

**BOARD OF ADJUSTMENTS  
MEETING AGENDA  
February 17, 2026  
Park County Offices  
856 Castello Ave., Fairplay  
9:00 AM CALL TO ORDER**

**Video**

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

**Audio**

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

**Dial by your location  
(669) 900-6833 US (Western US)  
(929) 205-6099 US (Eastern US)**

**Meeting ID: 632 627 219**

**Password: 04408**

**\*For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted\***

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM OCTOBER 29, 2025

Documents:

[10.29.25 BOA Minutes.docx](#)

VARIANCE CASE A25-0119

Applicant is requesting a 10' setback variance for the rear property line to build an extension onto the existing cabin that replaces the currently existing sheds on 61 Shelton Dr, Bailey.

APPLICANT: Ginnie Larson

Documents:

[A25-0119\\_Packet\\_Redacted.pdf](#)

VARIANCE CASE A25-0120

Applicant is requesting a 30' setback variance for the front lot line to build a house that meets the wetland setback requirement on 5004 Timberline Terrace, Fairplay.

APPLICANTS: Mark and Jennifer January

Documents:

[A25-0120\\_Packet\\_Redacted.pdf](#)

#### VARIANCE CASE A26-0003

Applicant is requesting a 15' setback variance for the side lot line to build a 30' x 40' garage 15' from the southeast lot line instead of the required 30' on 420 Ridge Rd, Bailey

APPLICANT: Bruce Breger

Documents:

[A26-0003\\_Packet\\_Redacted.pdf](#)

#### VARIANCE CASE A26-0004

Applicant is requesting a 15' setback variance for the rear lot line to build a shed instead of the required 20' at 202 Wilkins Rd, Bailey.

APPLICANT: David Blau

Documents:

[A26-0004 Staff Report and Application\\_Redacted.pdf](#)

#### ADJOURNMENT OF PUBLIC MEETING

Any further information can be obtained at:  
Park County Planning Department  
856 Castello Ave  
Fairplay, CO. 80440  
(719) 836-4292  
[planning.zoning@parkcountyco.gov](mailto:planning.zoning@parkcountyco.gov)