



**CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING AGENDA**

DATE: Thursday, January 8, 2015

TIME: Meeting to begin at 5 p.m.

PLACE: 13th Street Conference Room, 1720 13th Street

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE GIVEN BY THE CITY OF BOULDER, BOARD OF ZONING ADJUSTMENT, AT THE TIME AND PLACE SPECIFIED ABOVE. ALL PERSONS, IN FAVOR OF OR OPPOSED TO OR IN ANY MANNER INTERESTED IN ANY OF THE FOLLOWING VARIANCES FROM THE LAND USE REGULATIONS, TITLE 9, BOULDER REVISED CODE 1981; MAY ATTEND SUCH HEARING AND BE HEARD IF THEY SO DESIRE. (APPLICANT OR REPRESENTATIVE MUST APPEAR AT THE MEETING.)

1. CALL TO ORDER

2. BOARD HEARINGS

Docket No.: BOZ2014-16

Address: 735 Mapleton Avenue

Applicant: Marybeth Emerson

Setback Variance: As part of a proposal for an rear addition to an existing single family residence, the applicant is requesting a variance to the combined side yard setback requirements of the RL-1 zoning district. The resulting east side yard setback will be approximately 5.79 feet where 12.5 is required and 2.4 feet exists today. The resulting west side yard setback will be approximately 12.55 feet where 12.6 feet is required and 2.5 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

3. GENERAL DISCUSSION

A. Approval of Minutes: The [December 11, 2014 BOZA minutes](#) are scheduled for approval.

B. Matters from the Board

C. Matters from the City Attorney

D. Matters from Planning and Development Services

4. ADJOURNMENT

**CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING GUIDELINES**

CALL TO ORDER

The board must have a quorum (three members present) before the meeting can be called to order.

AGENDA

The board may rearrange the order of the agenda or delete items for good cause. The board may not add items requiring public notice.

ACTION ITEMS

An action item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

- Staff presentation.*
- Applicant presentation.*Any exhibits introduced into the record at this time must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
- Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation.*

- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record. When possible, these documents should be submitted in advance so staff and the board can review them before the meeting.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
- Citizens can send a letter to Planning and Development Services staff at 1739 Broadway, Boulder, CO 80302, two weeks before the board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the board meeting.

3. Board Action

- Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- Board discussion. This is undertaken entirely by members of the board. The applicant, members of the public or city staff participate only if called upon by the Chairperson.
- Board action (the vote). An affirmative vote of at least three members of the board is required to pass a motion approving any action. If the vote taken results in a tie, a vote of two to two, two to one, or one to two, the applicant shall be automatically allowed a rehearing. A tie vote on any subsequent motion to approve or deny shall result in defeat of the motion and denial of the application.

MATTERS FROM THE BOARD, CITY STAFF, AND CITY ATTORNEY

Any board member, Planning and Development Services staff, or the City Attorney may introduce before the board matters, which are not included in the formal agenda.

*The Chairperson, subject to the board approval, may place a reasonable time limitation on presentations.



City of Boulder Planning and Development Services
1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306
Phone: 303-441-1880 • Fax: 303-441-3241 • Web: boulderplandevlop.net

BOZA VARIANCE APPLICATION

APPLICATION DEADLINE IS 4:00 P.M. ON THE THIRD WEDNESDAY OF EACH MONTH.
MEETING DATE IS 5:00 P.M. ON THE SECOND THURSDAY OF THE FOLLOWING MONTH.

Submittal of inaccurate or incomplete information will result in rejection of the application.

GENERAL DATA

(To be completed by the applicant.)

- Street Address or General Location of Property: 735 MAPLETON
- Legal Description: Lot 42,43 Block 3 Subdivision MAPLETON SUB. (Or attach description.)
- Existing Use of Property: _____

- Description of proposal:
SETBACK VARIANCE FOR COMBINED SETBACKS ON BOTH SIDES DUE TO EXISTING HISTORIC SETBACKS.

*Total floor area of existing building: <u>2705</u>	*Total floor area proposed: <u>1656</u>
*Building coverage existing: <u>1224</u>	*Building coverage proposed: <u>2405</u>
*Building height existing: <u>26'</u>	*Building height proposed: <u>26'</u>

*See definitions in Section 9-16-1, B.R.C. 1981.

- ◆ Name of Owner: MARY BETH EMERSON
- Address: 535 MAPLETON Telephone: 720-394-1997
- City: BOULDER State: CO Zip Code: 80302 FAX: _____
- ◆ Name of Contact (if other than owner): DAVID WAUGH
- Address: P.O. BOX 498 Telephone: 720-494-7602
- City: NIWOT State: CO Zip Code: 80544 FAX: _____

STAFF USE ONLY

Doc. No. _____ Date Filed _____ Zone _____ Hearing Date _____
 Application received by: _____ Date Fee Paid _____ Misc. Rect # _____

APPLICATION TYPES

- Setback Variance
- Sign Variance
- Mobile Home Spacing Variance

APPLICATION REQUIREMENTS

As a minimum, the following items **MUST** be attached and hereby made a part of this application:

- If applicant is other than owner, the written consent of the owners of the property for which the variance is requested;
- An Improvement Location Certificate or Site Improvement Survey and legal description by a registered surveyor (**11 copies**);
- A site development plan including building heights, setbacks, and proposed floor area (**11 copies**);
- A demolition plan differentiating between proposed and remaining portions of the structure (**11 copies**);
- A written statement thoroughly addressing the criteria for approval - see following pages (**11 copies**);
- Any other information pertinent to the request (**11 copies**);
- An application fee (as prescribed in Section 4-20-43, B.R.C. 1981);
- Sign Posting Acknowledgement Form - see last page.

NOTE: The applicant is responsible for posting the property in compliance with city requirements. Signs will be provided to the applicant at the time of submission of the application. The applicant will submit a posting affidavit within 10 days of the date of application. Failure to submit the affidavit may result in the postponement of the hearing date.

NOTE: SEE SECTION 9-2-3(I), B.R.C. 1981 FOR VARIANCE EXPIRATION INFORMATION

Applicant / Owner Signature David Wuyfl Architect Date 12-17-14

**SIGN POSTING REQUIREMENTS
APPLICANT'S ACKNOWLEDGMENT FORM**

Required for Certain Land Use Review, Administrative Review, and Technical Document Review Applications

CITY CODE REQUIREMENT FOR SIGN POSTING OF LAND USE REVIEW APPLICATIONS -

Excerpt of Section 9-4-3(c), B.R.C. 1981: Public Notice of Application: The city manager will provide the following public notice of a development review application:

(1) Posting: After receiving such application, the manager will cause the property for which the application is filed to be posted with a notice indicating that a development review application has been made, the type of review requested, and that interested persons may obtain more detailed information from the planning department. The notice shall meet the following standards:

(A) The notice shall be placed on weatherproof signs that have been provided by the City and placed on the property that is the subject of the application.

(B) All such notice shall be posted no later than ten days after the date the application is filed to ensure that notice is posted early in the development review process.

(C) The signs shall be placed along each abutting street, perpendicular to the direction of travel, in a manner that makes them clearly visible to neighboring residents and passers-by. At least one sign shall be posted on each street frontage.

(D) The signs shall remain in place during the period leading up to a decision by the approving authority, but not less than ten days.

(E) On or before the date that the approving authority is scheduled to make a decision on the application the city manager will require the applicant to certify in writing that required notice was posted according to the requirements of this section.

I, DAVID WAUGH, am filing a Land Use Review or Technical Document Review
(PRINT NAME OF APPLICANT OR CONTACT PERSON)
application [on behalf of the property owner(s)] MARYBETH EMERSON for property located
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
at 735 MAPLETON I have read the city's sign posting requirements above and acknowledge and
(PRINT PROPERTY ADDRESS OR LOCATION)
agree to the following:

1. I understand that I must use the sign(s) that the city will provide to me at the time that I file my application. The sign(s) will include information about my application and property location to provide required public notice.
2. I am responsible for ensuring that the sign(s) is posted on the property described above in such a way that meets the requirements of Section 9-4-3(c), B.R.C. 1981 (listed above), including visibility of the sign(s) and time and duration of the sign(s) posting, and including reposting any signs that are removed, damaged, or otherwise displaced from the site. As necessary, I shall obtain a replacement sign(s) from the city for reposting.
3. I understand that certain future changes to my application, including but not limited to, changes to the project description or adding a review type, may require that I post a new sign(s). The city will notify me if such a reposting is required and provide me with a necessary replacement sign(s).
4. I understand that failing to provide the public notice by sign posting required by the city's land use regulation may result in a delay in the city's issuing a decision or a legal challenge of any issued decision.

David Waugh
NAME OF APPLICANT OR CONTACT PERSON

11-18-14
DATE

Please keep a copy of this signed form for your reference. If you have any questions about the sign posting requirements or to obtain a replacement sign, please call 303-441-1880.

Maximum Floor Area Ratio (FAR) and Building Coverage Worksheet

Applicants for new residential construction and additions in the RR-1, RR-2, RE, and RL-1 zoning districts, and applicants for new residential construction and additions for single family dwellings in the RL-2 and RMX-1 zoning districts, including both principal and accessory buildings, are required to complete and submit this worksheet with your building permit application.

Calculate the Maximum Floor Area and Building Coverage for your lot:

Zoning District	Lot Area	Maximum Floor Area (sf)	Maximum Building Coverage (sf)
RL-1	9500	3900	2750

Calculate the total Floor Area for your project:

Floor Area as Defined in 9-16-1, B.R.C. 1981		Amount of Floor Area that contributes to max FAR	
	Existing (sf)	Proposed (sf)	Total (sf)
Level 1	1209	845	2054
Level 2	685		685
Level 3 BSHT		435	435
Level 4			
Accessory 1		336	336
Accessory 2			
Accessory 3			
TOTAL	1894	1616	3510

Perimeter above 36"	53'/192 = .27
High Volume Space (sf)	
High Volume Space (sf)	
High Volume Space (sf)	

FAR	:1
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Calculate the total Building Coverage for your project:

Building Coverage as Defined in 9-16-1, BRC 1981			
	Existing (sf)	Proposed (sf)	Total (sf)
Principal	1209	845	2054
Accessory 1		336	336
Accessory 2	15	114	15
Accessory 3			
TOTAL	1224	1181	2405

Front porch total area	315
Additional porch total area	

In general, projects with contributing floor area or building coverage that is greater than 80% of the allowed maximum will require detailed and dimensioned building plans showing floor area and building coverage calculations for each building on the lot, including accessory buildings, and will be required to use an Improvement Survey Plat (I.S.P.) or Land Survey Plat (L.S.P.) to determine lot area. Projects that are permitted to use an Improvement Location Certificate (I.L.C.) will be required to submit a supplemental Lot Area Declaration Form, signed by a licensed surveyor, architect, or engineer.

Building Area Declaration:

I, the undersigned, take full responsibility for the accuracy and completeness of the above information. I understand that incomplete or inaccurate information may result in significant delays in the issuance of a building permit, or the possible revocation of a building permit.

Print Name: DAVID WAUGH Signature: David Waugh
 Title: (e.g. Owner, Architect, Contractor, etc.) ARCHITECT Date: 12-13-14

11.19.14

To Whom It May Concern,

I hereby give my permission for
him to Apply for a variance for
735 Mapleton Avenue.

Please feel free to call me
with any questions.

Thanks!

Marybeth Emerson

Marybeth Emerson

waugh & associates

architecture ◦ planning ◦ solar design

December 16, 2014

Planning and Development Services
City of Boulder
P.O. Box 791
Boulder, CO 80306-0791

RE: BOZA Variance Application
735 Mapleton
Marybeth Emerson

This application is being made to request a setback variance for both side yards of the above named project located at 735 Mapleton Ave. The home is a historic residence in the Mapleton Hill Historic District. The setback on one side yard is 2.4 feet while the setback on the other side is 2.5 feet. The owner is proposing to construct a one and a half story addition at the rear of the property that is 11'-6" from the property line on one side and 5'-0" from the property line on the other side, thus meeting the 15' setback criteria for the new construction, but not the combined setback requirements for new and old combined. There will be no additional encroachment into either existing setback, just that which has historically encroached on both side yard setbacks.

The existing residence is 1894 square feet on two levels above grade, and an 811 square foot basement. The addition will be 845 square feet on one level above grade with an 800 square foot garden level basement. The owner will be downsizing from her current residence at 535 Mapleton.

The combined setback variance is necessitated due to the existing setbacks that do not meet the required setbacks for the RL-1 zoning district. Where the requirement is for a combined setback of 15 feet, this property is 2.4 feet on one side, and 2.5 feet on the other side, for a combined setback of 4'-10". Because of the encroachment on both sides, in order to meet the combined total of 15 feet on each side, we would need to provide a new setback on one side of 12'-6 inches and 12'-7 inches on the other side, for a total of 25'-1", where the standard setback is 15 feet. We feel that this is an undue hardship that was created by the original historic home, which we are not allowed to alter. The site is further complicated by a sunken attached garage on the rear of the property that is also historic and must be preserved.

The lot is a standard lot that is 50 feet wide, but was built with a very broad frontage, at a time period well before established setback standards went into place.

CRITERIA FOR VARIANCES

Our request for a variance is based on criteria paragraphs (1) (4) and (5)

(1) Physical Conditions or Disability

(A) This property has an unusual circumstance, which is the width of the existing home being over 45 feet wide. Although the lot is fifty feet wide, with the existing side yard setback of 2'-5" on one side, and the existing setback on the other side of 2'-6", meeting standard setbacks would require 25 feet on the new addition instead of a standard 15 feet. We are currently proposing a total setback of 16'-6", which exceeds city standards.

(B) The unusual width of the home is not common throughout the neighborhood, where the standard lots in this zoning district are a minimum of 50 feet. It is apparent that the house predated standard setbacks, and the 2 ½ foot setbacks always existed.

(C) Because of the abnormal width of the historic house, the property cannot reasonably be developed in conformity with the provisions of the zoning code, since the original home never met the setback requirements when it was constructed. Unfortunately, the substandard setback occurs on both sides of the existing property, making it extremely difficult to meet combined setbacks on each side. This request does not alter either of the existing setbacks, as they must be historically maintained, thus we are asking for an alteration of the combined total setback ordinance. Although the legal buildable envelope would dictate a 15 foot combined setback, the new combined setback that we are required to provide due to the existing small setbacks would be 25 feet which seems excessive and unreasonable in relation to standard setback requirements. Being a historic home, we are obligated to maintain all existing walls, and are proposing a combined new construction setback total of 16' 9".

This property also has an attached historic garage that complicates the ability to reasonably develop the property. In order to preserve the integrity of the stone walled structure, the Landmarks Board asked that we try to incorporate the existing garage sidewall into the structure of the addition, which dictates the side yard setback.

A setback variance will allow us to meet the combined 15 foot setback criteria that is standard throughout the city of Boulder.

(D) The unnecessary hardship was not created by the applicant, as the widely constructed house with its minimal setbacks were established previous to the applicant's purchase of the property. The applicant has worked diligently with the Landmarks Board in trying to preserve the character of the historic home.

(4) Designated Historic Property

The property could be reasonably developed in conformity with the provisions of the zoning code, but the building is designated a contributing building in a historic district, and to meet existing setbacks on the lot would have an adverse impact on the historic character of the house and the Mapleton Historic District. We have gone to great effort to design an addition that is compatible with the existing character of the historic house. After three proposals to the Landmarks Board, we have finally achieved an acceptable design that meets the guidelines for the Mapleton Hill Historic district. The new addition will be compatible with, and respect the integrity of the historic structure.

(5) Requirements for All Variance Approvals

(A) This addition to the rear of the house would not alter the essential character of the neighborhood. This neighborhood consists of some moderately sized, quaint homes, such as this one, as well as many very large mansions. This home is actually quite small in relation to most of the surrounding houses.

(B) This addition would not substantially or permanently impair the reasonable use and enjoyment of adjacent property. This addition would meet current setbacks for both newly constructed side walls, while protecting the historic aspect of this home and the surrounding homes allowing for better use and enjoyment for both the applicants and neighbors.

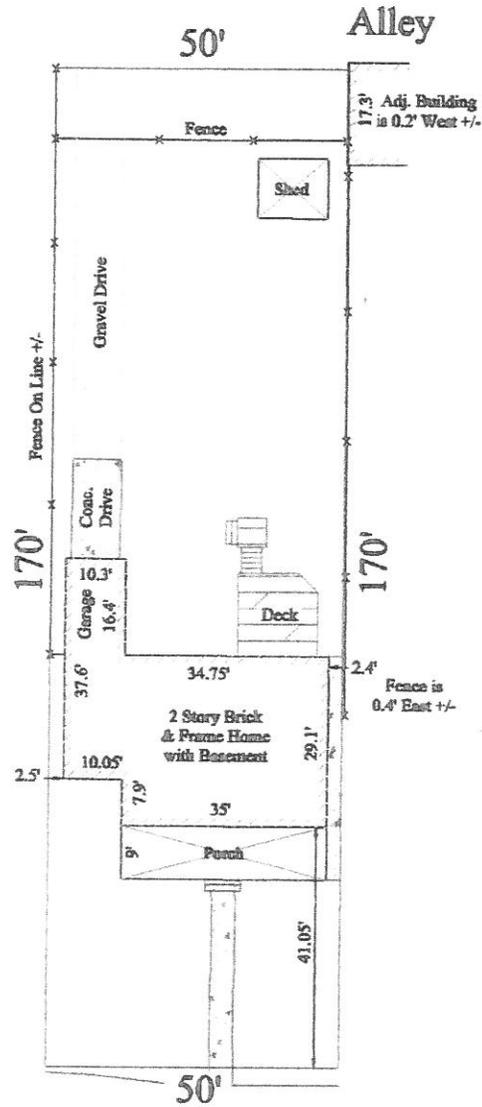
(C) This would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this variance. Since the addition meets the required 15 foot setbacks of a standard development, this variance would only be acknowledging the existence of the historic setbacks. We are only asking for the right to meet the setback standards that are used throughout the city of Boulder, and not to be held to a higher standard due to the fallacies of the historic home. The enduring beauty of Mapleton Hill is created by the diversity of home styles, but it is also important to allow for improvements that are consistent with the Mapleton Hill guidelines, and for improvements that will maintain the desirability of modern living.

The project meets all aspects of the compatible development guidelines, since the building coverage footprint is met, and the proposed addition does not exceed the FAR ratio based on the lot/house size, and meets the bulk plane.

(D) This addition would not conflict with the provisions of Section 9-9-17, "Solar Access". The proposed addition will not cast a shadow beyond what is allowed for a twelve foot solar fence in the RL-1 zoning.

In conclusion, the applicant is asking for a very minimal setback variation, that has abnormally narrow setbacks. The size of the proposed addition is very compatible with the existing residence, and will maintain the "small home" character of the Mapleton Avenue Historic neighborhood. We respectfully ask for this variance approval.

IMPROVEMENT LOCATION CERTIFICATE
Patterson Partners
 9176 ALJAM DRIVE LONGMONT, COLORADO 80503
 PH (303) 678-7072 FAX (303) 678-9663



Mapleton Ave.

I hereby certify that this improvement location certificate was prepared for: **Wagh and Associates (Emerson)**

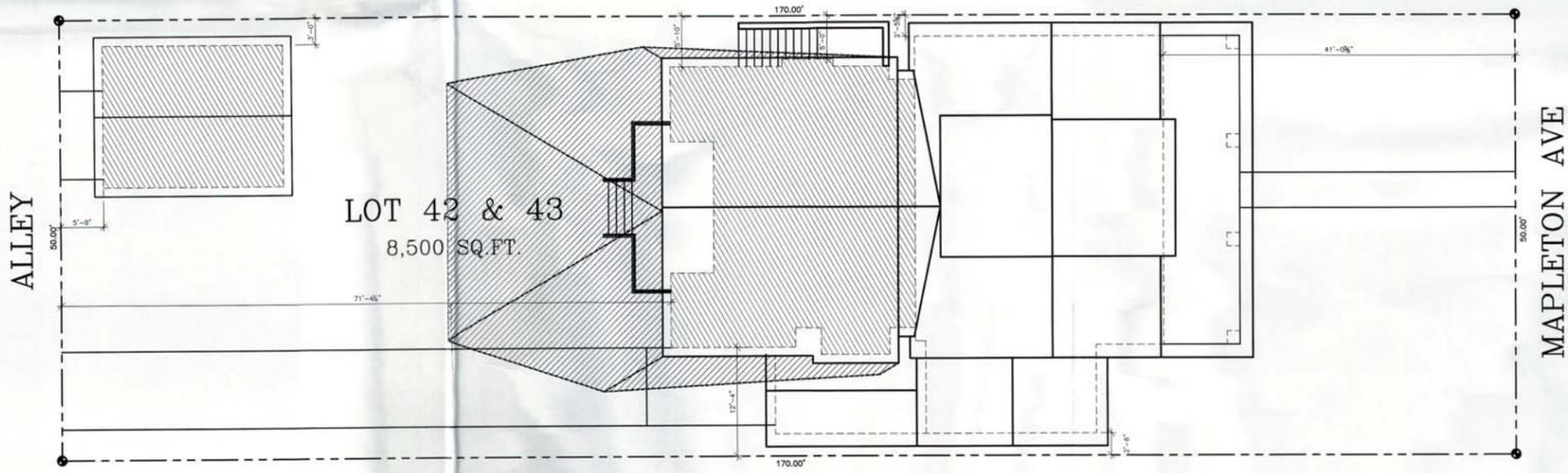
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above shown parcel on this date, **6/11/2014** except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LEGAL DESCRIPTION:

**Lots 42 & 43, Block 3, Mapleton Subdivision,
 County of Boulder, State of Colorado.**

Address: 735 Mapleton Ave., Boulder
 Job No. :14-6-47-1660
 Scale : 1"=30'
 Easement Source: Recorded Subdivision Plat

Andrew J. Patterson
 Date: 6-11-14



SITE PLAN
 SCALE : 1/8"=1'-0"

LEGAL

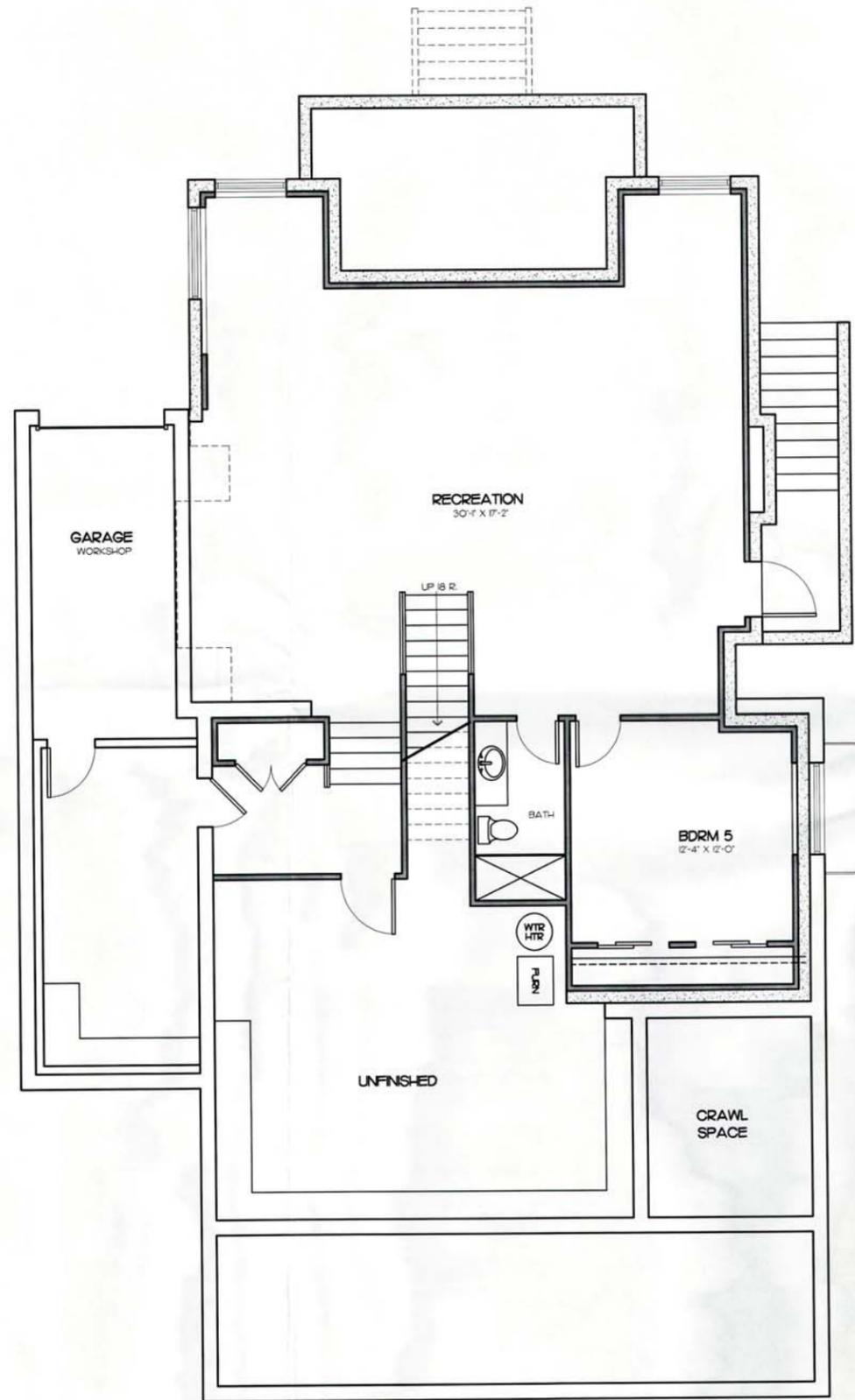
ADDRESS - 735 MAPLETON AVE.
 LOT 42 & 43, BLOCK 3
 MAPLETON SUBDIVISION
 CITY OF BOULDER
 COUNTY OF BOULDER
 STATE OF COLORADO

REVISIONS:
 DRAWN BY: T. WALUGH

PRIVATE RESIDENCE FOR REMODEL
 BOULDER, COLORADO
 735 MAPLETON AVE.
waugh & associates
 architecture • planning • solar design
 www.waughandassociates.net
 po box 488 • mtw, colorado • 80544 • 720-494-7602

SHEET NO.: **A0**
 DATE: 10 DEC. 2014

SITE PLAN
 Page 13 of 21



LEGEND

EXISTING WALL TO REMAIN	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL CONSTRUCTION	

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTORS

SQUARE FOOTAGE SUMMARY

EXISTING MAIN	1209 SQFT.
EXISTING UPPER	685 SQFT.
TOTAL	1894 SQFT.
NEW MAIN	837 SQFT.
NEW LOWER	794 SQFT.
TOTAL	1631 SQFT.
EXISTING	1894 SQFT.
NEW	1631 SQFT.
TOTAL	3,525 SQFT.
GARAGE	336 SQFT.

REVISIONS:

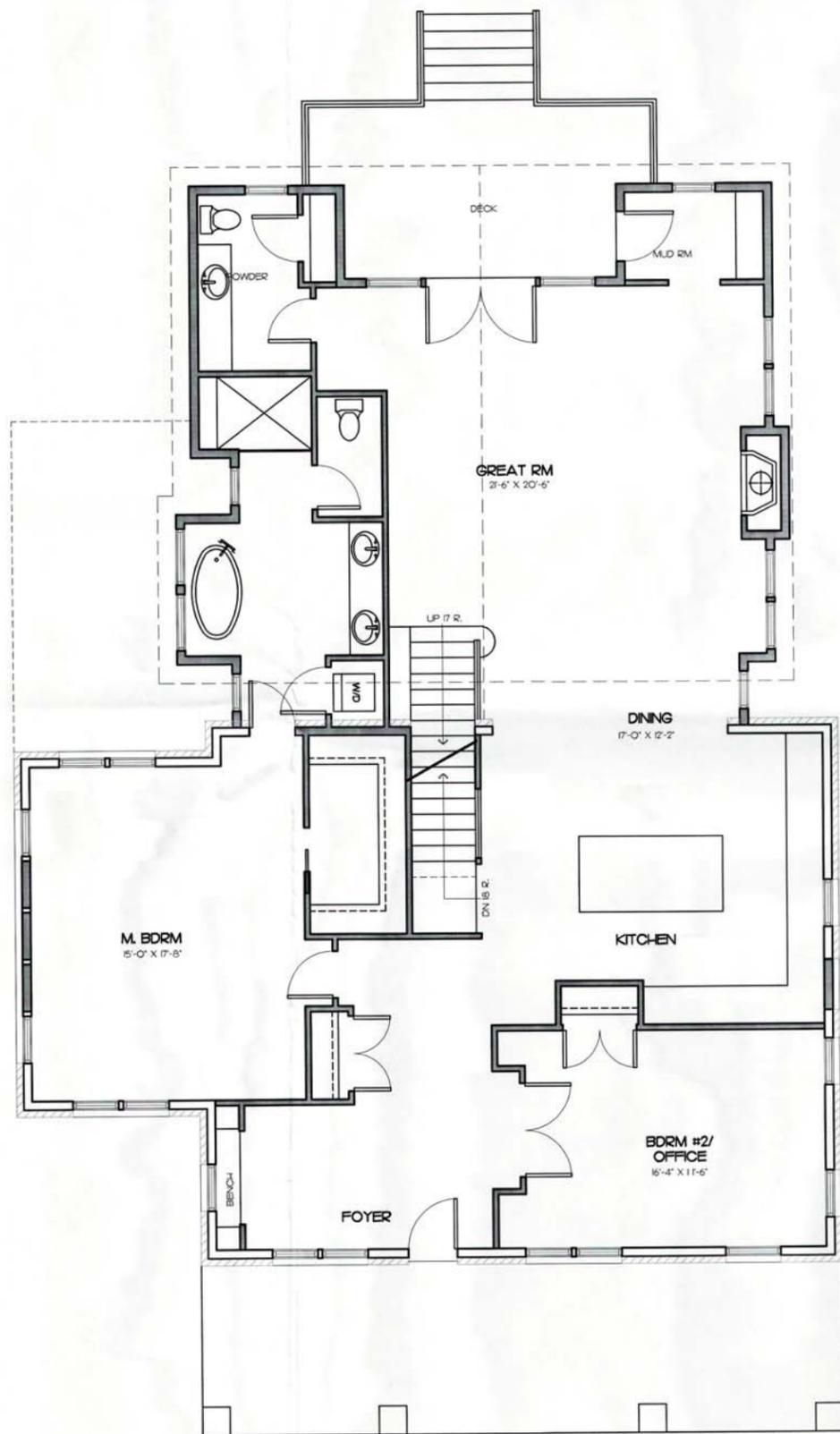
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 architecture • planning • solar design
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 e-mail: info@waughworld.com www.waughandassociates.net

SHEET NO.: **A1** DATE: 10 DEC. 2014

LOWER LEVEL FLOOR PLAN

LOWER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"



LEGEND	
EXISTING WALL TO REMAIN	—
EXISTING WALL TO BE DEMOLISHED	- - -
NEW WALL CONSTRUCTION	—

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTORS

SQUARE FOOTAGE SUMMARY

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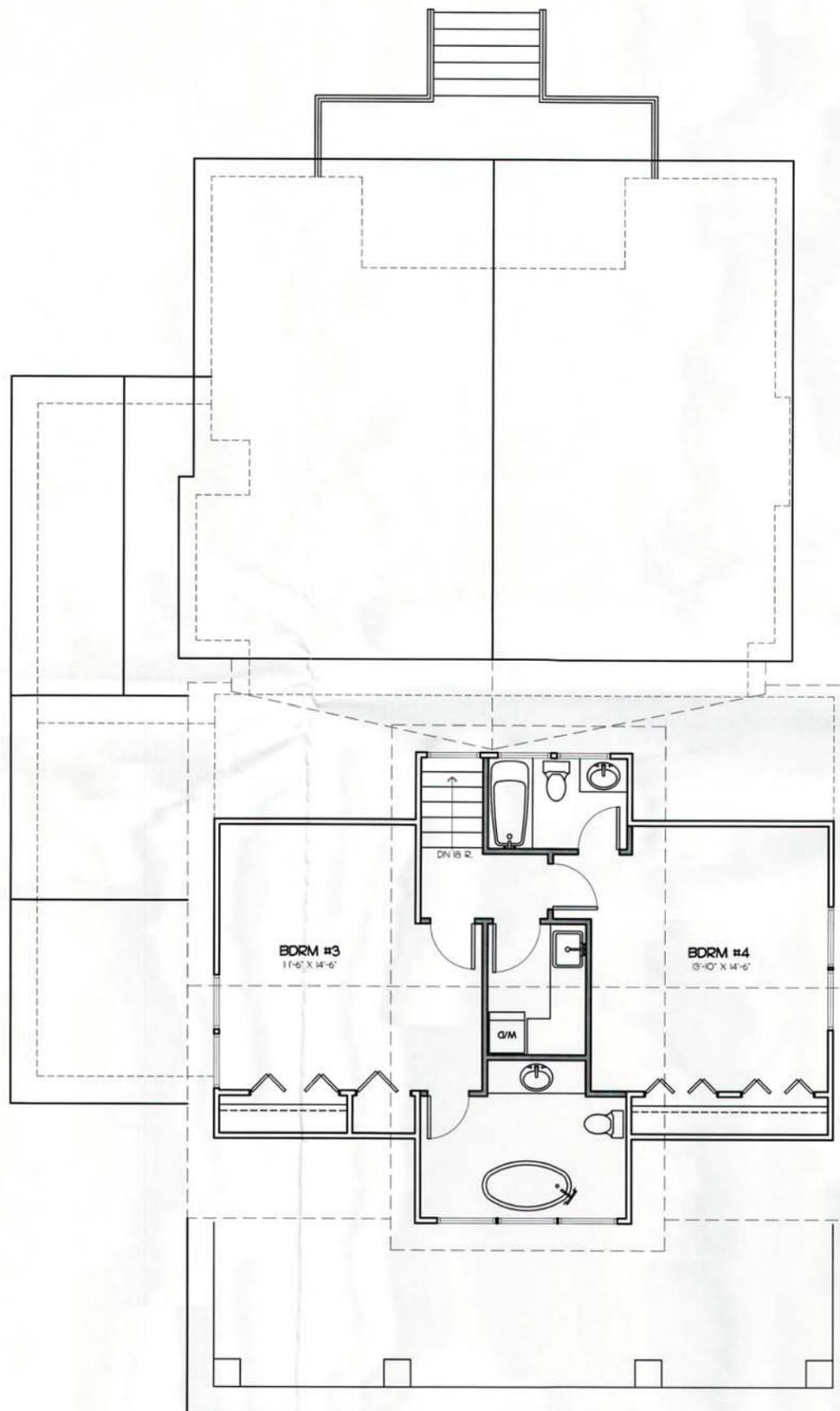
DRAWN BY: T. WAUGH

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 info@waughworld.com
 po box 488 • alwell, colorado • 80544 • 720-494-7802

↑ MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"

SHEET NO.: A2
 DATE: 10 DEC. 2014

MAIN LEVEL FLOOR PLAN



LEGEND	
EXISTING WALL TO REMAIN	—
EXISTING WALL TO BE DEMOLISHED	- - -
NEW WALL CONSTRUCTION	—

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTORS

SQUARE FOOTAGE SUMMARY	
EXISTING MAIN	1209 SQFT.
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REVISIONS:

DRAWN BY: T. WAUGH

PRIVATE RESIDENCE FOR REMODEL
 735 MAPLETON AVE.
 BOULDER, COLORADO

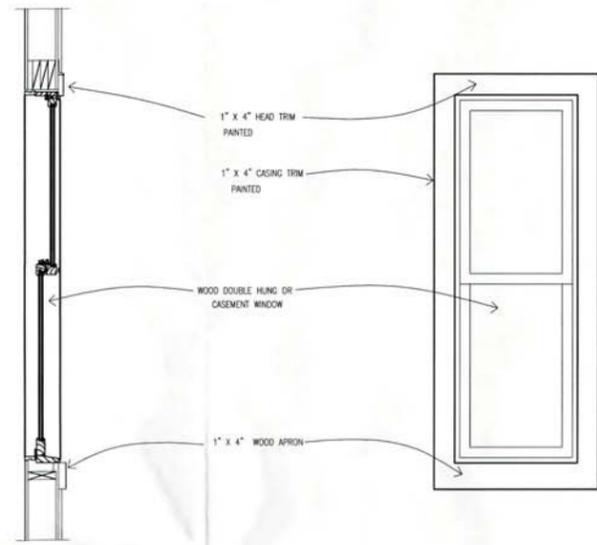
waugh & associates
 architecture • planning • solar design

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 www.waughandassociates.net
 info@waughworld.com

SHEET NO.: **A3** DATE: 10 DEC. 2014

UPPER LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"



EXTERIOR WINDOW TRIM DETAIL • ADDITION
SCALE: 3/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:

DRAWN BY: T. WAUGH

PRIVATE RESIDENCE FOR REMODEL
BOULDER, COLORADO

735 MAPLETON AVE.

architecture • planning • solar design

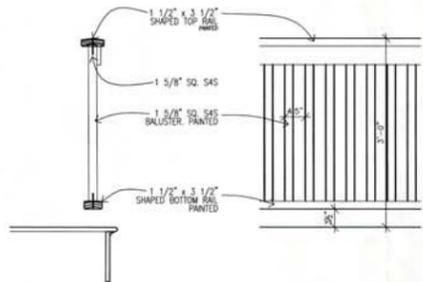
waugh & associates

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e-mail: info@waughworld.com www.waughandassociates.net

SHEET NO.: A4 DATE: 10 DEC. 2014

ELEVATIONS
Page 17 of 21



EXTERIOR WINDOW TRIM DETAIL • ADDITION
SCALE: 3/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

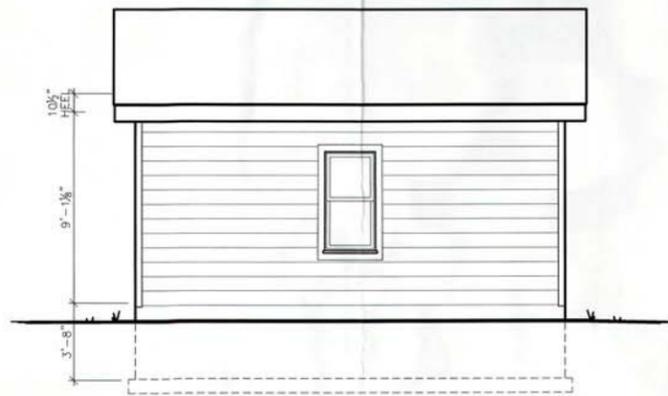
REVISIONS:

DRAWN BY: T. WAUGH

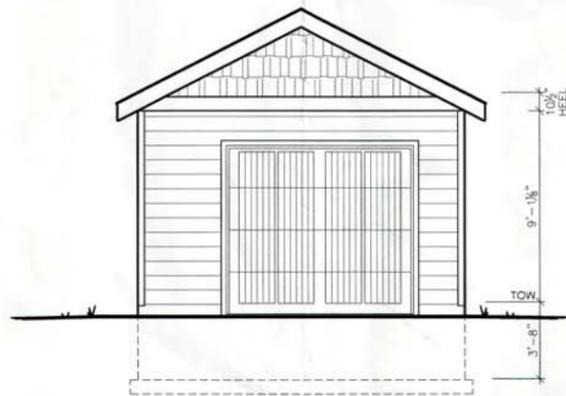
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SHEET NO.:
A5

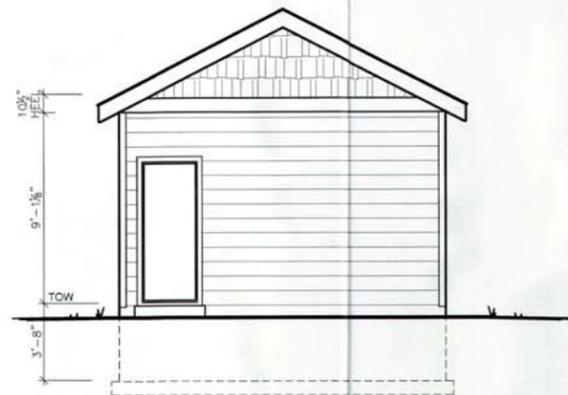
ELEVATIONS



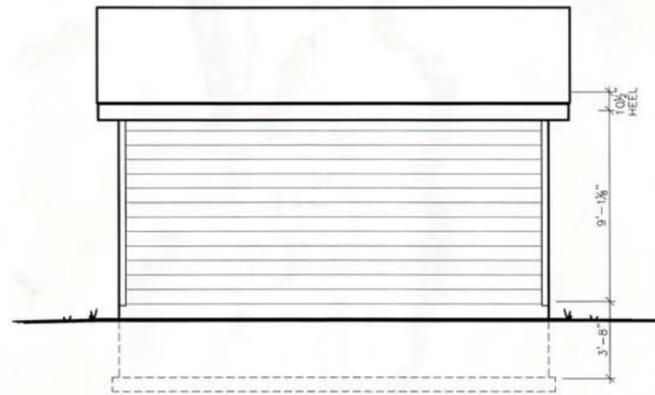
○ WEST ELEVATION
SCALE : 1/4"=1'-0"



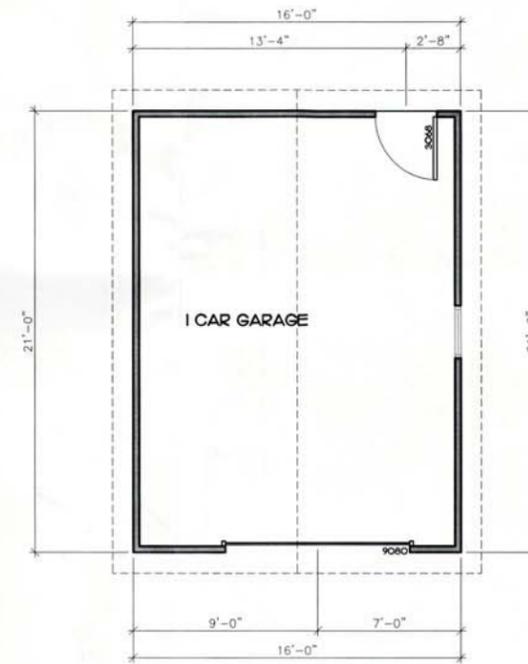
○ NORTH ELEVATION
SCALE : 1/4"=1'-0"



○ SOUTH ELEVATION
SCALE : 1/4"=1'-0"



○ EAST ELEVATION
SCALE : 1/4"=1'-0"



○ FLOOR PLAN
SCALE : 1/4"=1'-0"

REVISIONS:

DRAWN BY: T. WAUGH

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SHEET NO.:
A
DATE:
23 SEPT. 2014

**GARAGE
ELEVATIONS**

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
December 11, 2014, 5 p.m.
1777 Broadway, Council Chambers

Board Members Present: Ellen McCready, Michael Hirsch, David Schafer, Thom Ward
Board Members Absent: Christopher Lane
City Attorney Representing Board: Debra Kalish
Staff Members Present: Brian Holmes, Robbie Wyler, Susan Meissner

1. CALL TO ORDER:

E. McCready called the meeting to order at 5:04 p.m.

2. BOARD HEARING:

REMOVED FROM AGENDA

Docket No.: BOZ2014-00016

Address: 735 Mapleton Avenue

Applicant: Marybeth Emerson

Setback Variance: As part of a proposal for an rear addition to an existing single family residence, the applicant is requesting a variance to the combined side yard setback requirements of the RL-1 zoning district. The resulting east side yard setback will be approximately 5.79 feet where 12.5 is required and 2.4 feet exists today. The resulting west side yard setback will be approximately 12.55 feet where 12.6 feet is required and 2.5 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

This item was removed from the agenda.

Docket No.: BOZ2014-00017

Address: 603 North Street

Applicant: Richard Roosen

Setback Variance: As part of a proposal to modify an existing single family residence, including raising portions of both the first and second floor roof as well as enclosing a small exposed area on the back side of the house, the applicant is requesting a variance to the front, side and combined side yard setback requirements of the RMX-1 zoning district. The resulting front (south) yard setback will be approximately 12 feet where 25 feet is required and 12 feet exists today. The resulting east side yard setback will be approximately 5.19 feet where 14.5 feet is required and 5.19 feet exists today. The resulting west side yard setback will be approximately ½ a foot where 9.81 feet is required and ½ a foot exists today. Additionally, as a part of the overall project the front entry porch will be widened and roof changed from flat to pitched. The resulting front setback for the covered porch will be 7 feet where 12.5 feet is required and 7 feet exists today. Sections of the Land Use Code to be modified: Sections 9-7-1 & 9-7-4, BRC 1981.

Staff Presentation:

R. Wyler presented the item

Applicant Presentation:

Brendan Kennedy and Richard Roosen, the applicants, presented the item to the board.

Board Questions:

R. Wyler and **B. Holmes** answered questions from the board.

Brendan Kennedy had questions from the board.

Motion:

On a motion by **M. Hirsch**, seconded by **E. McCready**, the Board of Zoning Adjustment voted 4-0 (**C. Lane** absent) to approve the application (Docket BOZ2014-00017) as submitted and presented conditioned on the plans being approved by the Landmarks Board if necessary and without significant material revisions.

3. GENERAL DISCUSSION:

A. Approval of Minutes:

The September 11, 2014 minutes were scheduled for approval.

On a motion by **E. McCready**, seconded by **D. Schafer**, the Board of Zoning Adjustments voted 4-0 (**C. Lane** absent) to approve the September 11, 2014 minutes.

B. Matters from Staff

There were no matters from staff.

C. Matters from the Board

Board members discussed their annual letter to City Council.

D. Matters from the City Attorney

There were no matters from the City Attorney.

4. ADJOURNMENT:

There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 6:18 P.M.

APPROVED BY

DATE
