



Date: Tuesday, February 24, 2026
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_crpB-eVcRXC-8LNQi5FjxQ

BOARD OF ADJUSTMENT **ADDENDUM** AGENDA

Call to Order

Approval of Minutes

– January 27, 2026

Consent Items

1. **Casas Setback Variance, File No. 24-ZONE3677**

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

Request: Setback variance request for Lot 12 of the Cottonwood Terrace Subdivision to allow an existing porch to be located 80-feet from the centerline of Glade Road where 100-ft is typically required.

Location: 2300 Glade Road, Loveland, CO 80538

Applicants/Owners: Karen Rico & Lorenzo Tabulio Casas

Development Services Team Recommendation: The Development Services Team recommends approval of the Casas Setback Variance, File No. 24-ZONE3677, subject to the conditions outlined in the staff report.

Discussion Items

1. **Welcome to Realty LLC 401k PSP Variance, File No. 25-ZONE3819 (Addendum - Welcome to Realty LLC 401k PSP Variance, File No. 25-ZONE3819 Supporting Material)**

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

Request: Setback variance request for: 1) 7.3-feet from the front lot line for an existing single-unit dwelling, where 20-feet is required. 2) 5.0-feet from side lot line for an existing single-unit dwelling, where 7-feet is required.

Location: 7800 Costigan Ave, Fort Collins, CO 80525

Applicant: Christophe Attard, PO Box 270145 Fort Collins, CO 80527

Owner: Welcome to Realty, LLC 401 Profit Sharing Plan, PO Box 270145, Fort Collins, CO 805270145

Development Services Team Recommendation: The Development Services Team recommends approval of the Welcome to Realty LLC 401k PSP Variance, File No. 25-ZONE3819, 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.