

Date: Tuesday, August 26, 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 **ADDEDNUM** AGENDA

Call to Order

Approval of Minutes

- June 24, 2025

Approval of Findings and Resolution

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

Consent Items

1. **Pettenger Setback Variance, File No. 25-ZONE3776 (Addendum: Attachment E - Neighbor Comments)**

Staff Contacts: Kassidee Fior, Planning; Connor Sheldon, Engineering; Ashton Brodahl, Health and Environment

Request: Setback variance for an existing house and pergola to be located 10.3-feet from the front setback of Ann Street where 25-feet is required and 23-feet from the front setback of Irene Way where 25-feet is required; an existing shed to be located 2.3-feet from the side setback where 5-feet is required; and an existing garage to be located 2.2- feet from the rear setback where 10-feet is required.

Location: 4651 Irene Way, Fort Collins, CO 80526

Applicant: Carla & Gary Pettenger, 6500 Brentwood Street, Arvada, CO 80004

Owner: Carla & Gary Pettenger, 4651 Irene Way, Fort Collins, CO 80521

Development Services Team Recommendation: The Development Services Team recommends approval of the Pettenger Setback Variance, File No. 25-ZONE3776, subject to the 5 conditions of approval contained outlined in the staff report.

2. **Lot 2 Mountain Sunset Townhome Height Variance, File No. 25-ZONE3781**

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Height variance request for a proposed townhome to be located 39.5 feet tall where 30 feet is the maximum height allowed.

Location: 1475 Saint Moritz Trail, Estes Park, CO 80517

Applicant: Don Darling, Darling Enterprise

Owner: Janice K Barnett Revocable Trust, 112 S. Port Drive Seneca, SC 29672

Development Services Team Recommendation: The Development Services Team recommends approval of the Lot 2 Mountain Sunset Townhome Height Variance, File No. 25-ZONE3781 subject to the conditions outlined in the staff report.

3. **Hollingsworth Setback Variances, File 24-ZONE3628 (Addendum: Hollingsworth Variance Memo)**

Staff Contacts: Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Setback variances to allow a pergola and deck to be constructed. Proposed requests include: (1) A variance for the pergola and deck of 6-feet where 7-feet is typically required from eastern, side setback; (2) A variance for the existing home of 6-feet where 7-feet is typically required from eastern, side setback (3) A variance to allow the existing home to be 5-feet from the western lot line where 7-feet is typically required.

Location: 2332 Dalton Drive, Fort Collins, CO 80526

Applicant: Ian Roush, 3780 E 15th St Unit: 201 Loveland, CO 80538

Owner: Angela Hollingsworth; Gray Hollingsworth, 2332 Dalton Dr., Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Hollingsworth Setback Variance, File No. 24-ZONE3628, subject to the conditions outlined in the staff report.

Reports from Staff

Adjourn

Date: Tuesday, August 26, 2025

Time: After Adjournment of the Board of Adjustment Hearing

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BOARD OF ADJUSTMENT WORK SESSION

Discussion with Commissioner Liaison and Board Reminders

Executive Session

- Conference with an attorney pursuant to Colorado Revised Statutes 24-6-402(4)(b) for legal advice about case 2024CV31018 Welcome to Realty v. Larimer BOA to discuss pending appeal. Decision expected.

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.