



BOARD OF ADJUSTMENT

Mike Simone, Chairperson

Paul Witmer, Vice-Chairperson

Kathy Kvasnicka

Shannon Wiens

Shannon Rhoda

Karina Gonzalez

Ashley Greene

Board of Adjustment Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, June 26, 2025

6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. Approval of the June 13, 2024, Meeting Minutes.

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

- a. BOA Resolution BOA2025-001 100 McKinley Ave Variance

Discussion Items

Future Business

Adjourn

Virtual Meeting Instructions

Join this meeting from your computer, tablet or smartphone.

<https://meet.goto.com/885796925>

You can also dial in using your phone.

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

Get the app now and be ready when your first meeting starts:

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If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Board of Adjustment will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON BOARD OF ADJUSTMENT
JUNE 13, 2024**

The Board of Adjustment of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Board of Adjustment and virtually via GoToMeeting, on Thursday, June 13, 2024.

Chair Mike Simone called the meeting to order at 6:26 PM.

ROLL CALL

Members Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, and Paul Witmer.
Vice-Chair Bushrod White and Commissioner Jimmy Dominguez attended the meeting via GoToMeeting.

City Staff Present: Planning Director, Todd Hodges, Planners Sean McDermott and Zachary Mettler, City Engineer David Rausch, and Planning Administrative Assistant Beyza Kirmizi.

APPROVAL OF AGENDA

Commissioner Witmer moved to approve the agenda, Vice-Chair White seconded the motion.

CONSENT AGENDA

Vice-Chair White moved to approve the agenda, Commissioner Witmer seconded the motion.

PUBLIC COMMENT

There were no public comments.

Public Hearing

BOA2024-002 A RESOLUTION OF THE BOARD OF ADJUSTMENT OF FORT LUPTON APPROVING KENNETH AND JENNIFER ASHBY'S VARIANCE REQUEST TO BUILD AN ADDITIONAL SECONDARY BUILDING ON THE PROPERTY LOCATED AT 201 9TH STREET, FORT LUPTON, COLORADO

Planner Sean McDermott presented the application submitted by Kenneth and Jennifer Ashby, referred to as the Ashby Variance. The property is located at 201 9th Street, is zoned R-1, and is approximately 2.006 acres in size. The applicants are seeking a variance to add a 30' x 25' secondary building for storing lawn and gardening equipment on the north portion of the lot. The use of the property would not change; the proposed building is intended to replace the existing 12' x 16' shed and would serve the same purpose.

Mr. McDermott reviewed the code requirements for accessory structures and provided an overview of the existing structures on the property. Based on current standards, the applicants are only allowed to construct two additional minor structures, each with a maximum size of 200 square feet. The variance request seeks approval for a third secondary building (up to 1,200 square feet) to replace the existing minor structure.

**RECORD OF PROCEEDINGS
FORT LUPTON BOARD OF ADJUSTMENT
JUNE 13, 2024**

Mr. McDermott also presented a table showing the maximum square footage allowed based on lot size, the square footage currently used, and the proposed square footage, which remains below the allowable total for the property.

The commissioners briefly discussed the project and asked clarifying questions.

After discussion, action item BOA24-002 (A Resolution of the Board of Adjustment of Fort Lupton Approving Kenneth and Jennifer Ashby's Variance Request to Build an Additional Secondary Building on the Property) was moved for approval and seconded. The motion passed unanimously.

DISCUSSION ITEMS

There were no discussion items.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:43 p.m.

Submitted by

Beyza Kirmizi Planning Administrative Assistant

Approved by Board of Adjustment

Mike Simone
Chair

RESOLUTION NO. BOA2025-001

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF FORT LUPTON APPROVING THE 100 MCKINLEY AVE VARIANCE REQUEST TO BUILD A CARPORT WITH A STREET SIDE SETBACK REDUCED TO 6 FEET ON THE PROPERTY LOCATED AT 100 MCKINLEY AVE, FORT LUPTON, COLORADO.

WHEREAS, the Board of Adjustment held a public hearing on June 26, 2025, to consider and review an application submitted by Richard Ooi (Owner and Applicant) for a variance from the street side setback in Table 5-2 of Section 16-5.02(c) of the Fort Lupton Municipal Code for a proposed carport located at 100 McKinley Ave, Fort Lupton, Colorado; and

WHEREAS, all legal notification requirements have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within three hundred (300) feet of the property, and the posting of a sign on the site noticing the public hearing; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton Board of Adjustment took into consideration any supporting documentation for the variance request, staff comments, as well as the applicant’s presentation and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Development Code, the Board of Adjustment hereby approves a variance, conditional upon the following:

1. The applicant must obtain a building permit for the proposed carport structure with a minimum street side setback of 6 feet.

DONE THIS 26TH OF JUNE, 2025, BY THE BOARD OF ADJUSTMENT FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

The Planning Department shall advise the applicant of the Board of Adjustment decision and of any conditions contained in the Board's Decision.

Resolutions of the Board of Adjustment granting variances shall be recorded with the Weld County Clerk at the expense of the applicant.

Any appeal of the decision of the Board of Adjustment may be made to the District Court as provided by law; provided, however, that such appeal must be made prior to thirty (30) days following the date of the final action taken by the Board of Adjustment, as provided by Rule 106, Colorado Rules of Civil Procedure.

The Board of Adjustment shall review and approve the variance only on the finding that all of the following conditions are met:

1. The requested variance arises from exceptional physical conditions that are unique to the subject property, that are not ordinarily found in the same zoning district, and that are not created by the property owner or those acting on behalf of the property owner;
2. The strict application of the provisions of the zoning regulations for which the variance is requested will constitute an unnecessary hardship upon the property owner, hindering the ability to legally use or construct upon the property. Economic considerations alone shall not constitute an unnecessary hardship if a reasonable use for the property exists under the standards of this code;
3. The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
4. The variance desired will not adversely affect the public health, safety, or general welfare;
5. Granting the variance would not alter the essential character of the surrounding neighborhood, and the general spirit of the ordinance and intent of the standards will be maintained; and
6. The requested variance is the minimum necessary to relieve the conditions and permit reasonable use of the property.

NOTIFICATION REQUIREMENTS

The Code requires published notice of the hearing at least fifteen (15) days prior to the hearing. Notice of the hearing was published in Fort Lupton Press on June 5, 2025.

Notice of the public hearings was posted on the Property at least fifteen (15) days prior to the hearing, as required by the Code.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on June 11, 2025.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'R-1A' Single- and Two-Family Residential Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code. Within this zone district, carport standards are governed by Table 5-2 of Section 16-5.02(c)(1).

Table 5-2: Residential Accessory Structures				
Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	<ul style="list-style-type: none"> ▪ 1 / lot; ▪ + 1 / each 10k s.f.; ▪ Maximum of 3 	<ul style="list-style-type: none"> ▪ 200 s.f. max 	<ul style="list-style-type: none"> ▪ 10' max 	<ul style="list-style-type: none"> ▪ 0' side or rear; ▪ 5' if on a concrete slab or similar foundation; and ▪ Behind the rear building line of the principal structure
Secondary Building (detached accessory building)	<ul style="list-style-type: none"> ▪ 1 / lot ▪ 2 / lot, over 40K s.f. ▪ 1 / principal building (Apartments) 	<ul style="list-style-type: none"> ▪ 1,200 s.f. max., but never more than 50% of principal building footprint. 	<ul style="list-style-type: none"> ▪ 20' max, but never higher than principal structure. 	<ul style="list-style-type: none"> ▪ 5' from side and rear; ▪ 20' from street side; and ▪ At least 12' behind the front building line of the principal structure
Any building over 10' high or more than 200 square feet shall meet the design standards in Section 5.02(c)(3).				
Carport	<ul style="list-style-type: none"> ▪ 1 / lot 	<ul style="list-style-type: none"> ▪ Never more than 50% of principal building footprint, however up to 500 s.f. for principal buildings less than 1,000 s.f. 	<ul style="list-style-type: none"> ▪ 20' max, but never higher than principal structure. 	<ul style="list-style-type: none"> ▪ 5' from side and rear; ▪ 0' from rear alley except where easement prohibits; ▪ 20' from street side; and ▪ Flush or behind the FBL of the principal structure
All accesses and driveways affiliated with the carport must meet applicable standards and the carport shall be placed on an improved surface as determined by Public Works. All carports require a building permit. Any carport over 10' high or more than 200 square feet shall meet the design standards in Section 5.02(c)(3).				
Out-building (large storage building, barns, etc.)	<ul style="list-style-type: none"> ▪ 1 / lot over 40K s.f.. ▪ + 1 / each 3 ac. ▪ Maximum of 5 	<ul style="list-style-type: none"> ▪ 2,000 s.f. max ▪ No size or height limit in A district, provided structure is accessory to agriculture use. 	<ul style="list-style-type: none"> ▪ 25' max 	<ul style="list-style-type: none"> ▪ 10' from side and rear; ▪ 35' from any street side; and ▪ Behind the rear building line of the principal structure
Applies to detached houses and civic / institutional uses only				

The applicant is requesting a variance from the 20' street side setback standard to a reduced 6' street side setback.

The Applicant has submitted the required documents pursuant to the Code.

The Board of Adjustment shall review and approve the variance only on the finding that all of the following conditions are met. See staff comments on the variance criteria below in red text.

1. The requested variance arises from exceptional physical conditions that are unique to the subject property, that are not ordinarily found in the same zoning district, and that are not created by the property owner or those acting on behalf of the property owner;
 - a. *The applicant's lot is unique in that the residence is an old church building that wasn't constructed under current code regulations. The residence has a 5.7' street side setback onto 1st Street (Hwy 52) at its closest point, with steps that extend much closer to the side lot line. This is unique to this property and was not created by the property owner.*

2. The strict application of the provisions of the zoning regulations for which the variance is requested will constitute an unnecessary hardship upon the property owner, hindering the ability to legally use or construct upon the property. Economic considerations alone shall not constitute an unnecessary hardship if a reasonable use for the property exists under the standards of this code;
 - a. *Strict application of the Fort Lupton Development Code would not allow the applicant to build the carport 6' from the property line. The proposed carport meets all other*

zoning regulations for carports outlined in Section 16-5.02(c). The applicant would be allowed to build 20' from the street side lot line, however the applicant has expressed the desire to place this structure at its proposed location to be in line with the existing church building and to provide as a safety buffer from Hwy 52 to utilize the north part of the backyard for a patio for the applicant's family to safely enjoy.

3. The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - a. *Granting the variance would likely not adversely affect the rights of any adjacent property owners. The requested carport would be placed with a similar setback to the enclosed accessory buildings on the properties across Hwy 52 on McKinley and S Park Ave.*
4. The variance desired will not adversely affect the public health, safety, or general welfare;
 - a. *The variance will likely not have any adverse public health, safety, or general welfare implications. The structure would be reviewed by staff during the building permit process and would need to meet applicable building code standards. To staff's knowledge, the proposed location does not interfere with the alley's sight triangle or any other public health, safety, or general welfare concern.*
5. Granting the variance would not alter the essential character of the surrounding neighborhood, and the general spirit of the ordinance and intent of the standards will be maintained; and
 - a. *Granting the variance would not alter the essential character of the surrounding neighborhood and the general spirit of the ordinance and intent of the standards. The requested structure would be clearly subordinate to the residence and must meet the design standards for such secondary buildings. The applicant has submitted designs that meet the intent of the design standards with the goal of complementing the appearance of the existing structure and improve the streetscape of the property along Hwy 52.*
6. The requested variance is the minimum necessary to relieve the conditions and permit reasonable use of the property.
 - a. *The requested variance would allow the property owner to build the desired carport while meeting all other carport standards in Section 16-5.02(c). With the unique old church structure and the location of the property, the variance would allow for reasonable use of the property and a safer outcome for the family to utilize the backyard. Staff recommends a condition restricting the property owner to a 6' street side setback in line with the existing street side setback of the residence.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates that area as Single-Family Detached Residential. The current use of the property fits this designation and the variance request doesn't impact the use of the site.

REFERRALS

Referrals were provided to the list below. Any comments received can be found with the project details on the City’s website at the link found below.

City Attorney	Police Chief	Public Works Director
Building Inspector	GIS Specialist	Economic Development Manager
Development Review Engineer	Fort Lupton Fire Protection District	United Power
Comcast	CenturyLink	Xcel Energy
Hyper Fiber	Intrepid Fiber	Postmaster
Western Midstream		

STAFF RECOMMENDATION

Staff recommends approval of the variance request with the conditions listed in the proposed resolution. The property and existing residence are unique in the R-1A zone district size and this variance request results in a street side setback that is in line with nearby existing accessory building setbacks, allows the property owner to make improvements to the property with safety and quality in mind, meets all other carport standards through the building permit process, and doesn’t appear to create any negative impact. The conditions listed will ensure that the carport meet all other applicable standards and maintain a setback that is no less than the existing structure.

ALTERNATIVES

1. Approve Resolution No. BOA2025-001 to grant the 100 McKinley Ave Variance application (VAR25-001) with the following condition:
 - a. The applicant must obtain a building permit for the proposed carport structure with a minimum street side setback of 6 feet.
2. Approve Resolution No. BOA2025-001 with an amendment to an alternative street side setback distance and condition(s).
3. Deny the 100 McKinley Ave Variance application.

For more information on this development, including all referral responses, please refer to the documents found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/952>

Address : 100 McKinley Ave, Fort Lupton CO 80621
Project : Carport



We kindly request approval to construct a carport 6 feet south side of the property line. The request for this position of the carport aligns with the placement of the church building and complementing the surrounding properties. This location also helps avoid potential sight triangle issues at the alley.

Additionally, the church entrance leads to the north side of the proposed carport, making it an ideal spot for a patio area. The carport will serve as a buffer against traffic noise from 1st Street (US Highway 52), which experiences significant heavy traffic. This will enhance the comfort and usability of the patio space on the north side.

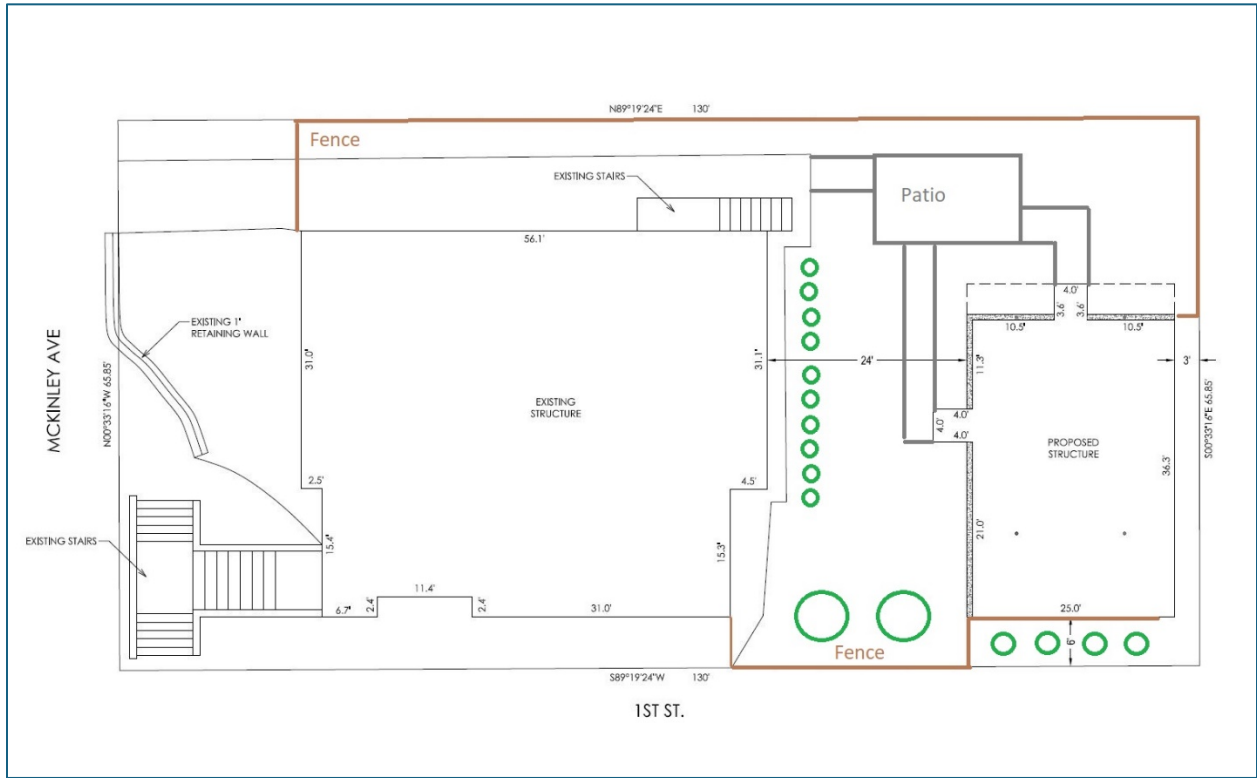
Design Considerations

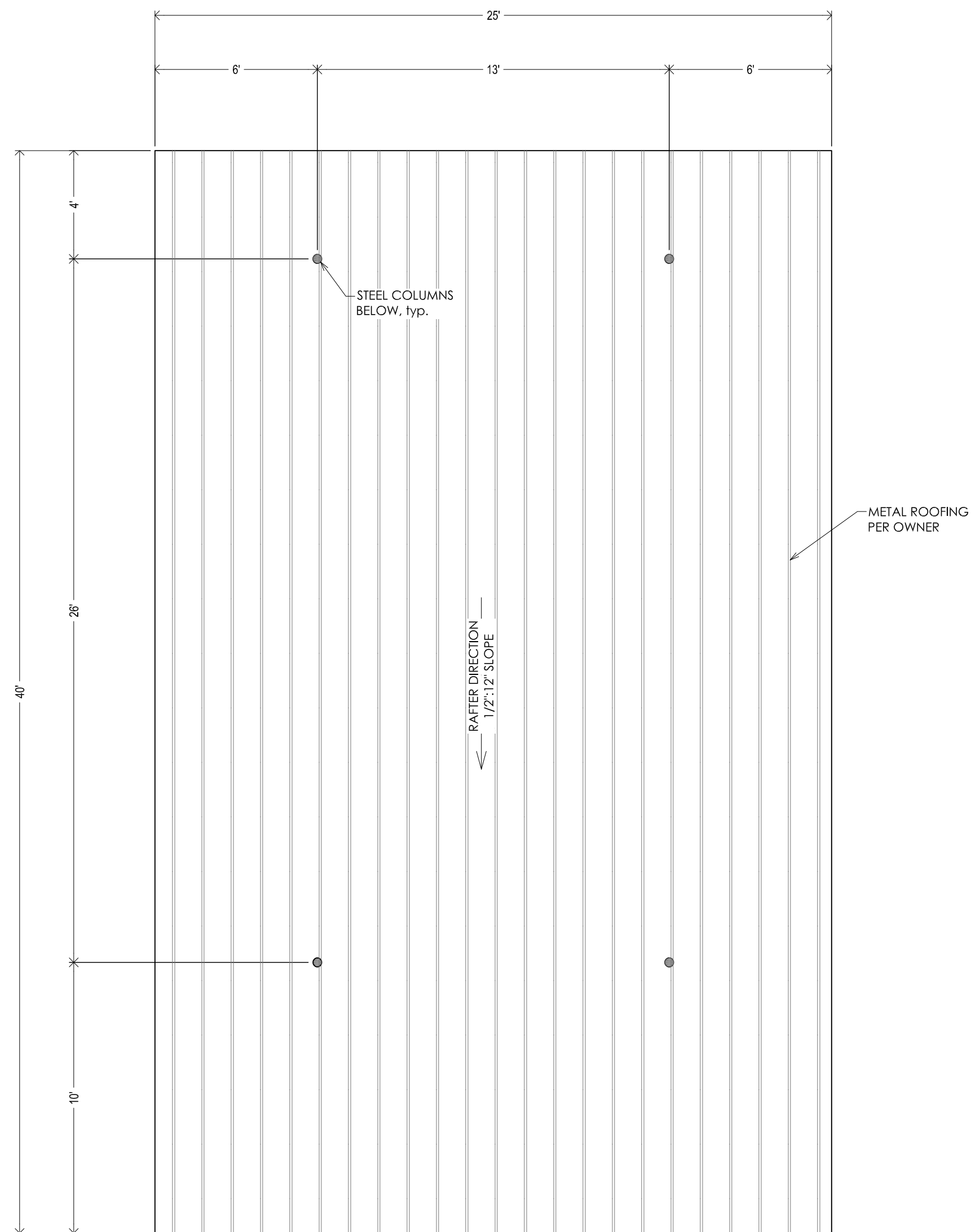
Our goal is to create a design that harmonizes with the existing church while maintaining a timeless and elegant aesthetic. After exploring multiple options, we fear incorporating brick elements might evoke a "haunted" appearance. Instead, we have opted for a mid-century modern design that is simple, enduring, and complementary to the church's architecture.

The carport will be constructed using steel and concrete, supported only by 4x posts with exposed steel. It will feature exposed concrete walls, ensuring both durability and a clean, modern aesthetic. The roof will be black to match the trim of the house, creating a seamless visual connection.

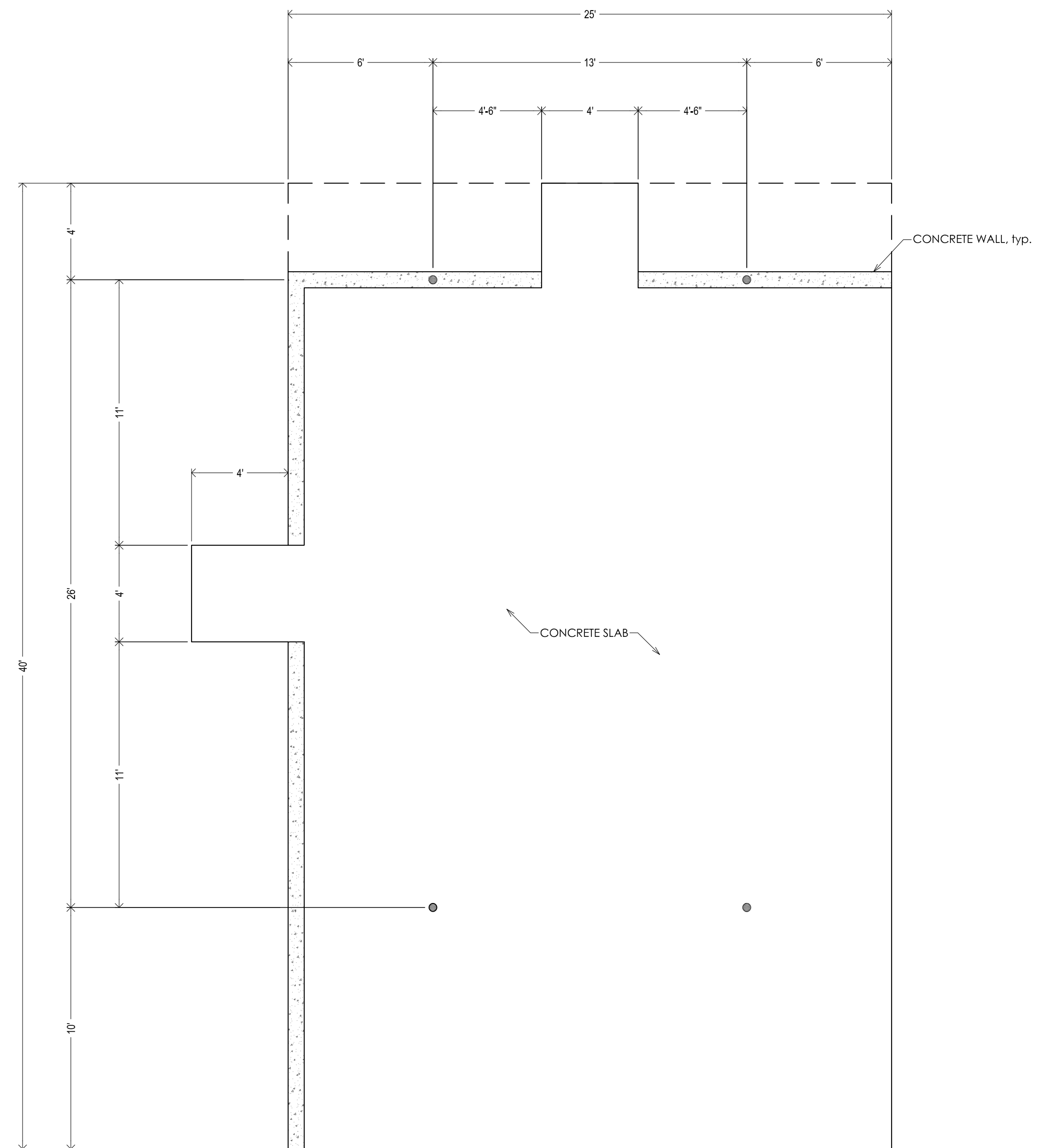
We believe this carport addition will not only enhance the property but also contribute positively to the overall streetscape. Thank you for your consideration.

Patio/ Landscaping Layout





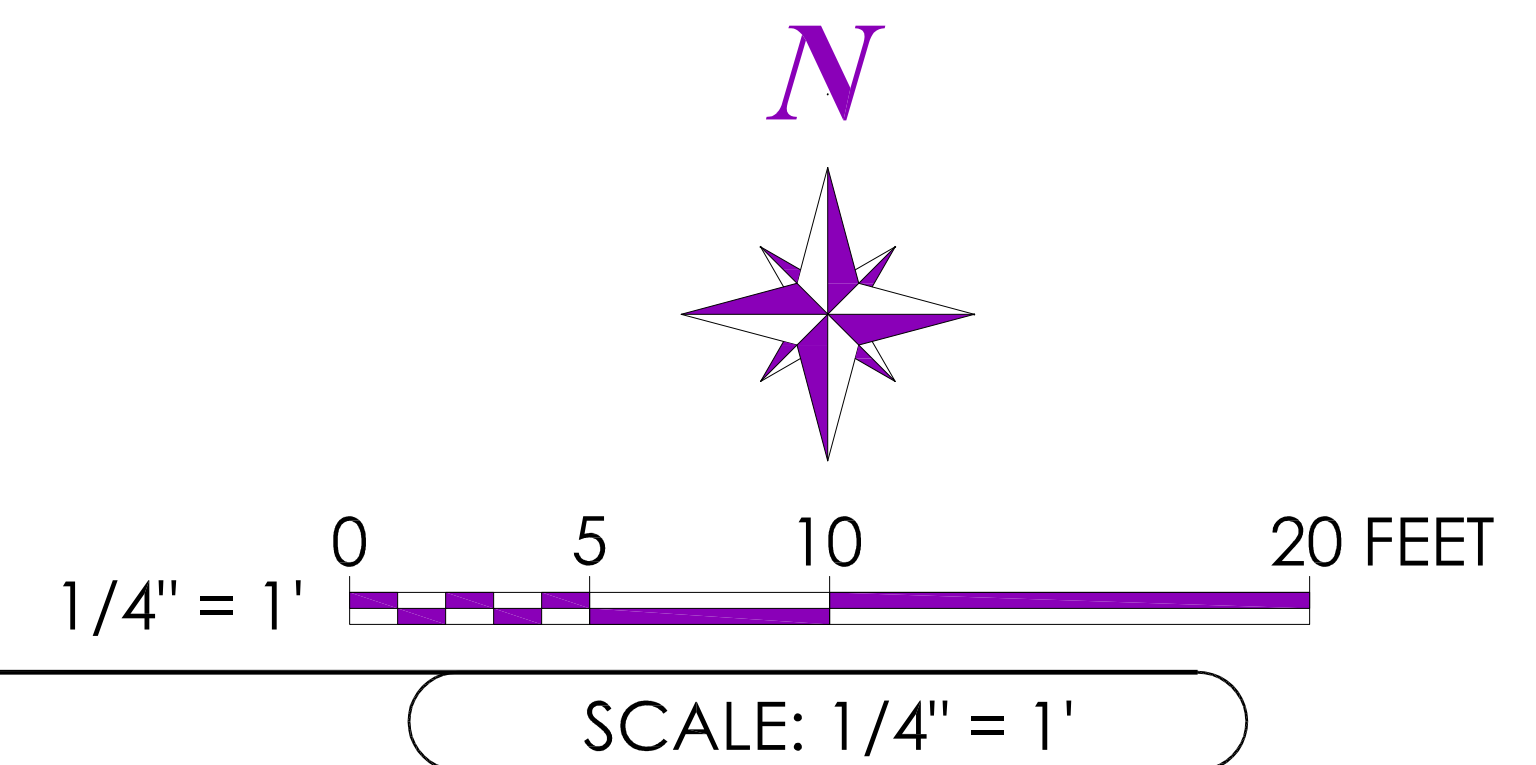
CARPORT ROOF PLAN
1/4" = 1'



CARPORT PAD PLAN
1/4" = 1'

A1

CARPORT PLANS 1,000 s.f.



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CARPORT**

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MCKINLEY AVE.
FORT LUPTON, CO

CLIENT:
RICHARD OOI
100 MCKINLEY AVE.
FORT LUPTON, CO
PHONE: 832-844-6663

DRAFTED BY:
EVAN CHEADLE
ENGINEERING REVIEW:
MARK BENJAMIN / SEH HOOVER
ENGINEER OF RECORD:
MARK BENJAMIN, P.E.
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SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: D (24X36)

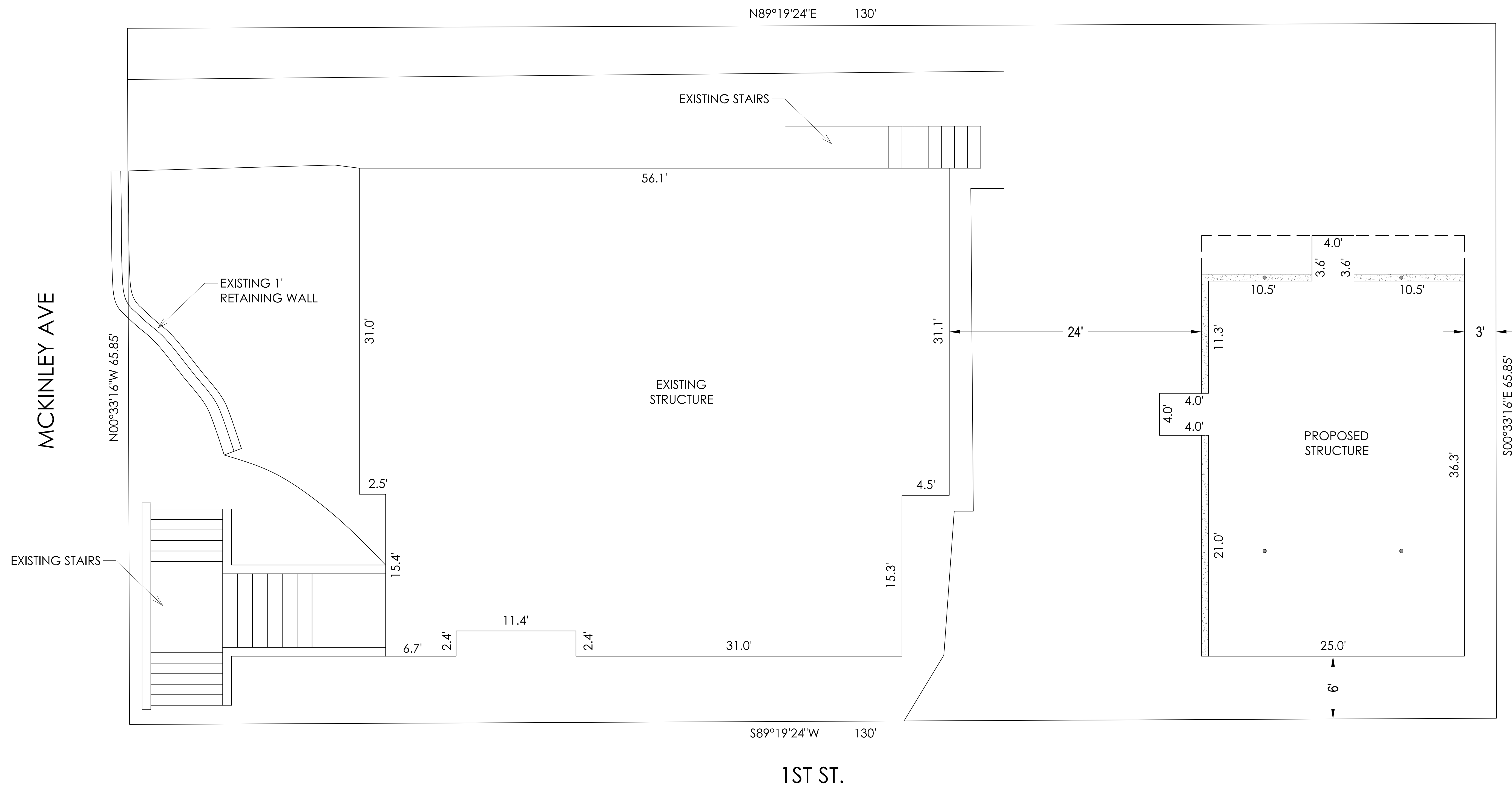
**CARPORT
PLANS**

FINAL
DATE
4/1/2025

FINAL

ENGINEERS
JOB #
OOIR1-25021

**SHEET
A1**



A1.1 PLOT PLAN

SCALE: 1" = 5'



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OOI METAL CARPORT

NEW METAL PATIO COVER AT 100 MCKINLEY AVE. FORT LUPTON, CO

CLIENT: RICHARD OOI 100 MCKINLEY AVE. FORT LUPTON, CO PHONE: 832-844-6663

DRAFTED BY: EVAN CHEADLE
ENGINEERING REVIEW: MARK BENJAMIN / SETH HOOVER
ENGINEER OF RECORD: MARK BENJAMIN, P.E.
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SCALE: 1/4" = 1' U.N.O. SHEET SIZE: D (24X36)

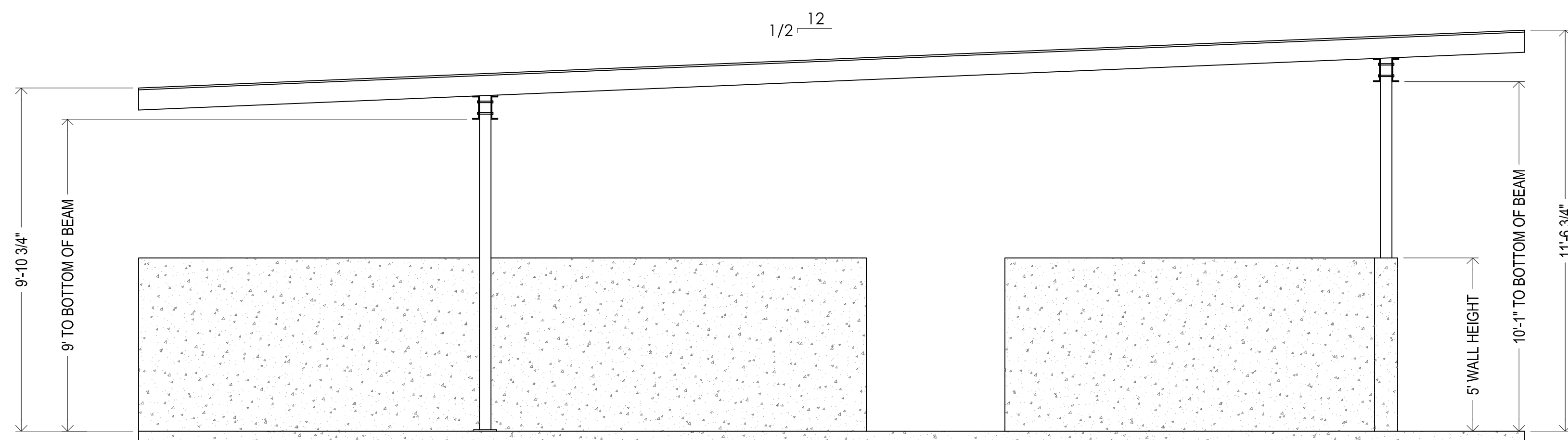
PLOT PLAN

FINAL DATE 4/1/2025

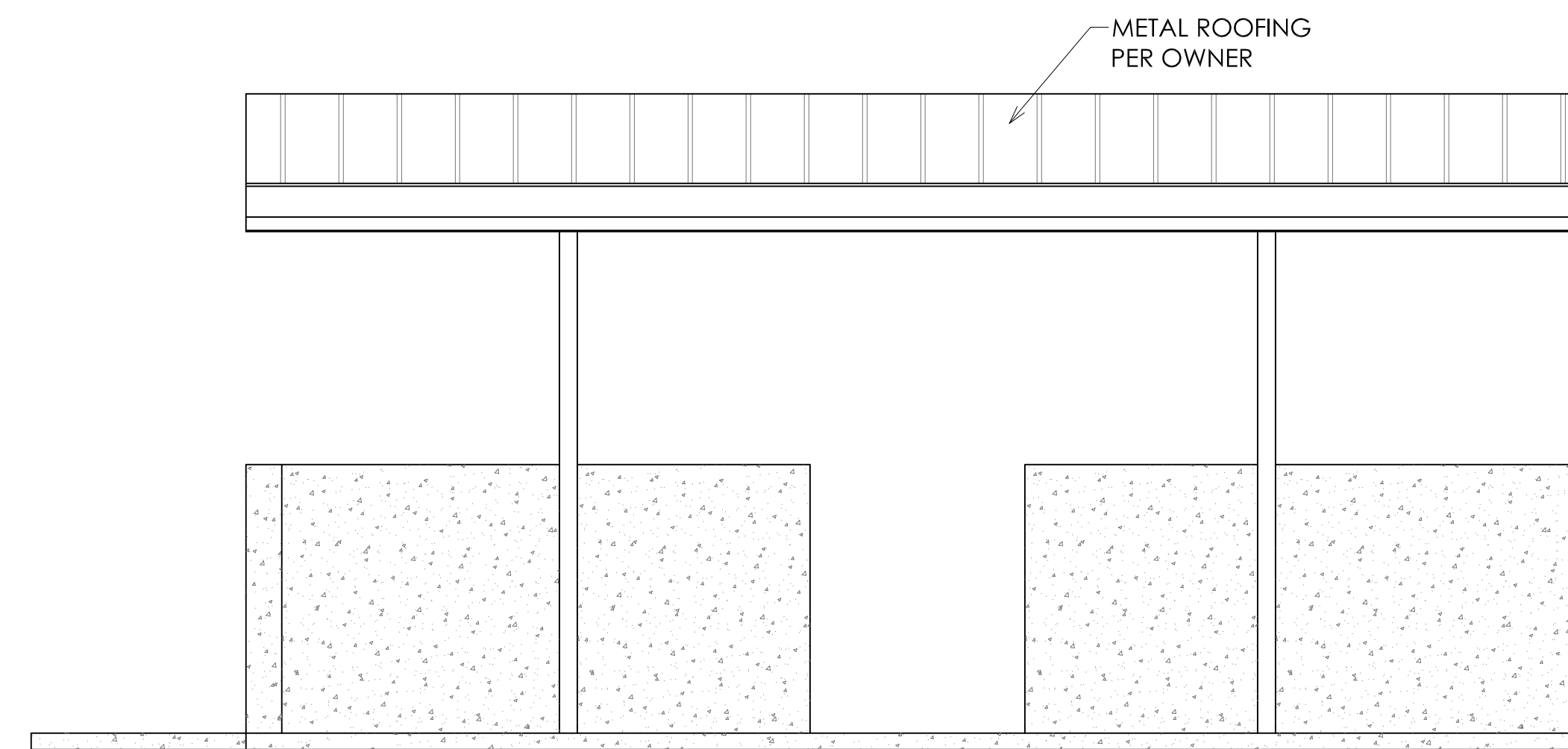
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ENGINEERS JOB # OOIR1-25021

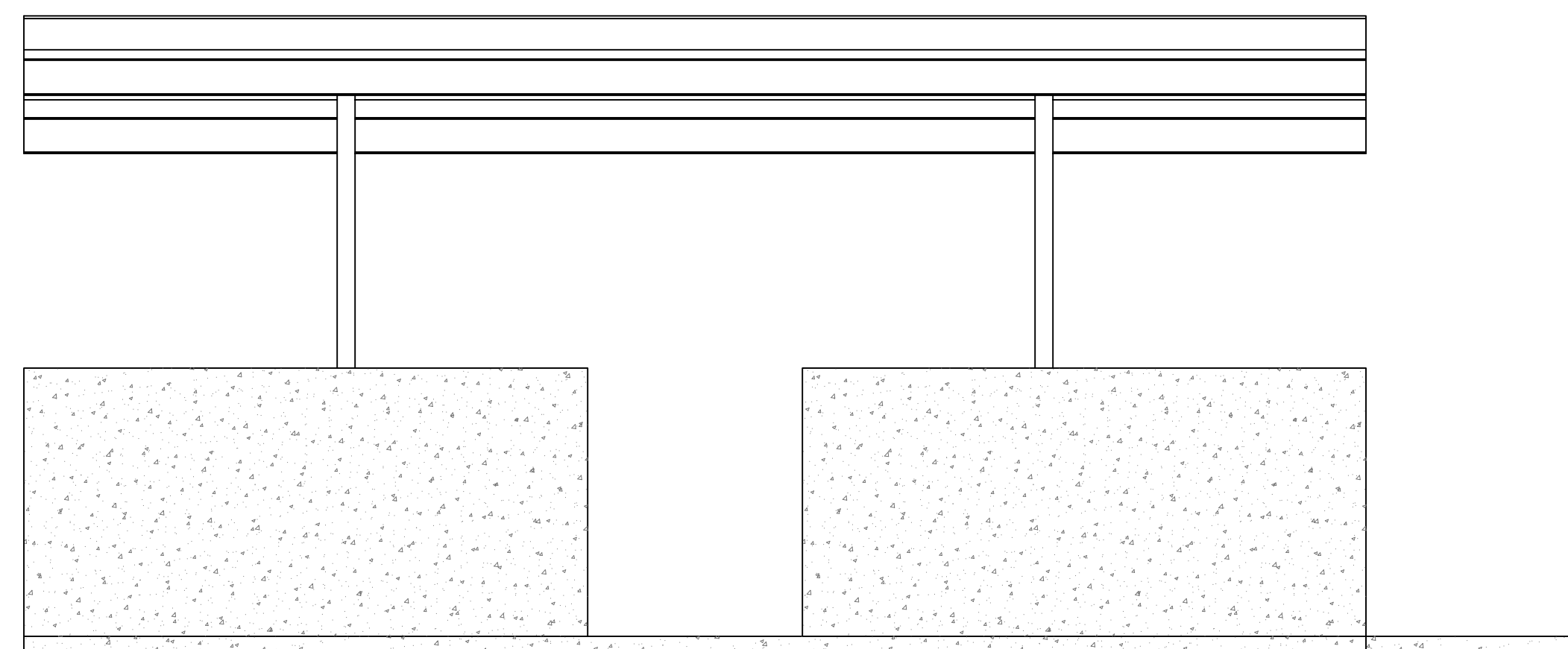
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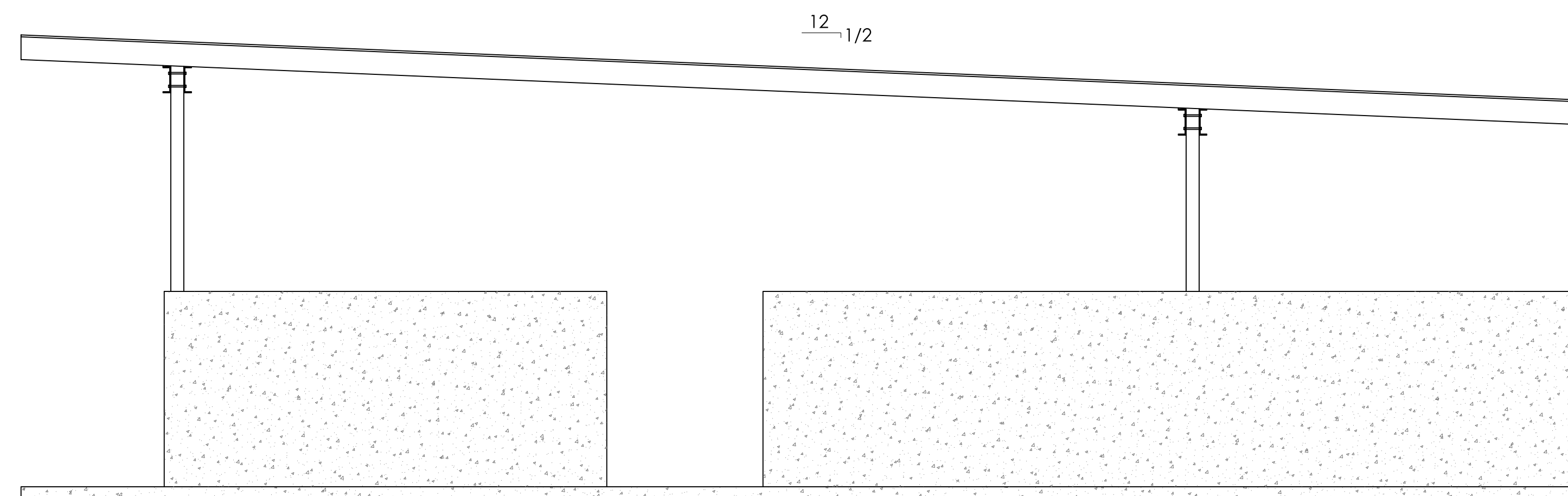
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

A2 ELEVATIONS

THE TYPE OF EXTERIOR FINISH, THE
INSTALLATION AND THE WATERPROOFING
DETAILS ARE ALL TO BE THE FULL
RESPONSIBILITY OF THE OWNER/BUILDER.
THIS DESIGNER ASSUMES NO RESPONSIBILITY
FOR THE INTEGRITY OF THE BLDG. ENVELOPE

SCALE: 3/8" = 1'



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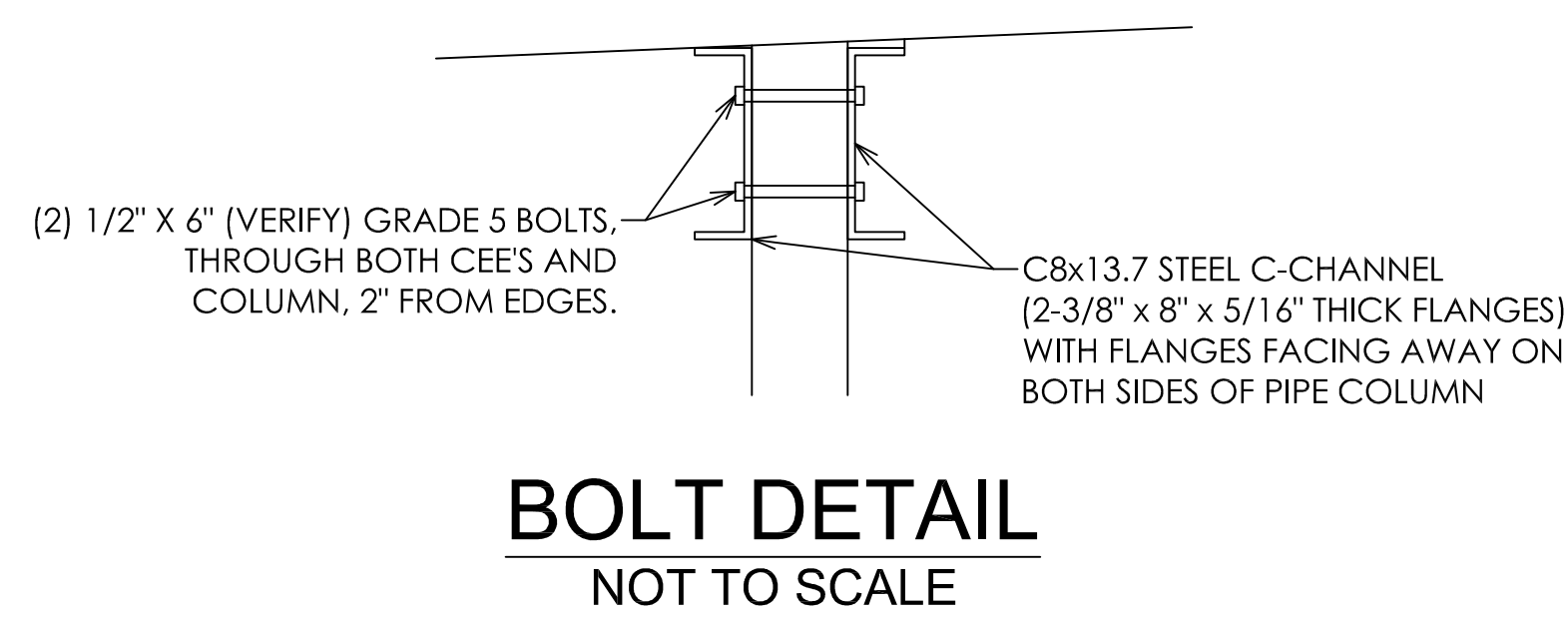
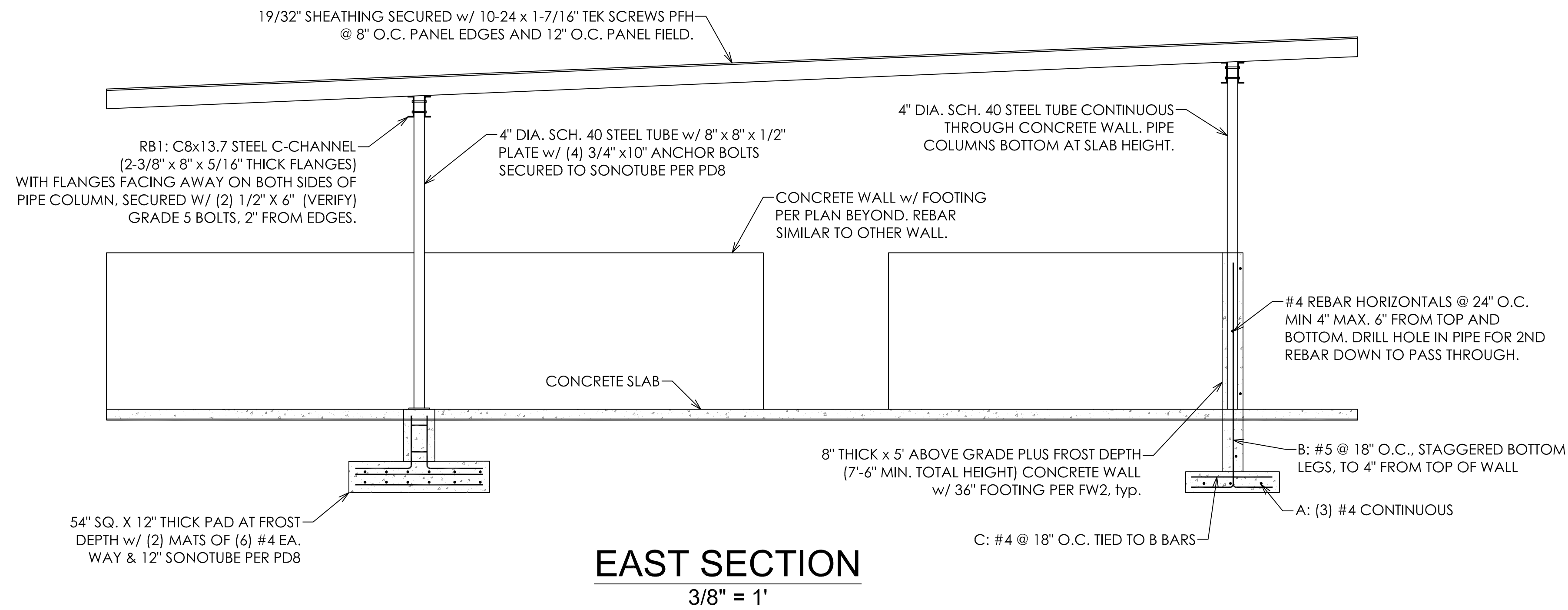
ELEVATIONS

FINAL
DATE
4/1/2025

FINAL

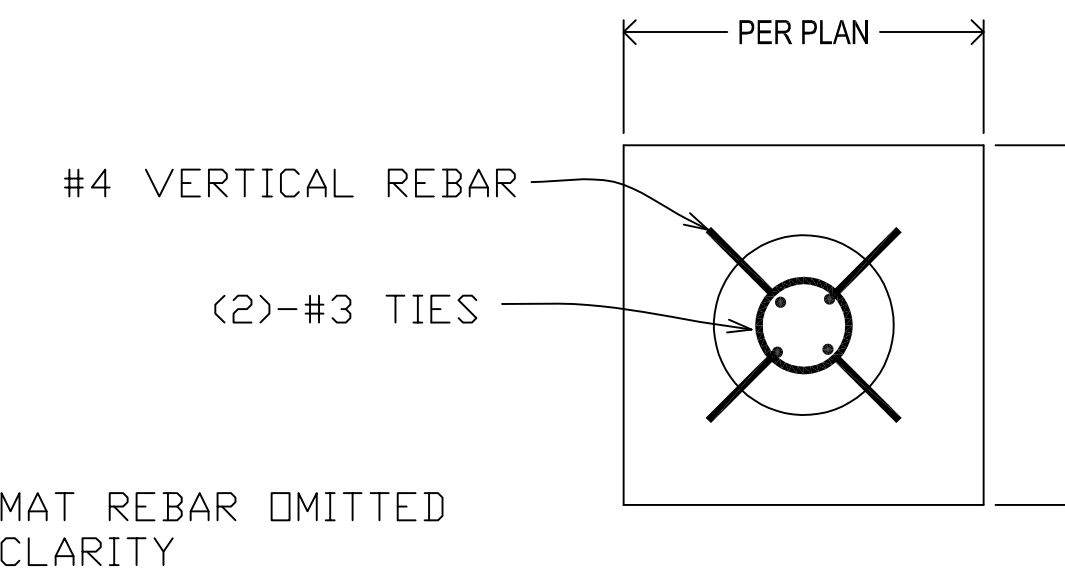
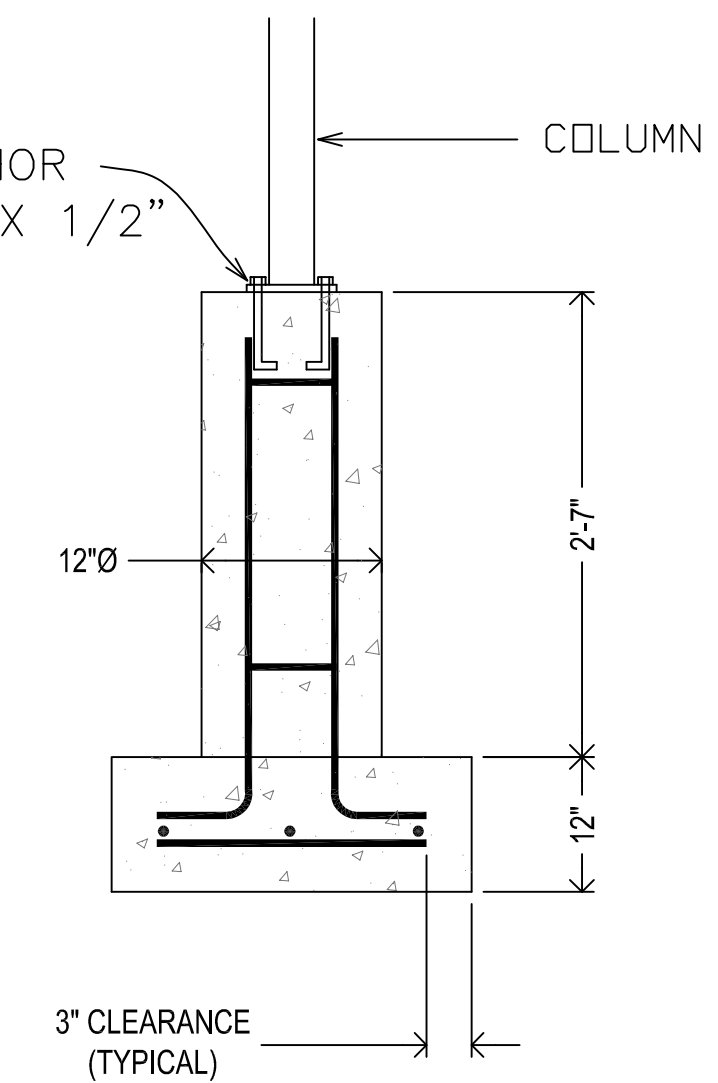
ENGINEERS
JOB #
OOIR1-25021

SHEET
A2



(4) 3/4" X 10" ANCHOR BOLTS WITH 6" X 6" X 1/2" BASE PLATE

PLACING PAD CONCRETE AGAINST EARTH CUTS IS PERMITTED, WITH BOTTOM CUT MATCHING WIDTH OF DIMENSION REQUIRED



PAD MAT REBAR OMITTED FOR CLARITY

PD8 PAD AND PIER
NOT TO SCALE

S2

STRUCTURAL DETAILS

SCALE: 1/4" = 1'



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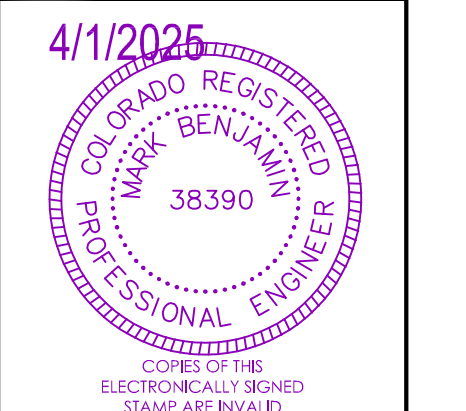
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SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: D (24X36)

STRUCTURAL DETAILS

FINAL
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4/1/2025

FINAL



ENGINEERS
JOB #
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SHEET
S2

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 6/5/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

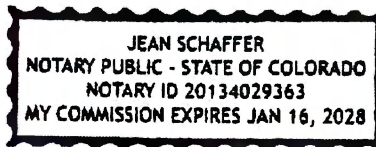


For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 6/5/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-085762
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Variance referred to as the 100 McKinley Ave Variance**, located at **100 McKinley Ave** in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearing is to be held before the **Board of Adjustment on Thursday, June 26, 2025, at 6:00 P.M.**, or as soon as possible thereafter.

The public hearing shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed at the time of the hearing, the public hearing will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearing will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (720) 928-4003.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

LOT 1 OF AMENDED PLAT OF LOTS 15-18, BLOCK 13, TWOMBLY'S ADDITION TO THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

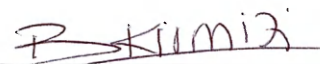
Legal Notice No. FLP1297
First Publication: June 5, 2025
Last Publication: June 5, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 11th day of June, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **100 McKinley Avenue Variance** was sent via United States Mail, postage pre-paid, to the following addresses:

SEVDALIAN ARA G 146 PARK AVE FORT LUPTON, CO 806211926	HOLSCLAW MARK JAMES 138 PARK AVE FORT LUPTON, CO 806211926	GONZALEZ ISRAEL ARTEAGA 128 PARK AVE FORT LUPTON, CO 806211926
MARTINEZ LEO J JR PO BOX 56 FIRE STONE, CO 805200056	CAMENGA JOHN RAYMUND 112 PARK AVE FORT LUPTON, CO 806211926	SEGOVIA ANDREW 1165 S DENVER AVE FORT LUPTON, CO 806218373
ARKE KELLY I 146 MCKINLEY AVE FORT LUPTON, CO 806211950	FIRST UNITED METHODIST CHURCH 306 PARK AVE FORT LUPTON, CO 806211930	SCOTT RANDY G PO BOX 388 FORT LUPTON, CO 806210388
WEISHAAR ANGELA RENEE 118 MCKINLEY AVE FORT LUPTON, CO 806211950	ANTUNA RICHARD 113 PARK AVE FORT LUPTON, CO 806211925	LOPEZ FAUSINO J 123 PARK AVE FORT LUPTON, CO 806211925
VONFELDT BARBARA 10933 COUNTY ROAD 22 FORT LUPTON, CO 806219315	COLLETTI MICHAEL E 139 PARK AVE FORT LUPTON, CO 806211925	MALMGREN DUSTY LEE 153 PARK AVE FORT LUPTON, CO 806211925
ESCARCEGA ARMANDO 15313 ARROWHEAD DR BRIGHTON, CO 806035743	MOWRER ALAN R 131 MCKINLEY AVE FORT LUPTON, CO 806211941	PRESTON GRANT T 137 MCKINLEY FORT LUPTON, CO 806211941
TERRY PATRICIA L TRUST 1312 DENVER AVE FORT LUPTON, CO 806212638	ONORATO CYNTHIA 153 MCKINLEY AVE FORT LUPTON, CO 806211941	HOUSING AUTHORITY OF THE CITY OF FORT LUPTON 400 2 ND ST FORT LUPTON, CO 806211959
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO 4201 E ARKANSAS AVE, DENVER, CO 802223406	KEO LEAP 604 1 ST ST FORT LUPTON, CO 806211923	CARTER CLIFFORD D 1621 14 TH ST FORT LUPTON, CO 806218718
MARKWARDT RUTH ANN 118 S PARK AVE FORT LUPTON, CO 806211318	RICHMEIER JOSEPH PETER 126 S PARK AVE FORT LUPTON, CO 806211318	BECKHAM CINDA 135 S PARK AVE FORT LUPTON, CO 806211217
THIESEN LARRY C (HEIRS OF) 127 S PARK AVE FORT LUPTON, CO	GARCIA MARK L 121 S PARK AVE FORT LUPTON, CO 806211317	CHAVEZ PAMELA 3315 CHAPIN PL BROOMFIELD, CO 800238038
SHIELDS JOSEPH 103 S PARK AVE FORT LUPTON, CO 806211317	CHAVEZ MARIA E 350 1 ST ST FORT LUPTON, CO 80211949	



 City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Variance** referred to as the **100 McKinley Ave Variance** located at **100 McKinley Avenue** in Fort Lupton, Colorado pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearing is to be held before the **Board of Adjustment on Thursday, June 26th, 2025 at 6:00 P.M.**

The public hearing shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that City Hall is closed at the time of the hearing, the public hearing will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearing will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (720) 928 4003.

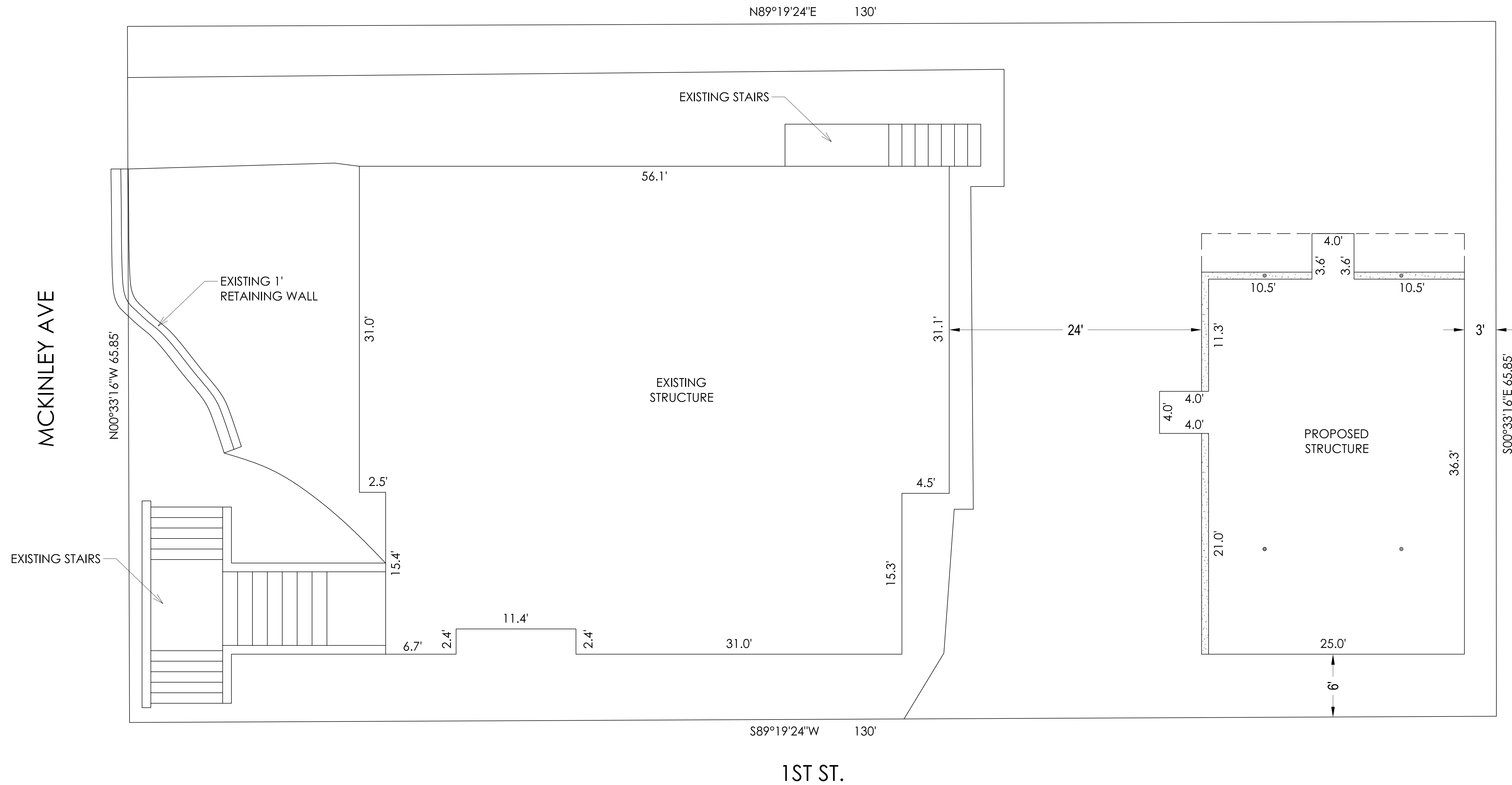
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: **100 MCKINLEY AVE VARIANCE**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

Lot 1 of Amended Plat of Lots 15-18, Block 13, Twombly's Addition to the City of Fort Lupton

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: 100 MCKINLEY AVE VARIANCE



A1.1 PLOT PLAN

SCALE: 1" = 5'



OOI METAL CARPORT

NEW METAL PATIO COVER AT 100 MCKINLEY AVE. FORT LUPTON, CO

CLIENT:
RICHARD OOI
100 MCKINLEY AVE.
FORT LUPTON, CO
PHONE: 832-844-6663

DRAFTED BY:
EVAN CHEADLE
ENGINEERING REVIEW:
MARK BENJAMIN / SETH HOOVER
ENGINEER OF RECORD:
MARK BENJAMIN, P.E.
© PHI-D&E Inc. dba Crown Jade Design and Engineering

SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: D (24X36)

PLOT PLAN

FINAL
DATE
4/1/2025

FINAL

ENGINEERS
JOB #
OOIR1-25021

SHEET
A1.1

Sign Posting Affidavit
100 McKinley Ave Variance
Project No. VAR25-001



Facing: McKinley Avenue



Facing: 1st Street

I, RICHARD DOI hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 11 day of June, 2025.

[Signature]

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Richard DOI, this 11th day of June, 2025. Witness my hand and seal.

My commission expires Jan 25, 2029.

[Signature]

Notary Public

