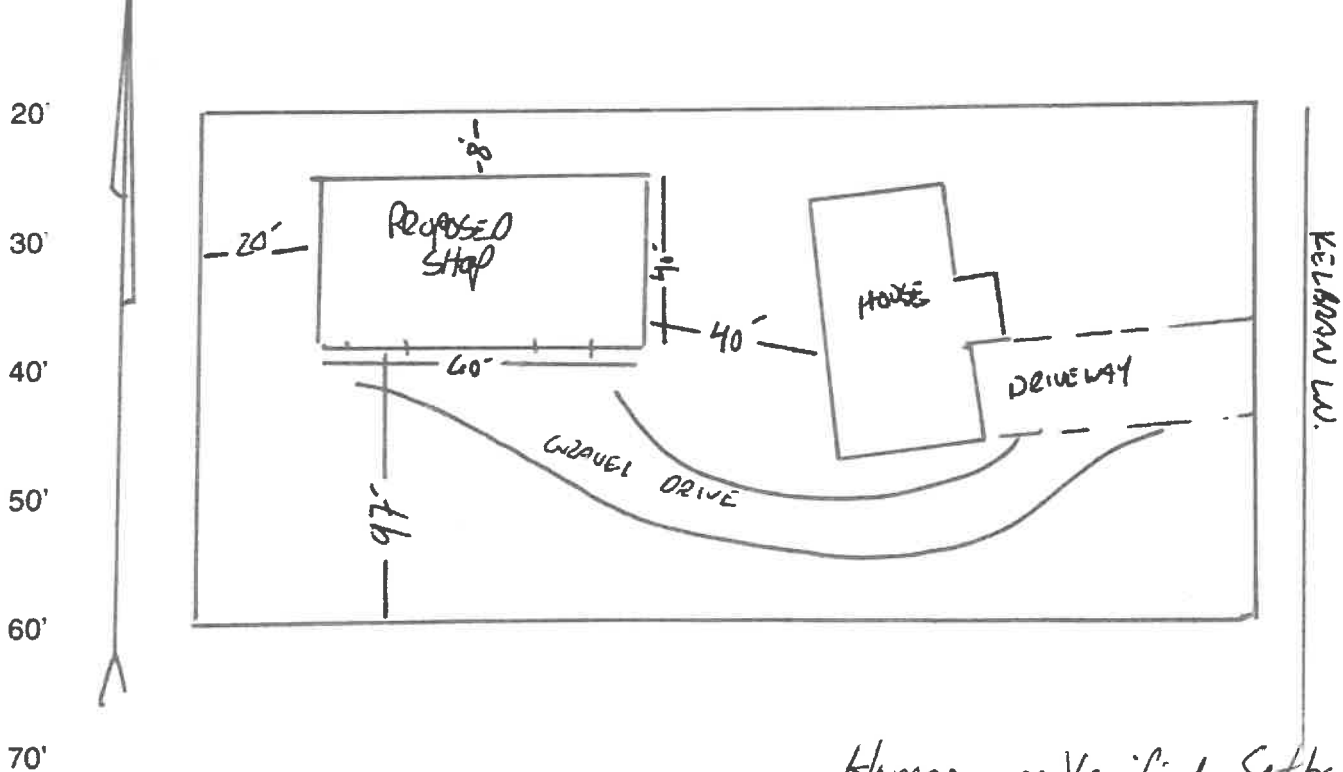
Building Size 40 x 60 x 16

0 10' 20' 30' 40' 50' 60' 70' 80' 90'

PARCEL # 8934324008

TOWN OF WELLINGTON

10' NORTH



Homeowner Verified Setbacks
With Town.

Charlene Golding

Charlene Golding
Secretary/Treasurer

Kathy Thornton

Kathy Thornton
President

Gale Chadwick

Gale Chadwick
Vice President

See email
attached



Customer Signature

Sales Signature

Board of Adjustment Regular Meeting

Variance Requests for 7785 Kelbran Lane - Side Setback and Accessory Structure Size

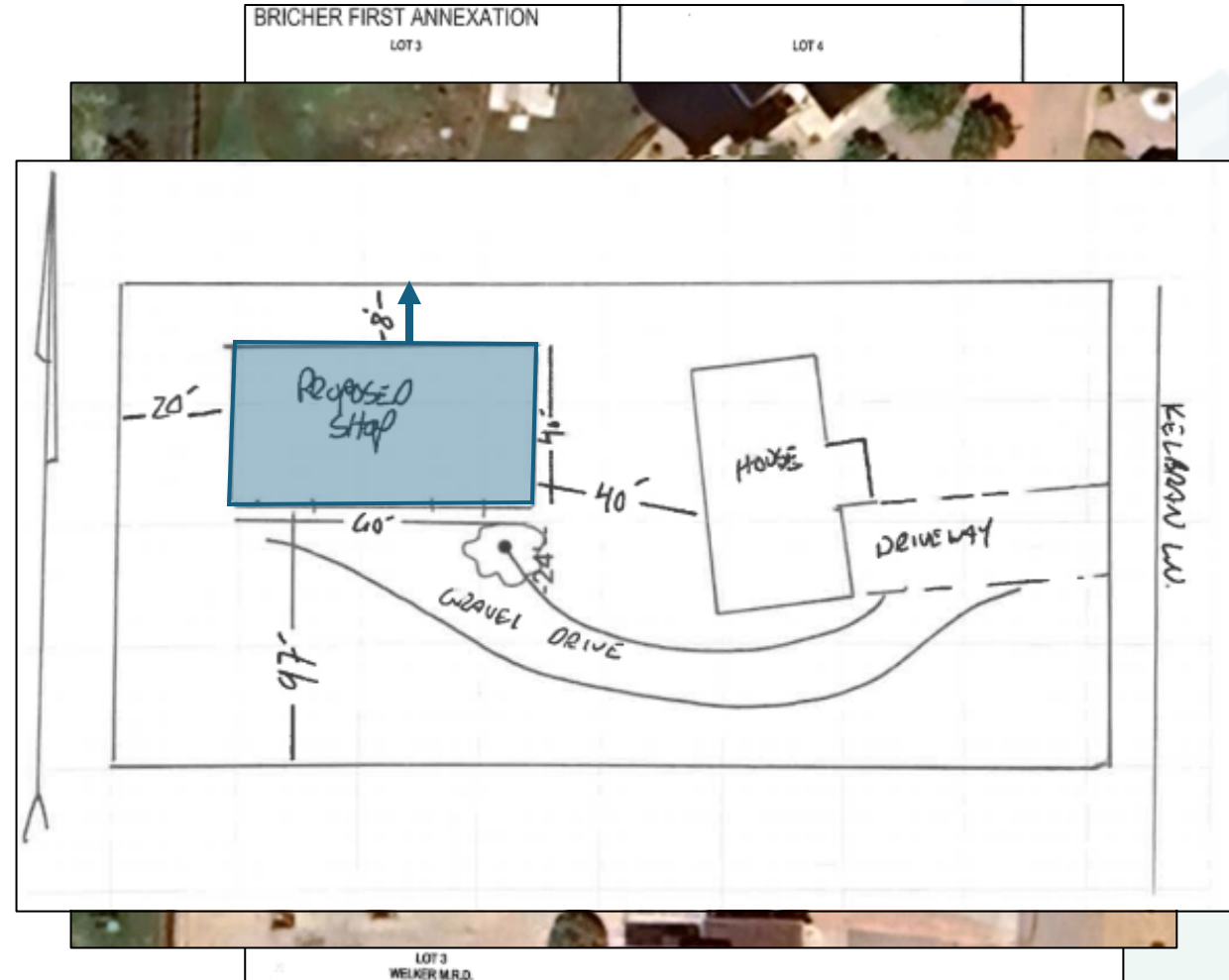
Presented By: Brittany Lenoir, Planner III
Town of Wellington Planning Department

Thursday, April 24, 2025



Background and Project Description

- Kelbran Estates Subdivision
- Developed with a single-family home
- Detached Shop
- Two variance requests
 - Reduce 20-foot setback to 8 feet
 - Increase accessory structure size to more than 50% of the floor area of the principal building



Variance Findings For Approval

1. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;
2. Strict application of the regulation will result in an unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the applicant or a specific application;
3. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area;
4. The manner in which strict application of the regulation deprives the applicant of reasonable use of the land compared to other similarly situated land in the area;

Variance Findings For Approval (continued)

5. The circumstances warranting the variance are not the result of actions by the applicant, or could not be reasonably avoided by actions of the applicant;
6. Granting the variance will not harm the public health, safety and welfare or the purposes and intent of these regulations;
7. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties; and
8. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.)

Zoning District and Comprehensive Plan

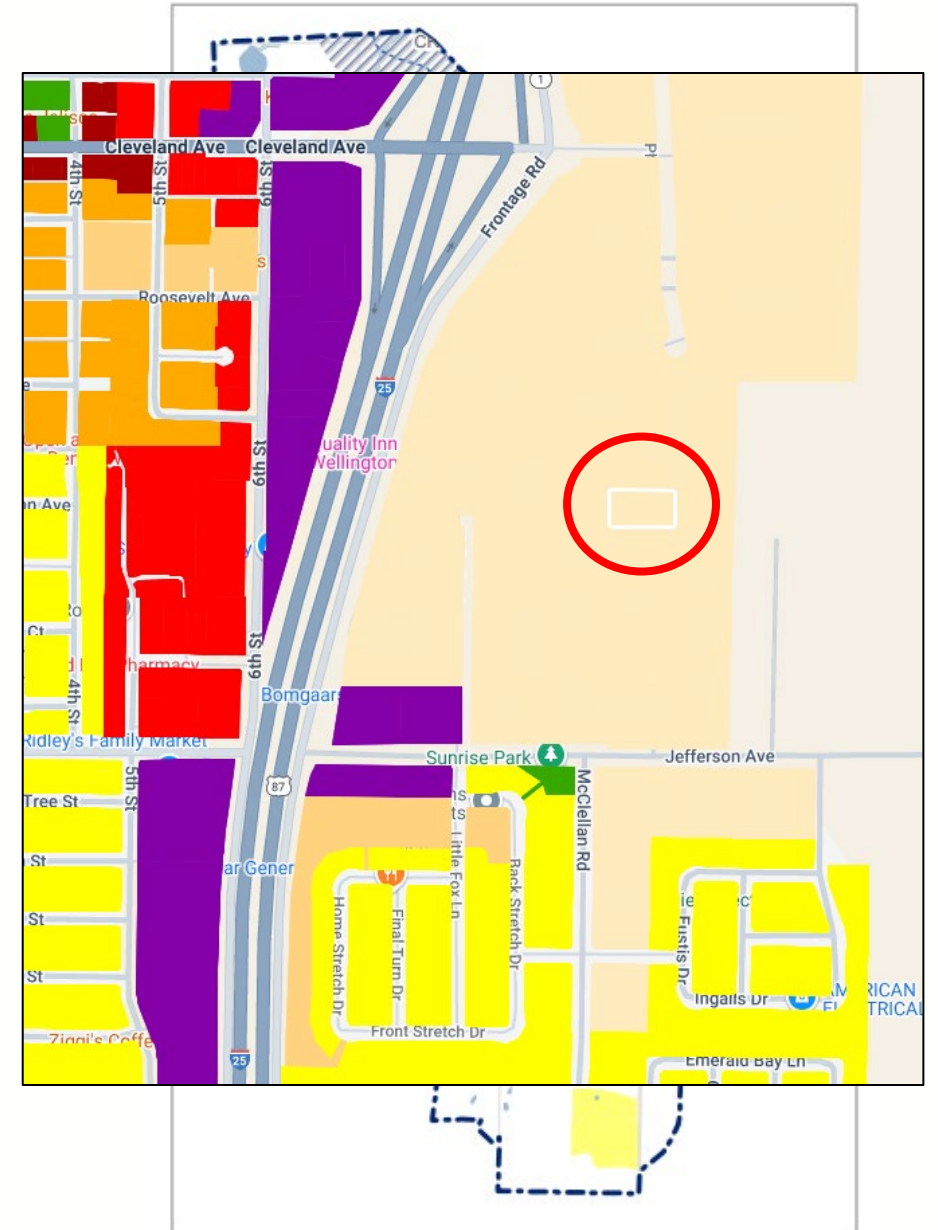
Zoning District

- R-1, Residential Rural Density
- A very low-density residential district
- Large-lot, detached single-family homes
- District is more characteristically rural

Comprehensive Plan

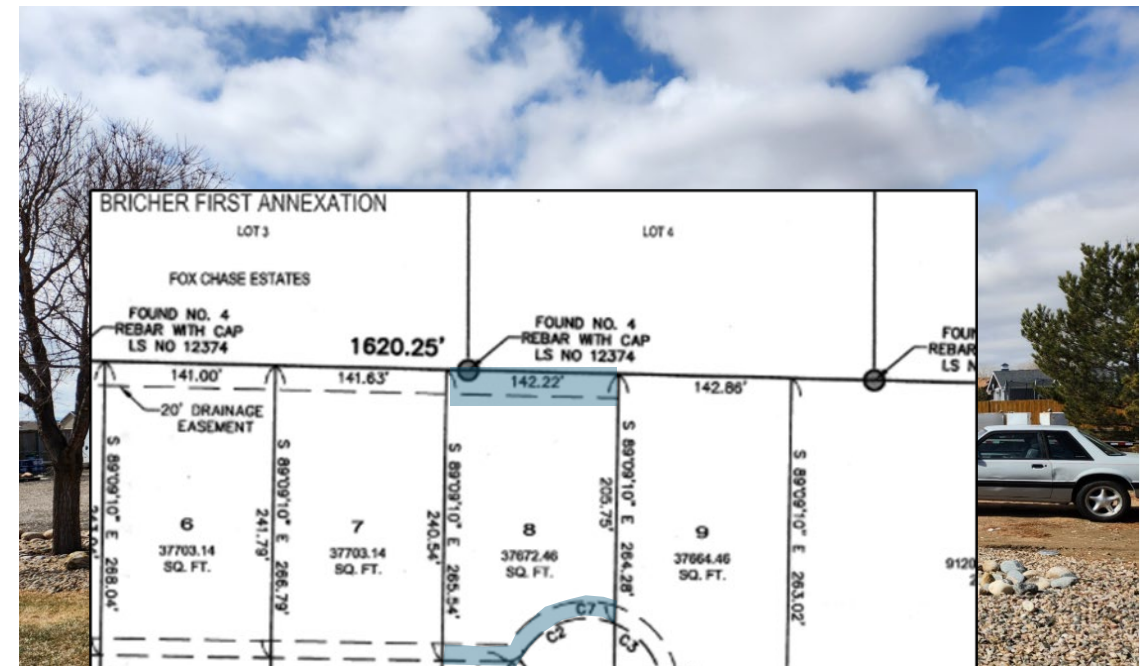
- Future Land Use Map designates this area as being categorized as a Low Density Residential district
- Predominantly detached and attached single family homes

Future Land Use Map –
Low Density Residential District Areas



Existing Site and Surrounding Condition

- Existing drainage easements
- Existing mature tree in the middle of the backyard
- The Kelbran Estates neighborhood has similar detached accessory buildings



**Con
Var**

- 
- Con
Var**



Staff Recommendations and Conditions of Approval

Move to grant a variance to vary Section 15-3-20(g) of the Wellington Municipal Code on this property, to reduce the minimum side yard setback requirement of the R-1 Rural Residential zoning district and to vary Section 15-4-40(d)(1)c. of the Wellington Municipal Code to increase the size of the accessory structure to larger than 50% of the size of the principal structure on Lot 8, Kelbran Estates Subdivision, subject to conditions and based on the Findings for Approval.

Proposed Conditions of Approval:

- 1) The side yard setback (north property line only) is not reduced to less than 8 feet; and
- 2) The proposed shop is limited in size to a maximum of forty (40) feet by sixty (60) feet and 2,400 square feet; and
- 3) The variance to reduce the required side yard setback is limited to the building layout and dimensions demonstrated in the plans, included as *Attachment 2*.
- 4) Obtain a valid Town of Wellington building permit in substantial compliance with the plot plan, included as *Attachment 2*; and
- 5) Compliance with all other applicable zoning and building codes.

Questions or Comments?



April 23, 2025

Subject: Addendum – Neighbor Letters; 7785 Kelbran Lane Variance;
BOA2025VAR01

Board of Adjustments,

The attached letters were received by the Town in response to the public hearing notice for the variance request at 7785 Kelbran Lane. These were received after the deadline to be included in the Board of Adjustments public hearing packet and are being included as an addendum to be considered with the variance requests.

Thank you,

Brittany Lenoir
Planner III

lenoirbr@wellingtoncolorado.gov
(970) 657-7490

Cc: Cody Bird – Planning Director

Encl: Letter from Mary Hupp
Letter from Robert Burke

7775 KELBRAN LN
WELLINGTON, CO 80549

Hupp

DENVER CO 802

17 APR 2025 PM 4 L



Brihany Lenoir
Town of Wellington
P.O. Box 127
Wellington, CO
80549-0127

Brittany Lenoir

Town of Wellington

Dear Brittany,

My name is Mary Hupp and I live next door to Edward and Cassie Harris. I am responding to the notice of the public hearing being held on Thursday, April 24, 2025 as I will be unable to attend the meeting.

I have no problem with the shop they are desiring to erect. There are 16 homes on Kelbran Lane and they each have about an acre of land. Currently there are 10 homes including ours that have a shop.

Please give them permission to build and improve the neighborhood even more.

Thank you,

Mary Hupp

Mary Hupp
7775 Kelbran Lane
WELLINGTON, CO
80549

Robert Burke

PO Box 1049

Wellington CO 80549

DENVER CO 802

APR 2025 PM 6 L



Brittany Lenoir, Planner III

Town of Wellington

PO Box 127

Wellington CO 80549

80549-012727





April 9, 2025

BURKE ROBERT A
PO BOX 1049
WELLINGTON, CO 805491049

Dear Property Owner:

As the owner of property within 500 feet of the below-described property for which the Town of Wellington has received a request for a variance from the R-1, Residential Rural Zone District's side yard setback requirements and from the Accessory Structure size standards, you are hereby notified and invited to attend a public hearing before the Board of Adjustment to offer any comments regarding this request. If you are unable to attend the public hearing, you may submit written comments to:

Brittany Lenoir, Planner III
Town of Wellington
PO BOX 127
Wellington, CO 80549

Thank you kindly,
Brittany Lenoir, Planner III

Notice of Public Hearings:

Board of Adjustment

Date: Thursday, April 24, 2025

Time: 7:00 p.m.

Place: Wilson Leeper Center
3800 Wilson Ave.
Wellington, CO 80549

Public Hearing: Variance Requests

Applicant: Edward and Cassie Harris

Current Zoning: R-1 Residential Rural

Requested Variance: Relief from the twenty (20) foot side yard setback requirement to locate and erect a detached shop building eight (8) feet from the side lot line, and relief from the accessory structure regulations limiting detached structures to no more than 50% the floor area of the principal building.

Property Location: 7785 Kelbran Lane, Wellington CO
Legal Description: Lot 8, Kelbran Estates Subdivision, Wellington CO

Location Map on Back

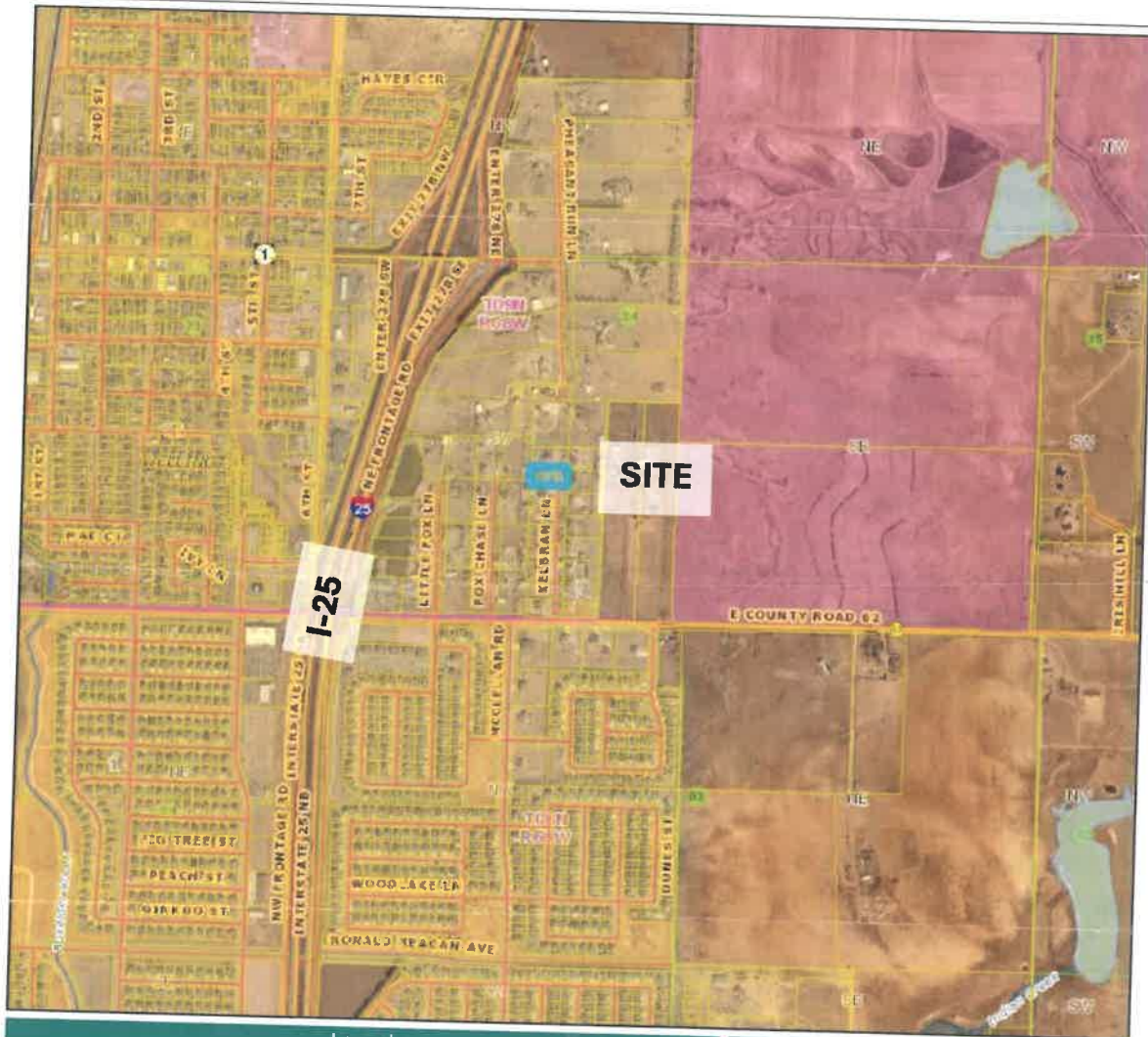
*To all concerned,
I support my
neighbor's building
a pole barn, size &
location!
Thanks,
Robert Burke
7794 Kelbran Ln
4-10-25*



LOCATION MAP: 7785 Kelbran Ln, Wellington, CO 80549



Larimer County Web Map



Legend

Tax Parcels	Incorporated Areas	30966E146467N.aid
Railroads	PLSS Township and Range	Red: Band_1
Major Road System	PLSS Sections	Green: Band_2
Road System	PLSS Quarter Sections	Blue: Band_3
Lakes and Ponds	City or Town	30966E144091N.aid

Notes

0.1 0 0.1 Miles
Date Prepared: 4/7/2025 8:14:53 AM

Scale
1:12,000



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Board of Adjustment Meeting

Agenda Item #6B

Meeting Date: April 24, 2025

Submitted By: Cody Bird, Planning Director Agenda

Category: New Business

Subject:

Election of Officers

Background:

- The Municipal Code requires the Board of Adjustment to elect a Chair and Vice-Chair during the first regular meeting of each calendar year.
- The Chair and Vice-Chair must be elected from the appointed members of the Board of Adjustments. Members serving as alternates are not eligible to hold office on the Board.
- The Chair presides at all meetings of the Board. The Vice-Chair will preside in the absence of the Chair.
- A member of Town staff is appointed to serve as the Secretary of the Board, and therefore, an election for that office is not required.

Staff Comments:

- The process for election of Chair and Vice-Chair should be as follows:
 - The floor is opened for nominations. Nominations (with seconds) are received.
The floor is closed, and nominees are then voted on publicly.
 - A majority vote of the Board members present and voting is required to elect the officers.
 - The term for each office is one year.
 - Officers shall take office at the next regular meeting.

Recommendation:

- Conduct an election for Chair and Vice-Chair of the Wellington Board of Adjustment.
-