



Development Review Center  
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March 17th, 2025

Heidi Schuff  
715 W Mountain Ave  
Fort Collins, CO 80521

**RE: Variance request for 134 Fishback Avenue, ZBA250004 – CDNS Director’s Decision**

Dear Dan & Lindsey Fry:

On February 11, 2025 the City of Fort Collins Development Review Division received and processed a request for a variance for the property addressed 134 Fishback Avenue. This variance request is subject to the Community Development and Neighborhood Services (CDNS) Director’s or designee’s review and decision. The following is a basic description of the requested variance:

Request to exceed the maximum allowable floor area for the rear half of the lot for a proposed addition by 196 square feet for a total of 1,256 square feet. The maximum allowable floor area for the rear half of this lot in the OT-A zone is 1,162 square feet. The request is to exceed the maximum allowable floor area for the rear half of the lot by 94 square feet (an increase of 8.4%).

This request has been processed in accordance with Section 2.10 – Variances, of the City of Fort Collins Land Use Code pursuant to the applicable standards in the Land Use Code.

The CDNS Director designee hereby makes the following findings of fact:

1. The request is not detrimental to the public good.
2. The existing primary building is setback an additional 15’ from the required setback
3. With the addition the primary building will not exceed the 2,400sf of allowable floor area for Detached Urban House
4. The proposed addition is one story and does not increase a looming visual effect on abutting properties.

Therefore, the variance request will not diverge from the standard but in a nominal, inconsequential way, when considered in the context of the neighborhood, and will continue to advance the purpose of the Land Use Code contained in Section 1.2.2.

Based on these findings of fact, the CDNS Director of the City of Fort Collins makes the following decision:

DECISION: Approved DATE: 03/14/2025

  
Noah Beals  
Development Review Manager

This final decision of the CDNS Director’s designee may be appealed to the Land Use Review Commission, in accordance with Article II, Division 2.10.4(L) of the Land Use Code, within 14 calendar days of the date of this decision letter.