



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

DATE: Thursday, March 12, 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.: BOZ2020-05

Address: 245 Brook Place

Applicant: Drew Robertson & The Bold Six Development LLC

Setback & Front Porch Encroachment Variance: As part of a proposal to renovate the single-story house including construction of a new flat roof while raising all exterior walls by 2 feet in order to integrate clerestory windows, the applicant is requesting a variance to the front (east), rear (west) and both sides (north & south) setbacks in order to meet the minimum setback requirements for principal structures in the RL-1 zoning district. The resulting east setback will be approximately 21.6 feet where 25 feet is required and approximately 21.6 feet exists today. The resulting west setback will be approximately 23 feet where 25 feet is required and approximately 23 feet exists today. The resulting north setback will be approximately 6.8 feet where 8.9 feet is required (in order to meet the minimum combined side yard setback requirement) and approximately 6.8 feet exists today. And the resulting south setback will be approximately 6.1 feet where approximately 8.2 feet is required (in order to meet the minimum combined side yard setback requirement) and approximately 6.1 feet exists today. Additionally, the applicant proposes constructing a new front (east) porch and is requesting a variance to the front porch setback encroachment standards. The resulting front porch encroachment/projection will be approximately 7.5 feet (taken from the face of the house) where 6 feet is the maximum allowed projection and only a covered landing exists today. Sections of the Land Use Code to be modified: Sections 9-7-1 & 9-7-4, BRC 1981.

(ITEM WITHDRAWN)

B. Docket No.: BOZ2020-06

Address: 1664 Bear Mountain Drive

Applicant: Alicen Kandt & Jeff Stephans

Setback Variance: As part of a proposal to construct a new second story addition directly atop an existing single-story portion of the split-level home, the applicants are requesting a variance to the interior side (west) yard setback in order to meet the minimum setback requirements for principal structures in the RL-2 zoning district; More specifically to the RL-2's 1:2 side setback requirement which requires a structure be set back 1 foot for every 2 feet of building height. The resulting west setback will be 8 feet where 12.5 feet is required (to accommodate a height of approximately 25 feet for the addition) and where 8 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 [February 13, 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.