



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

**DATE:** Thursday, May 14, 2020  
**TIME:** Meeting to begin at 5 p.m.  
**PLACE:** Virtual Meeting

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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**

- A. Swearing in of New Board Member – Elizabeth Prentiss
- B. [Consideration of Quasi-Judicial Hearing Electronic Participation Rule](#)
- C. [Consideration of Rules of Decorum for Virtual Meeting](#)

**2. BOARD HEARINGS**

**A. [Docket No.: BOZ2020-04](#)**

**Address:** 2195 King Avenue

**Applicant:** Stephen Brant

**Accessory Structure Building Coverage Variance:** As part of a proposal to expand onto an existing accessory building with the intent of converting it from a detached garage to detached storage with a carport, the applicant is requesting a variance to the total cumulative building coverage requirements for accessory buildings in the principal structure's rear yard setback for the RL-1 zoning district. The resulting building coverage will be approximately 681 square feet where 500 square feet is allowed and approximately 390 square feet exists today. Section of the Land Use Code to be modified: Section 9-7-8, BRC 1981.

**B. [Docket No.: BOZ2020-09](#)**

**Address:** 2935 18<sup>th</sup> Street

**Applicant:** Paul Archer

**Floor Area Variance for an Attached Accessory Dwelling Unit:** As part of a proposal to establish an attached accessory dwelling unit (ADU) within the existing residence, the applicant is requesting a floor area variance to allow an approximately 1,216-square foot basement level accessory unit where 1,000 square feet would be allowed per the ADU size limitations. Section of the Land Use Code to be modified: Section 9-6-4, BRC 1981.

**C. [Docket No.: BOZ2020-11](#)**

**Address:** 728 10<sup>th</sup> Street

**Applicant:** Daniel Magraw and Lucinda Low

**Setback Variance:** As part of a proposal to construct a new single-story attached garage onto the back of the existing multi-level house, the applicants are requesting a variance to the rear (east) yard setback in order to meet the minimum setback requirements for principal structures in the RL-1 zoning district. The resulting east setback will be approximately 18.4 feet where 25 feet is required and where approximately 41.6 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 [March 12, 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](mailto:holmesb@bouldercolorado.gov). Board packets are available after 4 p.m. Friday prior to the meeting, online at [www.bouldercolorado.gov](http://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.