



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

DATE: Thursday, February 13, 2020

TIME: Meeting to begin at 5 p.m.

PLACE: Council Chambers, 1777 Broadway, 2nd Floor

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

A. Docket No.: BOZ2020-01

Address: 2705 15th Street

Applicant: Andrea Sinner & Mary White

Setback Variance: As part of a proposal to construct a new single-story rear covered patio, the applicants are requesting a variance to the rear (west) yard setback in order to meet the minimum setback requirements for principal structures in the RL-1 zoning district. The resulting west setback will be approximately 18.3 feet where 25 feet is required and approximately 29 feet exists today (taken from the rear wall of the house). Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

B. Docket No.: BOZ2020-02

Address: 2611 Pine Street

Applicant: Eamonn Ryan & Kristen Frost

Setback Variance: As part of a proposal to construct a new single-story front porch while maintaining an existing second story deck above a portion of it, the applicants are requesting a variance to the front (south) yard setback in order to meet the minimum setback requirements for principal structures in the RMX-1 zoning district. The resulting south setback will be approximately 15 feet (taken from the new porch columns) where 25 feet is required and approximately 20.8 feet exists today (taken from the face of the house). Section of the Land Use Code to be modified: Section 9-7-1, BRC, 1981.

C. Docket No.: BOZ2020-03

Address: 1843 Spruce Street

Applicant: Jerry Roberts

Setback, Bulk Plane & Side Yard Wall Articulation Variance: As part of a proposal to construct a new roof and cover directly over an existing second story exposed patio at the front of the house, the applicant is requesting a variance to the front (south) yard setback in order to meet the minimum setback requirements for principal structures in the RMX-1 zoning district. The resulting south setback will be approximately 22.5 feet (taken from the new second story cover & columns) where 25 feet is required and approximately 22.7 feet exists today (taken from the existing main level front porch columns). Additionally, the applicant is requesting a side (west) yard bulk plane variance. The new roofline will encroach vertically approximately 2.5 feet into the required bulk plane. Lastly, the applicant is requesting a side (west) yard wall articulation variance. The new roofline and columns will extend the existing west wall plane by 8 feet to approximately 63.1 feet where 40 feet is the maximum allowance. Sections of the Land Use Code to be modified: Sections 9-7-1, 9-7-9 & 9-7-10 BRC 1981.

3. GENERAL DISCUSSION

A. Approval of Minutes: The [January 9, 2020 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

For more information call Brian Holmes or Cindy Spence at 303-441-1880 or via e-mail holmesb@bouldercolorado.gov. Board packets are available after 4 p.m. Friday prior to the meeting, online at www.bouldercolorado.gov, or at the Planning & Development Services Center, located at 1739 Broadway, third floor.

*** SEE REVERSED SIDE FOR MEETING GUIDELINES ***

**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.