



Date: Tuesday, June 24, 2025
Time: 6:00 PM
Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_zdZx4V_YQ4qP2Xc0cRHEuw

BOARD OF ADJUSTMENT **ADDENDUM** AGENDA

Call to Order

Approval of Minutes

- May 27, 2025

Items Withdrawn (Addendum – Project withdrawn)

- Derman Setback Variance, File No. 25-ZONE3758

Consent Items

1. Weiss Family Ventures Setback Variance #2, File No. 25-ZONE3780

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering

Request: Request for a variance for an existing building to be located 23'6" from the right-of-way of U.S. Highway 34 where 50 feet from the edge of the right-of-way or 100 feet from the right-of-way centerline is required, whichever is greater.

Location: 8039 W Highway 34 Loveland, CO 80537

Applicant: Michael McBride, 2339 Spruce Creek Drive Fort Collins, CO 80528

Owner: Weiss Family Ventures LLC, 8041 W Highway 34 Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Weiss Family Ventures Setback Variance #2, File No. 25-ZONE3780, subject to the condition as outlined in the staff report.

Discussion Items

1. De La Cruz Setback Variance, File No. 23-ZONE3559

Staff Contacts: Samantha Lasher, AICP, Planning Division, David Pringle, Engineering Department, Ashton Brodahl, Health Department

Request: Setback Variance for a new single-family residence to be 5 feet from the north property line along Edith Drive, where 25 feet is required

Location: 4216 Edith Drive, Fort Collins, CO 80526; Located directly west of Horsetooth reservoir, approximately 0.22 miles north of the intersection of Shoreline Drive and Kano Drive

Applicant: Harry De La Cruz, 3945 Landings Drive, Fort Collins, CO 80525

Development Services Team Recommendation: The Development Services Team recommends Approval of the De La Cruz Setback Variance, File No. 23-ZONE3559, subject to the conditions outlined in the staff report.

Reports from Staff

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at accessibility@larimer.org or by calling 970-498-5967 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.