



Community Development &
Neighborhood Services
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BASIC DEVELOPMENT REVIEW DECISION

Date: September 24th, 2025
To: Jim Bair
609 S Meldrum St
Fort Collins, CO, 80521
bairjac@gmail.com
From: Clay Frickey, Planning Manager, City of Fort Collins

ADU AT 609 S MELDRUM ST, BDR250012 – MANAGER’S DECISION

Dear Jim,

On May 21st, 2025, City of Fort Collins Development Review received and processed a request for an Accessory Dwelling Unit (ADU) at 609 S Meldrum St , which is a request for a Basic Development Review to build an ADU and garage with alley access on the rear of the lot at 609 S Meldrum St, parcel #9711240002. The subject property is zoned Old Town C (OT-C) and contains a single-unit residence occupied by the homeowner and her household. The ADU is designed to complement the existing Folk Victorian home while introducing modern elements appropriate for long-term accessibility and energy efficiency. The project involves a Reasonable Accommodation to increase the overall height from 24' to 25'-8" and increase the garage floor area from 600 square feet to 640 square feet. This was approved on July 18th, 2025, by the Community Development and Neighborhood Services (CDNS) Director. A Modification of Standard is involved with this project regarding dormer stepback standards as outlined in Article 2.1.6 of the LUC. The proposed dormers align vertically with the wall below rather than stepping back 2 feet. However, the adjacent properties have accessory building of similar or larger scale and similar architectural features, showing the design is consistent with established character of the block. Additionally, the hipped main roof continues across the dormer faces, preventing the look of a tall wall or looming affect and helping the dormers blend into the overall roof form. Staff finds that the architectural design modification is not detrimental to the public good and diverges from the code in a nominal and inconsequential way when considered in the context of the neighborhood. This request has been processed in accordance with Section 6.4.3, Basic

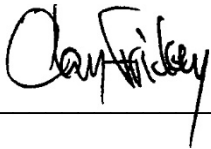
Development Review Procedures, of the City of Fort Collins Land Use Code and has been reviewed for compliance with applicable Land Use Code standards.

THE PLANNING MANAGER HERBY MAKES THE FOLLOWING FINDINGS OF FACT:

1. ADU at 609 S Meldrum St, BDR250012, has been accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
2. ADU at 609 S Meldrum St, BDR250012, complies with the requirements in Article 2, Section 2.1.6 – [Old Town District, High] (OT-C) zone district.
3. ADU at 609 S Meldrum St, BDR250012, complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
4. The Modification of Standard found within Section 2.1.6 regarding dormer standards are not detrimental to the public good and meets the criterion found in Section 6.8(H)(4) of the Land Use Code in that the project deviates from the Code in a nominal and inconsequential way.

BASED ON THESE FINDINGS OF FACT, THE PLANNING MANAGER ISSUES THE FOLLOWING DECISION:

Decision: Approved



September 24, 2025

Clay Frickey
City of Fort Collins, Planning Manager, Director Designee
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970.416.2625