



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF VIRTUAL PUBLIC HEARING

June 17, 2020

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on July 1** has been scheduled to consider a request to allow for construction of a rear-yard 'carriage house' that would be larger than allowed by zoning standards, near property you own. The request is for Modifications of Standards that limit the size of construction in rear yards. Basic information about the request is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

If you would like to test the Zoom interface, test meetings will be held on Tuesdays and Thursdays from 12:30-1:00 PM MST through mid-June. Join at <https://zoom.us/join> or in the Zoom app with the meeting ID 947-3158-1627. **This is a link for testing your Zoom capabilities only.** Public comment will not be accepted during these test calls.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of lag time in recordkeeping or rental situations, neighbors may be missed. Please feel free to notify your neighbors of the public hearing. If you own or manage an apartment building, please post this notice in a common area.

Please contact me, or Alyssa Stephens at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Clark Mapes | City Planner  
970.221.6225 | [cmapes@fcgov.com](mailto:cmapes@fcgov.com)

### HEARING TIME

**Wednesday, July 1, 2020**

5:30 P.M.

### Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

### PROPOSAL NAME & LOCATION

613 S. Meldrum St. Carriage House  
MODIFICATIONS OF STANDARDS,  
MOD200001 (parcel # 9714111013)  
Sign #546 (Location map on reverse)

### PROPOSAL DESCRIPTION

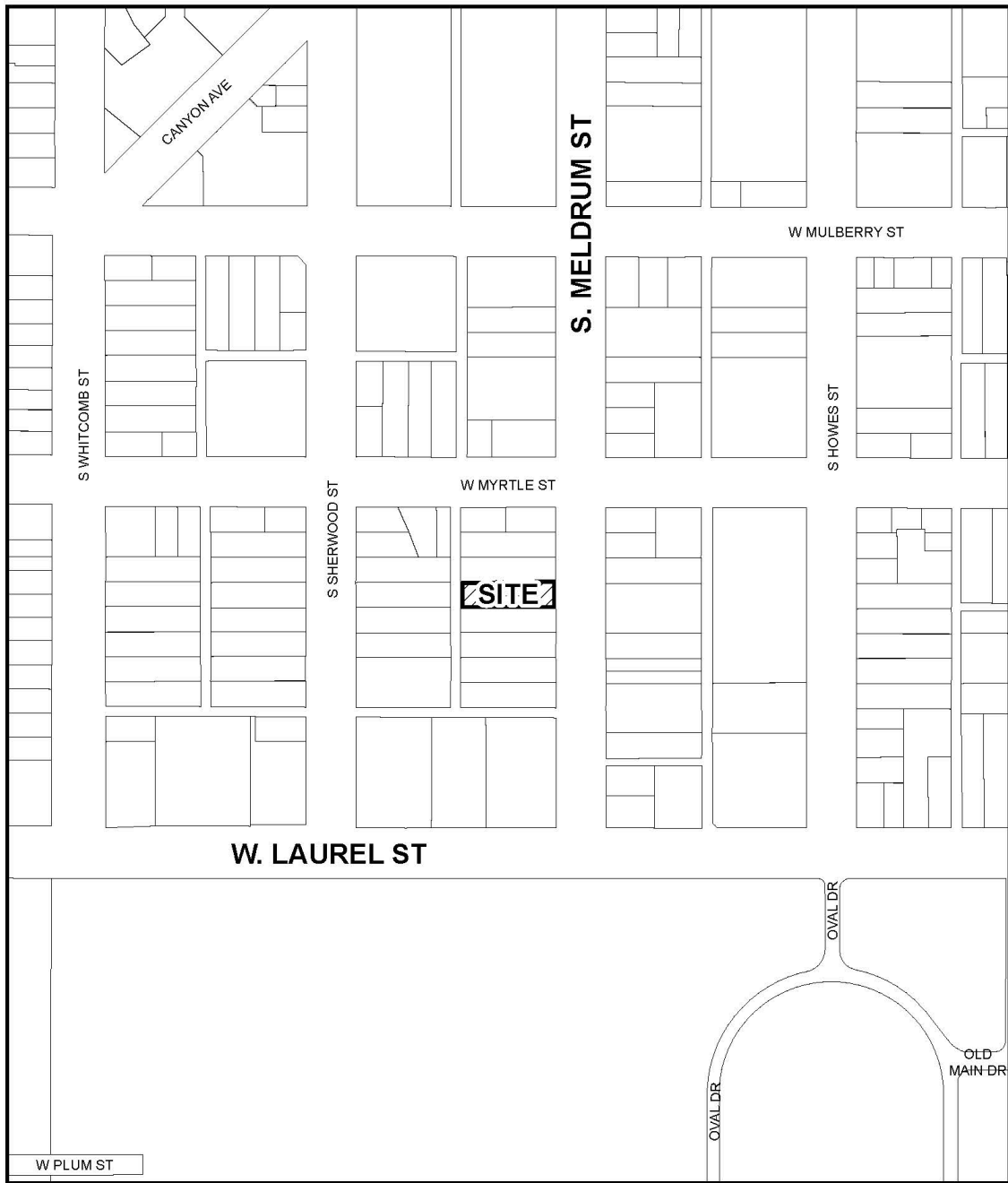
- This is a stand-alone request for Modifications of four zoning standards in the Neighborhood Conservation, Buffer (NCB) Zone District:
  1. Floor area of 1,000 sq. ft. is the standard limit for carriage houses; 2,190 sq. ft. is requested.
  2. Footprint of 600 sq. ft. is the standard limit; 1,570 sq. ft. is requested.
  3. Rear yard floor area limit of 1,583 is standard for this lot; 2,190 requested.
  4. Side wall height limit of 13' is standard; 23' is requested.

### ZONING INFORMATION

- Zoning standards include the ability to request Modifications under criteria in Section 2.8.2 of the Land Use Code, which is available online.
- If Modifications are approved, then the full development plan may be submitted for review and another Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## 613 S MELDRUM VICINITY MAP

1:3,000



*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. V / TDD: Dial 711 for Relay Colorado.*

*Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [translate@fcgov.com](mailto:translate@fcgov.com).*