



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

DATE: Thursday, June 11, 2015

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

Docket No.: BOZ2015-02

Address: 4535 Darley Avenue

Applicant: Candice Brown

Setback Variance: In consideration of a request to allow for a wider parking area (that leads to a single car width garage) within the front yard landscape setback, the applicant is requesting a driveway width of approximately 19'-0" where the code requirements support a width of 16'-0". Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Docket No.: BOZ2015-03

Address: 2350 Norwood Avenue

Applicant: Marilyn Jorrie

Setback Variance: As part of a proposal to modify/finish an existing accessory structure, the applicant is requesting a variance to the front yard setback requirements of the RE zoning district. The resulting front yard setback facing north will be approximately 5 feet where 55 feet is required and approximately 5 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Docket No.: BOZ2015-04

Address: 2951 10th Street

Applicant: Franz Leberl

Setback Variance: As part of a proposal to raise existing walls on a portion of an existing single-family house to make way for a new gabled roof, the applicant is requesting a variance to the front yard and side yard setback requirements of the RL-1 zoning district. The resulting front yard setback facing east will be approximately 24.08 feet where 25 feet is required and 24.08 feet exists today. The resulting side yard setback facing south will be approximately 4.6 feet where 9.8 feet is required and 4.6 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Docket No.: BOZ2015-05

Address: 255 29th Street

Applicants: Jonathan and Nicole Rademaekers

Setback Variance: In consideration of a proposal for a second story addition to an existing non-standard single family residence located within the RL-1 zoning district, the applicant is requesting a variance to recognize an existing non-standard condition that results in a principal structure with a rear yard setback of 23'-2" where 25'-0" is required and where 23'-2" exists; and an interior east side yard of 6" where a minimum of 5'-0" is required and where 6" exists today. The second story addition proposal will require a variance to the minimum combined side yard setback, the proposed west side yard setback is approximately 8 feet where 14.5 feet is required to comply with the minimum required 15 foot combined setback, and where 7.9 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 [May 14, 2015 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 Susan Meissner at 303-441-1880 or via e-mail holmesb@ci.boulder.co.us. Board packets are available at the Boulder Public Main Library's Reference Desk, or at the Planning Department reception area.

*** SEE REVERSED SIDE FOR MEETING GUIDELINES *** 06/11/2015 BOZA Packet Page 1 of 58

**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: 4535 DARLEY AVE, BOULDER, CO 80305
- Legal Description: Lot _____ Block _____ Subdivision _____ (Or attach description.)
- Existing Use of Property: RESIDENTIAL
- Description of proposal:

WE WOULD LIKE TO KEEP DRIVEWAY AT PRESENT WIDTH SO THAT IT IS ACCESSIBLE BY HANDICAPPED FAMILY MEMBER.

(FRONT YARD SETBACK)

*Total floor area of existing building:	*Total floor area proposed:
*Building coverage existing:	*Building coverage proposed:
*Building height existing:	*Building height proposed:

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

- ◆ **Name of Owner:** STEVEN AND CANDICE BROWN
- Address: 4535 DARLEY AVE Telephone: 303-5540876
- City: BOULDER State: CO Zip Code: 80305 FAX: candy.bartholme^{email}
- ◆ **Name of Contact (if other than owner):** _____ mal. brown
- Address: _____ Telephone: _____
- City: _____ State: _____ Zip Code: _____ FAX: _____

BOZ 2015-00002

STAFF USE ONLY

Doc. No. _____ Date Filed 5/19/15 Zone _____ Hearing Date _____
 Application received by: KF Muller Date Fee Paid _____ Misc. Rect # _____

**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, Candice Bartholomew Brown, am filing a Land Use Review or Technical Document Review application [on behalf of the property owner(s) Steven and Candice Brown for property located at 4535 DARLEY AVE. BOULDER. I have read the city's sign posting requirements above and acknowledge and 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.

Candice Bartholomew Brown
NAME OF APPLICANT OR CONTACT PERSON

5-19-2015
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.

TO:
 City of Boulder
 Community Planning & Development
 RE: BOZA Variance for 4535 Darley Ave.

May 26, 2015

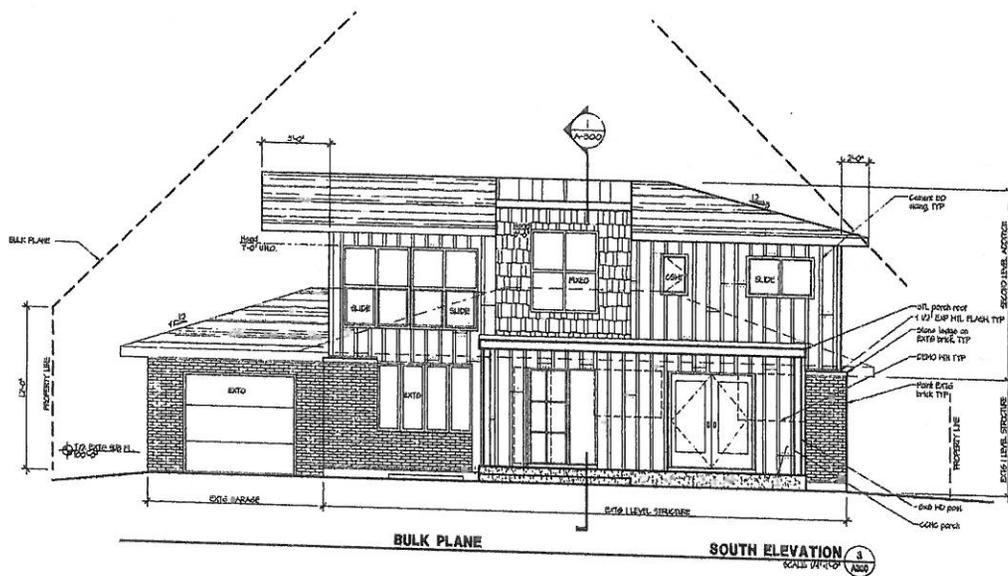
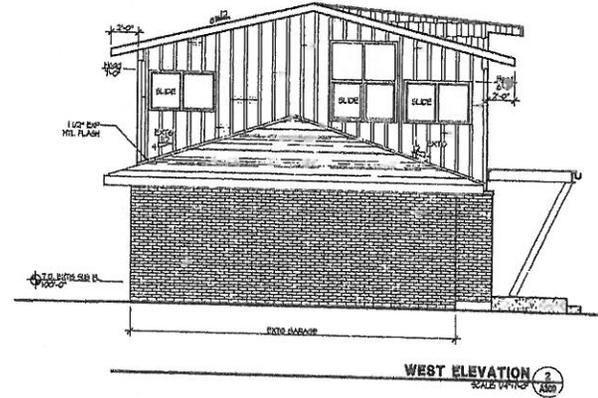
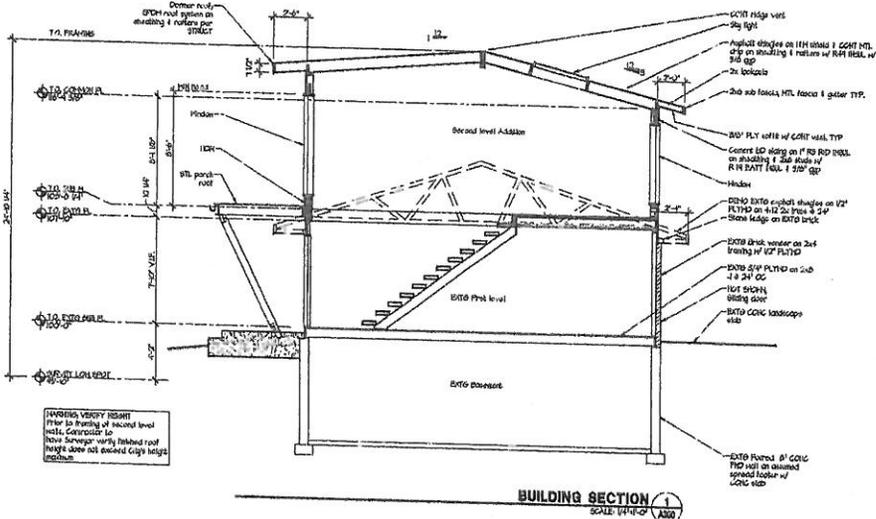
To Whom It Concerns;

We neighbors of the Brown Family are in favor of the driveway at 4535 Darley Ave remaining as it is now. The driveway was installed professionally over 10 years ago. The driveway is practical as it is accessibility to persons of disability. It also helps effectively drain floodwater away from the foundations of neighboring homes to the drains on the street. It is aesthetically pleasing as it is a very well-constructed driveway with a beautifully natural color concrete and has beautiful landscaping along side. The driveway allows the home owners to park 2 cars off street. Having less cars parked on our street makes our neighborhood more beautiful and also makes driving on the street safer and easier. Keeping the driveway at 4535 Darley Ave. as it is now does not cause any hardship and its current width in no way detracts from the beauty and harmony of the neighborhood. Reducing the width of the driveway would not improve the appearance of the neighborhood and could actually cause problems for homes along the street during periods of high water (spring run off, seasonal flooding).

By signing below, I am supporting the City of Boulder Variance to keep the driveway at 4535 Darley Ave, Boulder, CO 80305 as it is, to not reduce the driveway's width.

Signed :

Name (printed)	Signature	Address/phone
Eleanor Hubbard		4595 Darley Av 3-817-6536
Patty Smith		4565 Darley Avenue 303-494-1990
Dennis HUBBARD		4595 Darley Ave 3-817-6672
Gillian Brown		4560 Darley Ave 303-494-3042
Rick Futur		4530 Darley Ave (303) 494-3286
Lester & Laura Binegar		4500 Darley Ave 80305
AUBERT Moraska		4495 Darley Ave Boulder, CO 80305
Willie Merin		4435 Darley Ave Boulder CO 80305
Anne Hudson		4465 Darley Ave. Boulder, CO 80305 / 303-554-8367
Marisa Leykam		4245 Darley Ave Boulder CO 80305
Colin Beckle		4496 Darley 80305



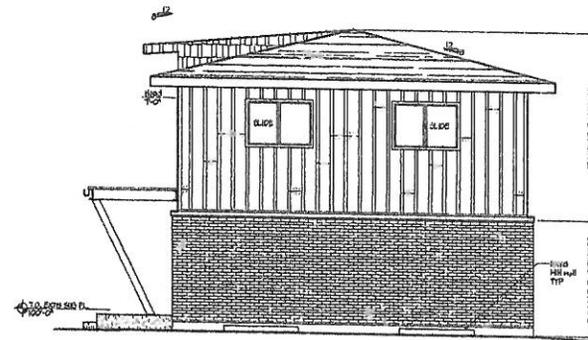
**BROWN RESIDENCE
INTERIOR REMODEL / ADDITION
4636 DARLEY AVE BOULDER CO**

VDS
VETERAN DESIGN SERVICES, INC.
AN ARCHITECTURE, INTERIOR DESIGN, AND CONSTRUCTION MANAGEMENT FIRM
PO BOX 360 BOULDER, CO 80506
www.vdsdesignservices.com

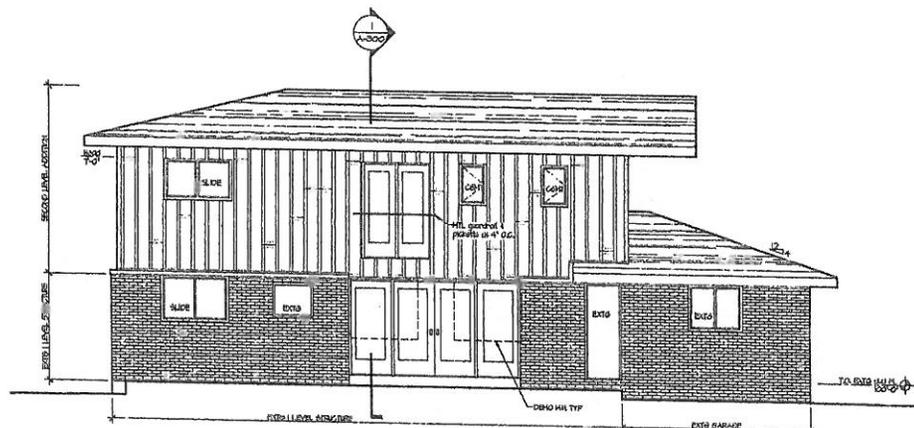
**JOB NO: 18000
AUG 26, 2014
DRAWN: LV
CHECKED: LV**

DRAWING PHASE
Permit
Elevation
Building Section
UTILITY REMODEL

A300



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



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

THIS PLAN OR SPECIFICATION IS THE PROPERTY OF MDS ARCHITECTURE, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MDS ARCHITECTURE, INC. THE USER OF THIS PLAN OR SPECIFICATION AGREES TO HOLD MDS ARCHITECTURE, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY MDS ARCHITECTURE, INC. AS A RESULT OF THE USER'S USE OF THIS PLAN OR SPECIFICATION.

NO.	DATE	DESCRIPTION
01	12/04/2014	Issue for Permit
02		
03		
04		
05		
06		
07		
08		
09		
10		

**BROWN RESIDENCE
INTERIOR REMODEL / ADDITION
4555 DARLEY AVE BOULDER CO**



JOB NO. 14007
AM 20, 2014
DRAWN: LV
CHECKED: LV
DRAWING PHASE
Permit
SHEET TITLE
Elevation
SHEET NUMBER
A310

Written Statement Addressing Criterial for Approval

The request is to keep driveway at current width at 4535 Darley Ave., Boulder, CO.

Criteria for Variance

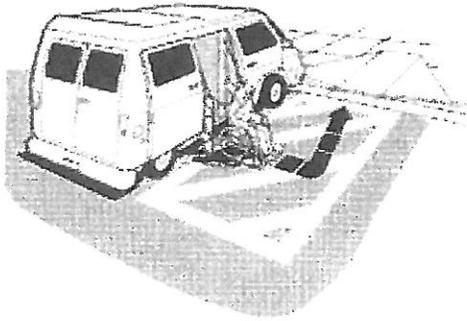
(1) Physical Conditions or Disability

(A) (i) Exceptional topography exists. The steep driveway is wide enough to currently allow accessibility for person with disability.

(ii) Driveway is currently width of 19' in order that a physically disabled family member (the home owner's brother) can easily access the home. The family member, Christopher Brown, age 50 years, is disabled. The owner of the home has legal custody and will be responsible for the disabled family member's care. It is important that the home be legally accessible to a disabled family member in order to that the family member can reside at the residence. While the home is currently accessible to persons with disability, narrowing the driveway would make it very difficult for any elderly and/or disabled persons to conveniently, safely access the dwelling. In addition, the disabled person will be receiving in-home 24/7 hospice care and staff professional requires parking place.

(B) Van-Accessible Parking Spaces do not currently exist in neighborhood.

- a wide access aisle (96") to accommodate a wheelchair lift
- van parking space (132")



(C) The total width to legally accommodate a van accessible parking space and access aisle is 228" (19'). **Note: This is the current width of the driveway.**

Because of the need of a family member residing at the residence to access the dwelling, the driveway cannot be narrowed to less than it's current width.

(D) No unnecessary hardship has been created by the applicant.

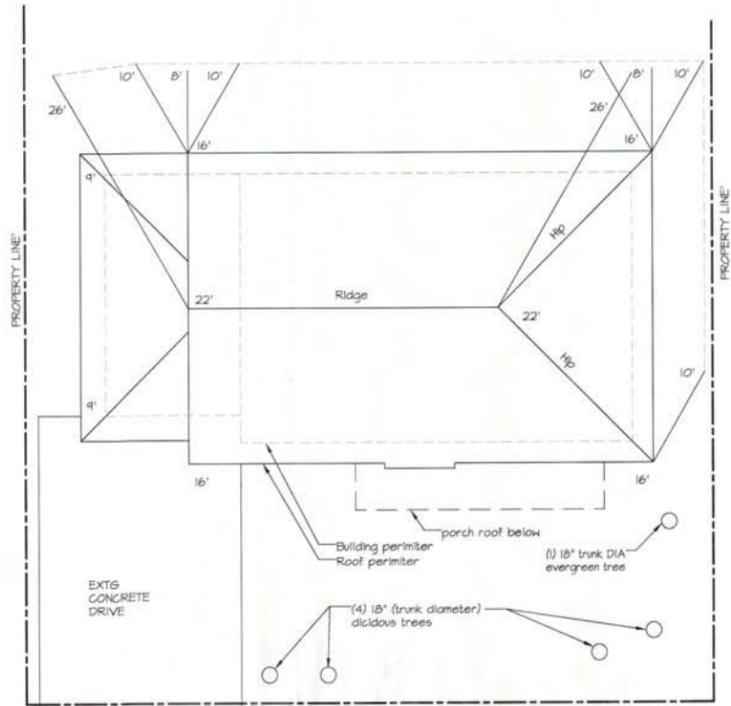
(5) Requirements for All Variance Approvals

(A) The driveway has been in its present width for at least 10 years. It in no way alters the essential character of the neighborhood or district. In addition to allowing accessibility to persons of disability, the driveway reduces the need for on street parking.

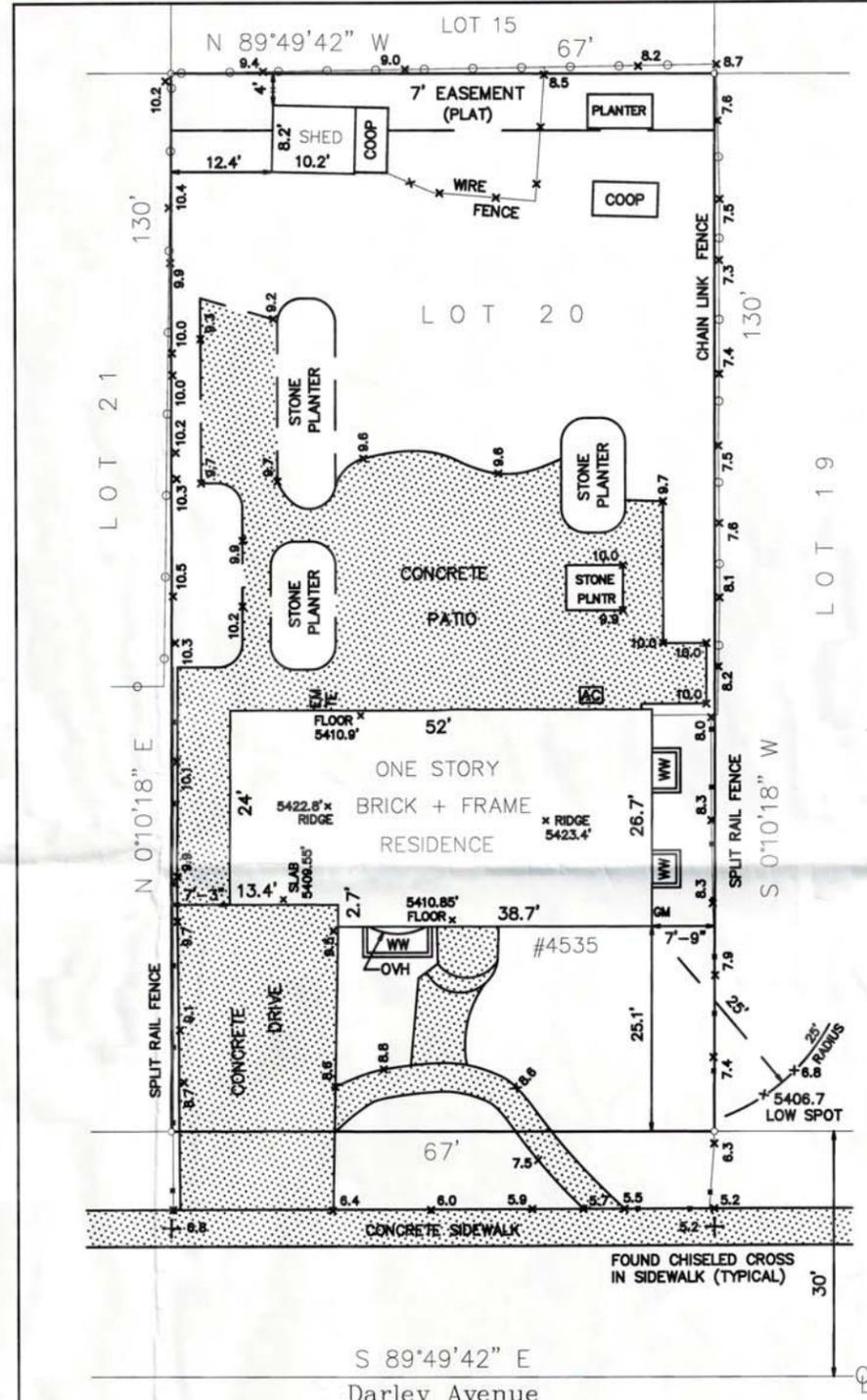
(B) The driveway does not impair the reasonable use and enjoyment of the adjacent property. In fact, the opposite is true. The driveway helps mitigate flooding by draining flood waters away from dwellings located uphill from the driveway.

(C) *To keep the driveway as it is presently* would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title.

(D) The driveway's width does not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981. The driveway does not encroach into a public right of way nor does it obstruct a public sidewalk.



SOLAR ANALYSIS & LANDSCAPE PLAN
 SCALE: 1/8"=1'-0" A100



Property Description -
 (FROM DEED AT RN 2863435)
 LOT 20, BLOCK 1,
 MAJESTIC HEIGHTS,
 COUNTY OF BOULDER,
 STATE OF COLORADO.



SCALE: 1" = 10'
 U.S. SURVEY FEET

Flagstaff Surveying Inc.
 Table Mesa Shopping Center
 637 South Broadway . Suite C
 Boulder . Colorado . 80305
 303.499.9737
 16983a-1.dwg . 10 December 2013

- Legend -
- ELECTRIC METER . . EM
 - GAS METER . . GM
 - WINDOW WELL . . WW
 - OVERHANG . . OVH
 - AIR CONDITIONER . . AC
 - SPOT SHOT ELEVATION . . x 10.3
 - RECEPTION NUMBER . . RN

- Notes -
- 1) PLATTED EASEMENTS ARE SHOWN. A CURRENT TITLE COMMITMENT WOULD BE REQUIRED TO CHECK FOR OTHER (IF ANY) EASEMENTS OF RECORD.
 - 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON THIS SITE PLAN WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT ON THIS SITE PLAN BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 3) THIS SITE PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF VERBECK DESIGN STUDIOS, THE CITY OF BOULDER, STEVE BROWN + CANDICE BARTHOLOMEW.
 - 4) THIS SITE PLAN IS BASED UPON SIXTEEN (16) ORIGINAL 10 FOOT OFFSET CROSSES FOUND ALONG DARLEY AVENUE.
 - 5) SPOT SHOT ELEVATIONS ARE SHOWN AT THE REQUEST OF THE CLIENT. BENCHMARK - ALL ELEVATIONS ARE BASED BENCHMARK L-11. A CUT "L" ON THE TOP OF CURB AT THE NORTH CURB RETURN AT THE NORTHEAST CORNER OF 46TH AND HANOVER, HAVING AN ELEVATION OF 5402.77', NAVD 88 DATUM.

Site Plan -
 for : Verbeck Design Studios, the City of Boulder
 Steve Brown + Candice Bartholomew
 I HEREBY CERTIFY THAT I LOCATED THE RESIDENCE BASED UPON SIXTEEN OFFSET CROSSES FOUND IN THE CONCRETE SIDEWALK ALONG DARLEY AVENUE AND THAT THE LOCATION OF THE RESIDENCE ON LOT 20, BLOCK 1, MAJESTIC HEIGHTS AS SHOWN ON THIS SITE PLAN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEE STADELE
 COLORADO PLS 26300

NOTICE: LIMIT OF COOPERATION
 Release of these plans constitutes further cooperation among the owner, the contractor and the architect. Changes to construction are the responsibility of the contractor. The architect's responsibility is to provide the design and to ensure that the construction conforms to the design. The architect does not guarantee the accuracy of the construction documents. The architect's responsibility is to provide the design and to ensure that the construction conforms to the design. The architect does not guarantee the accuracy of the construction documents. The architect's responsibility is to provide the design and to ensure that the construction conforms to the design. The architect does not guarantee the accuracy of the construction documents.

NO.	DATE	DESCRIPTION

**BROWN RESIDENCE
 INTERIOR REMODEL / ADDITION
 4535 DARLEY AVE BOULDER CO**



JOB NO. 13006
Aug 20, 2014
DRAWN: LV
CHECKED: LV

DRAWING PHASE
Permit
SHEET TITLE
Solar Analysis & Landscape Survey
SHEET NUMBER



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: 2350 NORWOOD AVE.
- Legal Description: Lot _____ Block _____ Subdivision CAROLYN HEIGHTS (Or attach description.)
- Existing Use of Property: RESIDENTIAL / WORK STUDIO / AGRICULTURE
- Description of proposal:
REQUESTING SETBACK VARIANCE ON AN EXISTING BUILDING CURRENTLY
5 FT FROM FRONT PROPERTY LINE WHERE 55 FEET IS REQUIRED
DUE TO FLOOD SUPPORTED ANNEXATION

*Total floor area of existing building: <u>N/A</u>	*Total floor area proposed: <u>N/A</u>
*Building coverage existing: <u>N/A</u>	*Building coverage proposed: <u>N/A</u>
*Building height existing: _____	*Building height proposed: _____

*See definitions in Section 9-16-1, B.R.C. 1981. EXISTING BUILDING - NO CHANGE FLOOR OR HEIGHT AREA

- ◆ Name of Owner: NORWOOD GARDENS LLC
- Address: PO BOX 4116 Telephone: (3) 447 3888
- City: BOULDER State: CO Zip Code: 80306 FAX: (3) 447 8678
- ◆ Name of Contact (if other than owner): MARILYN JORRIE - OWNER *
- Address: CAME AS ABOVE Telephone: _____
- City: _____ State: _____ Zip Code: _____ FAX: _____

STAFF USE ONLY

Doc. No. BOZ2015-00003 Date Filed 5/19/15 Zone RE Hearing Date _____
 Application received by: Meghan Date Fee Paid 5/19/15 Misc. Rect # _____

* MAIL @ BOULDER MARKET PLACE . NET

APPLICATION TYPES

- Setback, building separation, bulk plane, building coverage, porch setback and size, and side yard wall articulation
- Sign Variance
- Mobile Home Spacing Variance
- Size and parking setback requirements for accessory units
- Use of mobile homes for non-residential purposes
- Parking in landscaped front yard setback

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 (**4 copies**);
- A site development plan including building heights, setbacks, and proposed floor area (**4 copies**);
- A demolition plan differentiating between proposed and remaining portions of the structure (**4 copies**);
- A written statement thoroughly addressing the criteria for approval - see following pages (**4 copies**);
- Any other information pertinent to the request (**4 copies**);
- An application fee (as prescribed in Section 4-20-43, B.R.C. 1981);
- Sign Posting Acknowledgement Form - see last page.

-Electronic files of all documents are greatly appreciated. If available, please submit them on a CD or thumb drive with your application.

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(f), B.R.C. 1981 FOR VARIANCE EXPIRATION INFORMATION

Applicant / Owner Signature

Melissa Perie
Date 11 Day 2015

**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:

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- (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, BILL O'DONNELL, am filing a Land Use Review or Technical Document Review application [on behalf of the property owner(s) MARILYN JOBAE for property located at 2350 NORWOOD AVE.]. I have read the city's sign posting requirements above and acknowledge and 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.
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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.

BILL O'DONNELL

NAME OF APPLICANT OR CONTACT PERSON

19 MAY 2015

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.

Criteria for Variances

Section (1)

Physical Conditions

This variance request is to allow Ms. Jorrie to complete construction on an existing building

The property was recently annexed to the city as a flood supported annexation. Included in the annexation, the transfer of title of the 30 foot Right Of Way along the north lot line was conveyed from Ms. Jorrie to the City. As a result, the existing partially completed building is no longer beyond the allowable set backs.

The building is under phased construction. The exterior of the north half of the building is complete. Most recently on the south portion, the concrete floor with radiant heat, as well as underground plumbing, was installed per Boulder County Permit BP 10- 330. To date, the foundation, floor, supporting wall columns and roof structure are in place. Ms Jorrie requests that she be permitted to construct the exterior walls on the south portion and complete the interior of the building as was the original plan with Boulder County.

Prior to being annexed, the building was within allowable setbacks and several construction phases were completed per Boulder County zoning requirements and building codes.

All work on the structure to date has been completed with the approval of Boulder County.

There are no perceived unusual circumstances or conditions regarding the building as it has been in existence for a number of years prior to zoning applied by Boulder Valley Comprehensive Plan

The building does not fall under the historic preservation codes.

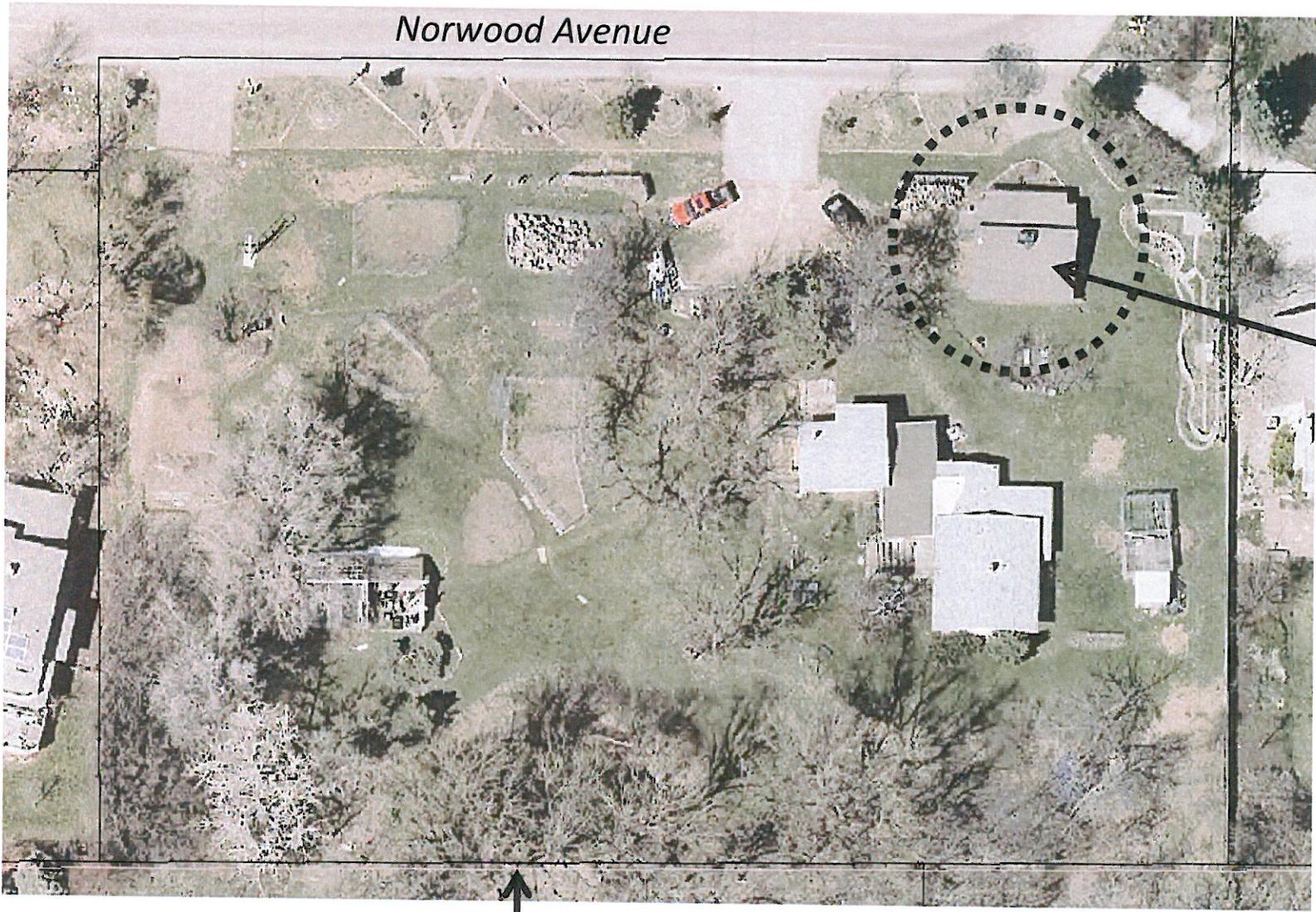
Section (5)

The character of the neighborhood will not be impacted as the building has preceded neighborhood development

The project will have no impact on adjacent properties.

The project seeks only to complete the interior and exterior walls on an existing 385 Sq. Ft. foundation, hydronic concrete floor, steel support columns and roof structure.

The entire exterior shell is complete, and as it will remain as is, the project will not conflict with solar access to adjacent properties.



Norwood Avenue

Existing Subject Accessory Structure

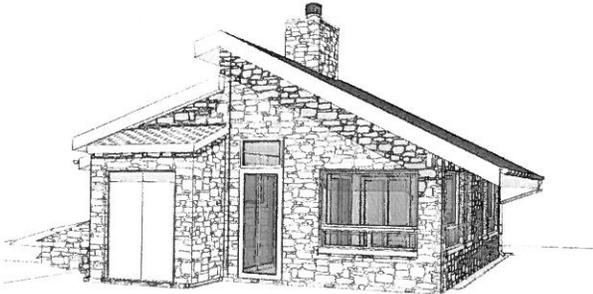
Property Line



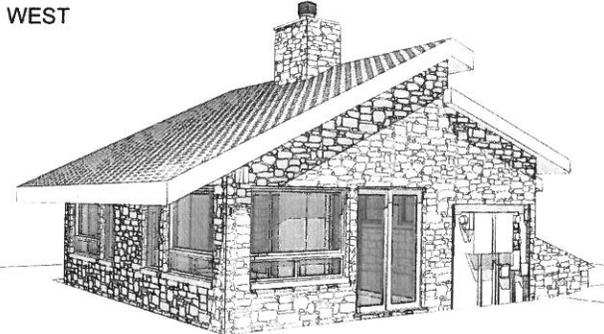
Street View From Norwood Avenue Showing Existing Subject Accessory Structure.

Jorrie Studio Maintenance

Marilyn Jorrie
 2350 Norwood
 Boulder, CO 80304



WEST

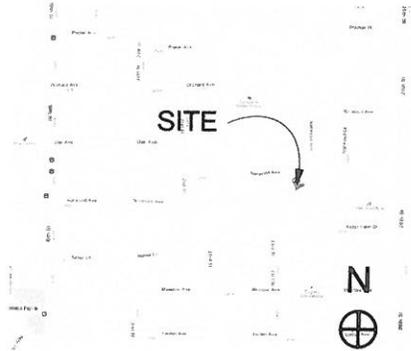


EAST

SHEET INDEX

A0	TITLE SHEET
A1	FLOOR PLAN
A2	ROOF PLAN
A3	EAST ELEVATION
A4	NORTH ELEVATION
A5	WEST ELEVATION
A6	SOUTH ELEVATION
A7	SECTION
A8	DETAIL

VICINITY MAP

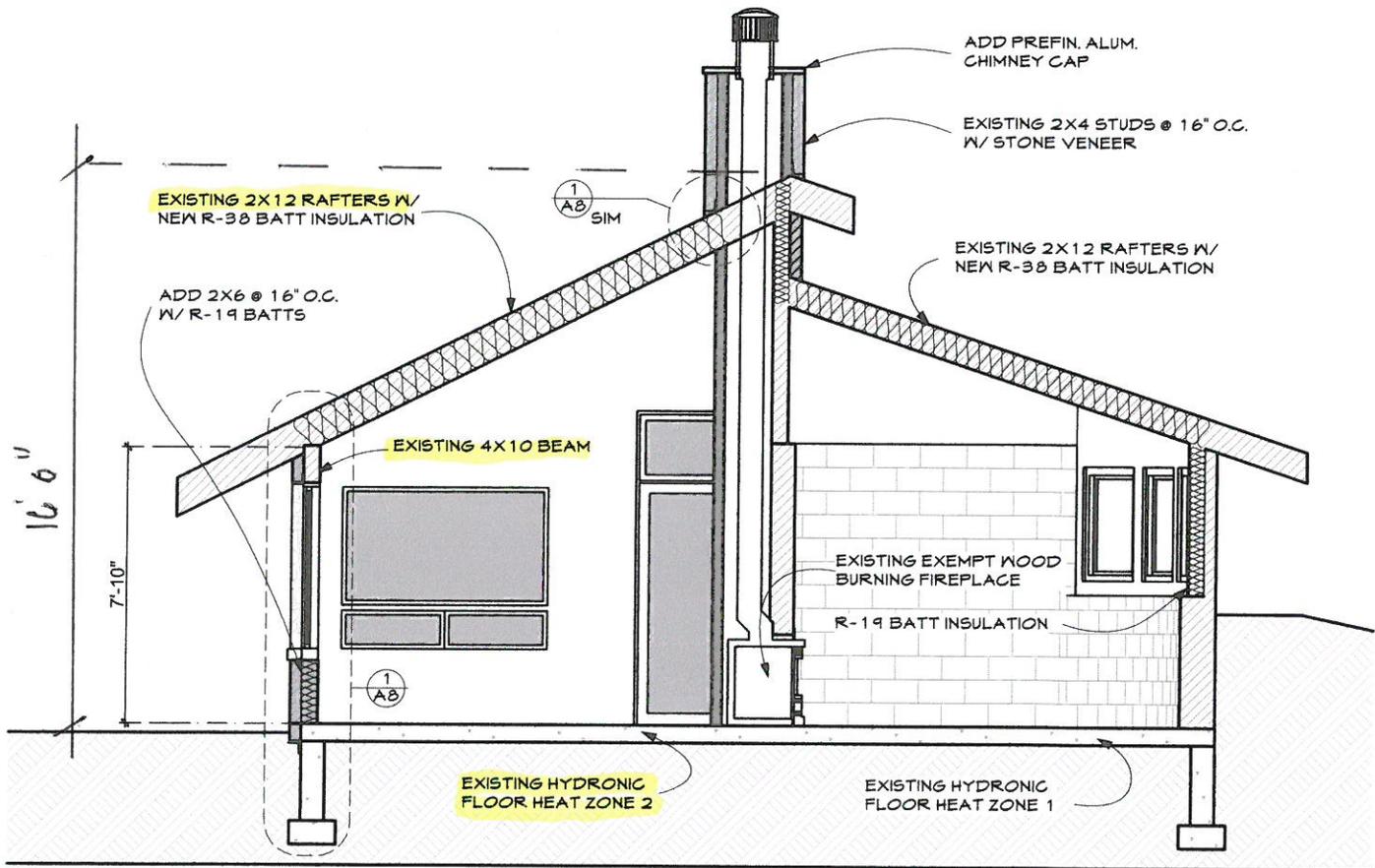


SCOPE OF WORK

- MAINTENANCE OF EXISTING STRUCTURE TO INCLUDE:
1. ENCLOSE COVERED PORCH, INSTALL NEW DOORS AND WINDOWS.
 2. INSULATE EXTERIOR WALLS AND ROOF.
 3. CHIMNEY ENCLOSURE FOR EXISTING BOULDER COUNTY EXEMPT WOOD BURNING FIREPLACE AND FLUE
 4. FINISH STONE VENEER EXTERIOR AT CABINET CHIMNEY AND PORCH ENCLOSURE

SOUTH
←

NORTH
→



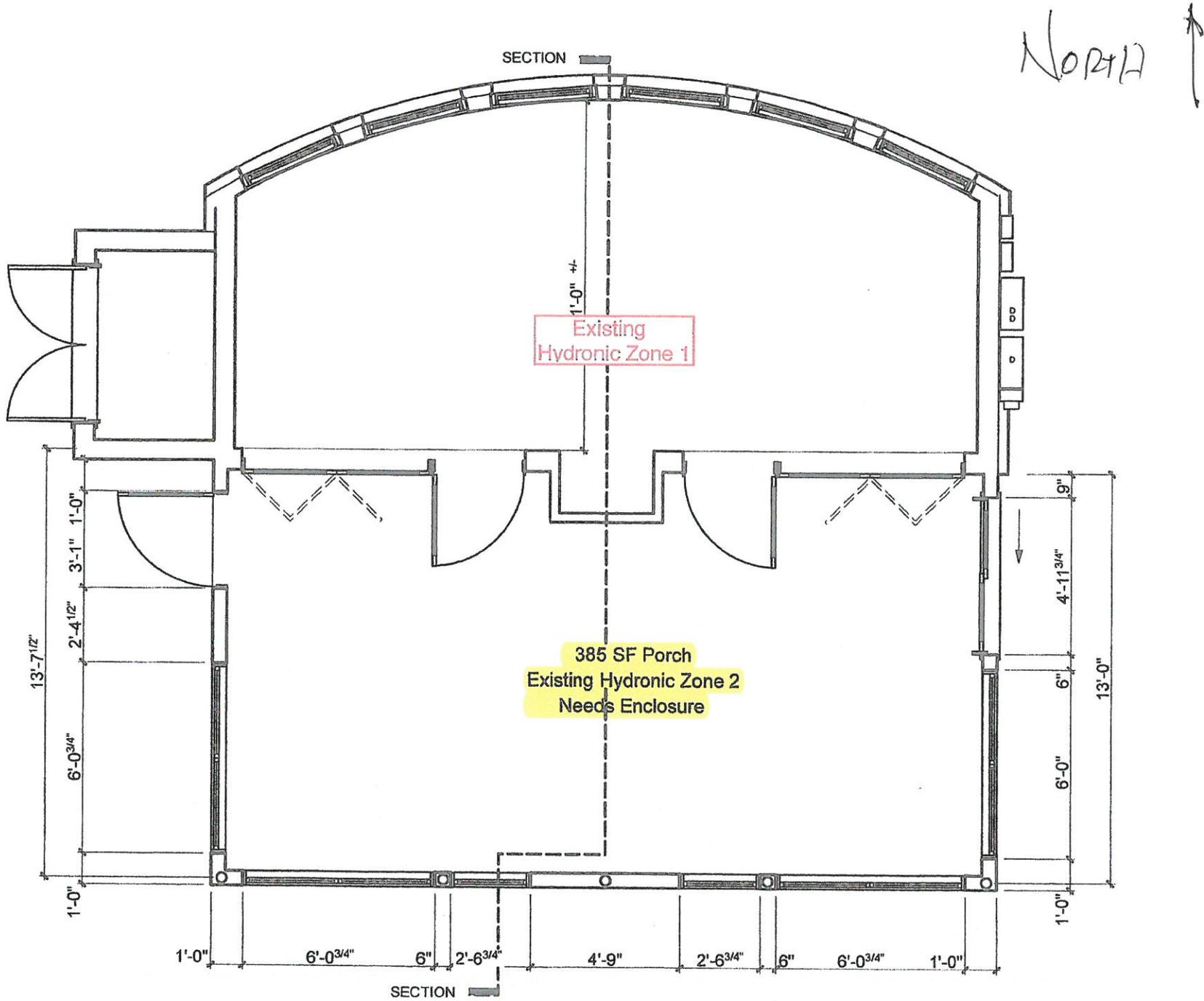
Studio Heat Maintenance

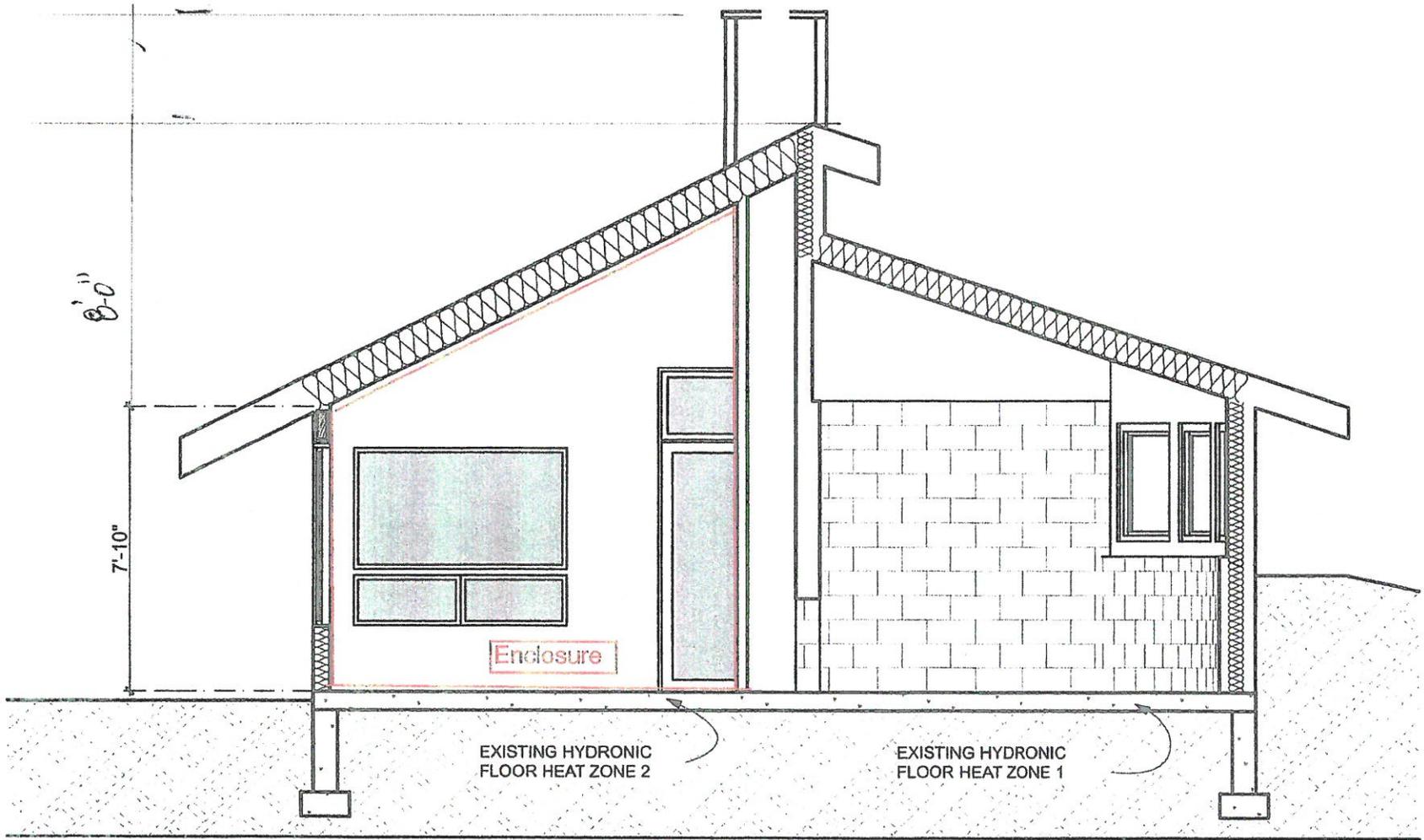
SECTION

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

DATE: 6/25/12

A7





Parcel Description

(PROVIDED BY BOULDER COUNTY RECORDS)

THAT PORTION OF THE SE 1/4 SE 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

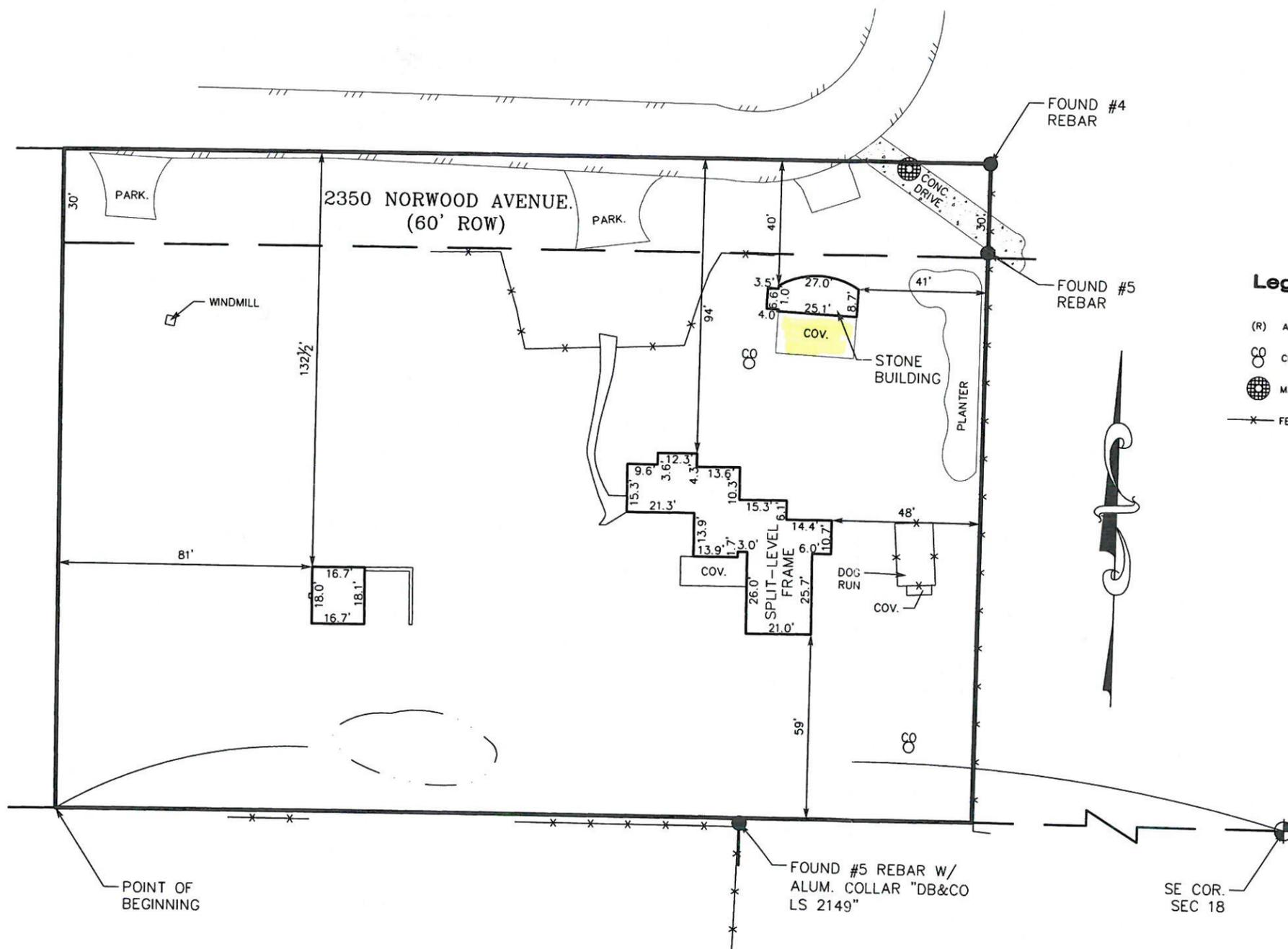
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 959.24 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTHERLY AND AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 210.00 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18, TO A POINT ON THE EAST LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 18; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 18, TO THE SOUTHEAST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 18, TO THE PLACE OF BEGINNING.

IMPROVEMENT LOCATION CERTIFICATE

A TRACT OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

Notes

- 1) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2) AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3) THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- 4) PARCEL DESCRIPTIONS HEREON ARE GRAPHICALLY DEPICTED BASED ON DEED RECORDED WITH THE BOULDER COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 099395, DATED APRIL 11, 1974.



Legend

- (R) AS PER RECORD DESCRIPTION
- ⊗ CLEANOUT
- ⊕ MANHOLE
- X— FENCE LINE



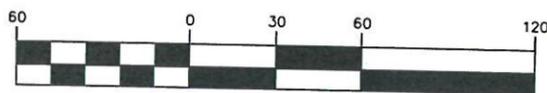
Surveyor's Statement

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MARILYN JORRIE 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 A FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS JUNE 13, 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 SHOWN, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

JOHN B. GUYTON
COLORADO P.L.S. #16406 FSI JOB NO. 12-60,903

NOTICE: THIS IMPROVEMENT LOCATION CERTIFICATE IS PREPARED FOR THE SOLE USE OF THE PARTIES STATED HEREON. THE USE OF THIS IMPROVEMENT LOCATION CERTIFICATE BY ANY PERSON OR ENTITY OTHER THAN THE PERSON OR ENTITY CERTIFIED TO WITHOUT THE EXPRESS PERMISSION OF FLATIRONS, INC. IS PROHIBITED. THIS CERTIFICATE IS ONLY VALID FOR 90 DAYS FROM THE SIGNATURE DATE. IT IS NOT A LAND SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9). IT DOES NOT ESTABLISH PROPERTY CORNERS. A MORE PRECISE RELATIONSHIP OF THE IMPROVEMENTS TO THE BOUNDARY LINES CAN BE DETERMINED BY A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN, AND ONLY APPARENT (VISIBLE AT THE TIME OF FIELDWORK) IMPROVEMENTS AND ENCROACHMENTS ARE NOTED. FLATIRONS, INC. AND JOHN B. GUYTON WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE, AND THEN ONLY TO THE PARTIES SPECIFICALLY SHOWN HEREON. ACCEPTANCE AND/OR USE OF THIS IMPROVEMENT LOCATION CERTIFICATE FOR ANY PURPOSE CONSTITUTES AGREEMENT TO ALL TERMS STATED HEREON.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Flatirons, Inc.
Surveying, Engineering & Geomatics

3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830



655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

DRAWN BY: B.SWIFT
FSI JOB NO. 12-60,903



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: boulderplandevop.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: 2951 10th St. Boulder, CO 80304
- Legal Description: Lot 29,30 Block 13 Subdivision Newland Addition (Or attach description.)
- Existing Use of Property: Single-Family Residence
- Description of proposal:
Raise existing walls approx. 20" high and re-frame a new gable roof configuration on existing front portion of house.

*Total floor area of existing building: <u>1,104 s.f.</u>	*Total floor area proposed: <u>No change</u>
*Building coverage existing: <u>1,118 s.f.</u>	*Building coverage proposed: <u>No change</u>
*Building height existing: <u>17'-6"</u>	*Building height proposed: <u>No change</u>

*See definitions in Section 9-16-1, B.R.C. 1981. (13'-0" subject area) (14'-8" subject area)

- ◆ Name of Owner: Franz Leberl, Mgr. 10th St. LLC
- Address: 2949 10th St. Telephone: 303 885-2048
- City: Boulder State: CO Zip Code: 80304 FAX: n/a
- ◆ Name of Contact (if other than owner): Robert Netterstrom, Architect
- Address: 630 Pine St. Telephone: 303 444-2699
- City: Boulder State: CO Zip Code: 80302 FAX: 303 449-1030

STAFF USE ONLY

BOZ 2015 - 00004

Doc. No. _____ Date Filed 5-20-15 Zone RL-1 Hearing Date _____
Application received by: [Signature] Date Fee Paid 5-20-15 Misc. Rect # _____

BOZ 2015 - 00004

APPLICATION TYPES

- Setback, building separation, bulk plane, building coverage, porch setback and size, and side yard wall articulation
- Sign Variance
- Mobile Home Spacing Variance
- Size and parking setback requirements for accessory units
- Use of mobile homes for non-residential purposes
- Parking in landscaped front yard setback

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 (**4 copies**);
- ✓ • A site development plan including building heights, setbacks, and proposed floor area (**4 copies**);
- ✓ • A demolition plan differentiating between proposed and remaining portions of the structure (**4 copies**);
- ✓ • A written statement thoroughly addressing the criteria for approval - see following pages (**4 copies**);
- Any other information pertinent to the request (**4 copies**);
- An application fee (as prescribed in Section 4-20-43, B.R.C. 1981);
- Sign Posting Acknowledgement Form - see last page.

-Electronic files of all documents are greatly appreciated. If available, please submit them on a CD or thumb drive with your application.

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 Robert Netterstrom Date 5-20-2015

Date: 05-20-2015
Project: 2951 10th | Boulder, CO | **BOZA Variance Application** |
Subject: **Project & Goals Statement**
To: City of Boulder Planning and Development Services
 1739 Broadway Third Floor – P.O. Box 791| Boulder, CO 80306 |

Background

The existing 1 story, 1 BR home was permitted in 1946.
 The current owner purchased the property in 2003 and it is a City licensed rental.
 The Leberl family owns the adjacent property at 2949 10th St...

Request

The owner seeks to extend existing walls at south & east to accommodate a proposed raised floor. The homes historic, compliant side yard setback was ~10 ft. – now it is 15 ft. and the Front setback is 24.1 ft., where 25 ft. is the new standard.

It is likely that a 5 ft. south side yard setback does not exist; a” by- right “approach (under 9-7-2-b (6), was not an option. The request combines the side -and front which alone would be administrative level- into a BOZA request.

Development Plan

The owner’s goals are to provide finish, energy and aesthetic upgrades, without adding 2nd floor area. The proposal is to:

- * raise the (e) floor level to equal to the main level
- * add a new bathroom and remodel existing space now occupied by storage, office, mech. and laundry

In addition to the bath remodel, schematic plans are in process to add entry & expanded living room space at the east entry-side. (Adjacent to the wall & roof modifications requested.)

This scope of the remodel is proposed as “use-by-right” and plans are being finalized.

Modify Roof-Why?

A ~16” floor difference exists between the slab floor and the main living level.

The proposal is to raise the floor up ~16” to allow for plumbing runs and insulated floor.

Raising the existing roof ~20” provides:

- Adequate ceiling height , insulation potential, plumbing access for the raised floor
- Attractive roof line with a gable configuration

Setbacks

South Side Yard Setback	= +/- 4.6'	Exhibit 04-23-2015
The combined side yard setbacks	= +/- 9.8'	Exhibit 04-23-2015
Front Yard setbacks	= 24.1'	Exhibit 04-23-2015
Current RL-1 combined side yard setbacks	= 15.0'	
Current RL-1 Front Yard setback	= 25.0'	



Robert Netterstrom Architecture + Planning
 Boulder, Colorado 80302

V 303. 444.2699 F 303. 449.1030 | e-mail: bobnetter@hotmail.com

Date: 05-20-2015 pg. 1/
To: Franz Leberl
File: Leberlmemo16 2015
Project: BOZA Variance | 2951 10th | Boulder, CO | **WRITTEN STATEMENT** |

BOZA VARIANCE CRITERIA

(h) CRITERIA FOR VARIANCES

The BOZA may grant a variance only if it finds that the application satisfies all of the applicable requirements of paragraph (1), (2), (3), or (4) of this Subsection and the requirements of paragraph (5) of this Subsection.

(1) Physical Conditions or Disability

(A) There are:

(i) Unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical conditions peculiar to the affected property; or

NOTE: Typical response text is italicized.

The attached Application for Building Permit dated 9-8-1946 indicates a 40 ft. wide home with 5 ft. setbacks at North & South side yards on a 50 ft. wide lot.

The owner proposes to add:

- * Approx. 20" of wall height along 19 lineal ft. of the South wall*
- * Approx. 4'-6" height of gable end wall (@ the peak) at the East wall*
- * New Gable roof to replace (e) hip roof*

(ii) There is a physical disability affecting the owners of the property or any member of the family of an owner who resides on the property which impairs the ability of the disabled person to utilize or access the property; and

n/a

(B) The unusual circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located; and

This is a modest request for a slight modification to an existing 1-1/2 story structure. The owner desires to add a new bath and upgrade the interior finishes. To accommodate plumbing and insulation, the floor is proposed to be raised ~ 16" to match the existing main floor.

Raising the exterior walls modestly, allows for code compliant headroom.

(1) Physical Conditions or Disability (cont.)-

(C) Because of such physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this chapter; and

The existing floor is proposed to be raised ~16" to match the main living space floor elevation and results in low, non-compliant headroom if the wall plate is not raised.

(D) Any unnecessary hardship has not been created by the applicant.

The owner purchased the home "as is" and did not create the existing conditions.

(2) Energy Conservation

(A) The variance will permit construction of an addition to a building that was constructed on or before January 1, 1983;

Original home permitted in 1946.

(B) The proposed addition will be an integral part of the structure of the building;

Existing structure: proposal to add wall height to accommodate raised floor to accommodate necessary plumbing and compliant ceiling height.

(C) The proposed addition will qualify as a "solar energy system" as defined in Section 9-16, "Definitions," B.R.C. 1981, or will enable the owner of the building to reduce the net use of energy for heating or cooling purposes by a minimum of 10% over the course of a year of average weather conditions for the entire building; and

The remodeled space will incorporate code compliant insulation values and greatly improve the thermal efficiency of the existing house.

(D) The costs of constructing any comparable addition within existing setback lines so as to achieve comparable energy purposes would be substantially greater than the cost of constructing the addition which is proposed for the variance.

Since the house was built, the combined side yard setbacks have gone from ten ft. to the current fifteen feet. To meet the current ordinance, would be economically impractical and reduce solar options.

(3) Solar Access

(A) The volume of that part of the lot in which buildings may be built consistent with this code has been reduced substantially as a result of the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981;

n/a- This is a modification to an existing portion of the house.

(B) The proposed building or object would not interfere with the basic solar access protection provided in Section 9-9-17, "Solar Access," B.R.C. 1981; and

The modification would not interfere with solar access.

(C) The volume of the proposed building to be built outside of the building setback lines for the lot will not exceed the amount by which the buildable volume has been reduced as a result of the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981.

The proposed modification is minor in nature and would not exceed potential building volume amounts reduced by Solar Access requirements.

(4) Designated Historic Property

The property could be reasonably developed in conformity with the provisions of this chapter, but the building has been designated as an individual landmark or recognized as a contributing building to a designated historic district. As part of the review of an alteration certificate pursuant to Chapter 9-11, "Historic Preservation," B.R.C. 1981, the approving authority has found that development in conforming locations on the lot or parcel would have an adverse impact upon the historic character of the individual landmark or the contributing building and the historic district, if a historic district is involved.

Property is not a designated historic property or within a Historic District.

(5) Requirements for All Variance Approvals

(A) Would not alter the essential character of the neighborhood or district in which the lot is located;

This is a modest adjustment to a portion of the house's roof line and will improve the look and function of the home.

(B) Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;

This is a modest adjustment to part of the house's roof line and will improve the look and function of the home. The property owner lives next door at 2949 10th and desires to improve the functionality and look of the house at 2951 10th.

(5) Requirements for All Variance Approvals (cont.)-

(C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and

Yes, this is a modest, practical request to achieve improved functionality for the house.

(D) Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C.1981

The existing 1-1/2 story home along the south property complies with solar shading and the proposed modification will comply, as well.

Prepared & Submitted by:

Robert Netterstrom
Licensed Architect



Robert Netterstrom Architecture + Planning

Boulder, Colorado 80302
V 303. 444.2699 F 303. 449.1030
e-mail: bobnetter@hotmail.com

Date: 06-04-2015
Project: 2951 10th | Boulder, CO | **BOZA Variance Application |**
Subject: **Garage Conversion Clarification Addendum**
To: City of Boulder Planning and Development Services
1739 Broadway Third Floor – P.O. Box 791| Boulder, CO 80306 |

Background & Ownership:	Date:
2951 10 th St. <u>City of Boulder Building Permit</u>	09/18/1946
Joan Westerfield ,owner	03/01/1983 to 05/09/1997 [Conversion likely in-place]
Vanessa Landegger owner:	05/09/1997 to 06/05/2003 [Conversion in-place]
Franz Leberl (& 2951 10 th LLC) own property:	06/05/2003 to present [Conversion in-place]

The current owner, Franz Leberl (& 2951 10th St. LLC) purchased the property at 2951 10th St. in 2003.

I am personal friends of Ms. Landegger and Franz Leberl and can say with certainty that the garage conversion has been in place, at least, since May1997 and was not created by Ms. Landegger or Franz Leberl.

Franz Leberl has owned the neighboring property at 2949 10th since 1993 and says that the conversion has been in place since (at least) 1993, or approx.(at least) the entire 22 years that he has owned he the neighboring property at 2949 10th St.

Please contact me if you require additional information or have questions.

Sincerely,

Robert Netterstrom
Licensed Architect



Robert Netterstrom Architecture + Planning
Boulder, Colorado 80302

V 303. 444.2699 F 303. 449.1030 | e-mail: bobnetter@hotmail.com

File LeberlMemo 23 2015

Date: 05-20-2015
Project: 2951 10th | Boulder, CO | BOZA Variance Application
Subject: Owner's consent

City of Boulder Planning and Development Services
1739 Broadway Third Floor – P.O. Box 791
Boulder, CO 80306

To whom it may concern:

I own residences at 2949 & 2951 10th St. and offer my consent as managing partner of the 2951 10th St. LLC to allow Robert Netterstrom, Architect to submit a *BOZA Variance Application* and act on behalf of the 2951 10th St. LLC in matters pertaining to the Variance application, processing and hearing.

Sincerely,

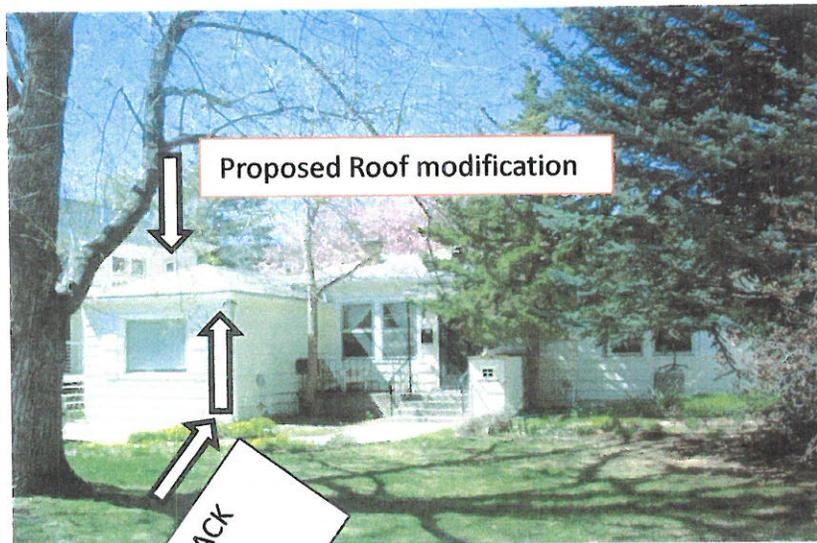
A handwritten signature in blue ink, appearing to read 'F. Leberl', written over a faint, illegible typed name.

Franz Leberl
2949 10th St.
Boulder, CO 80304

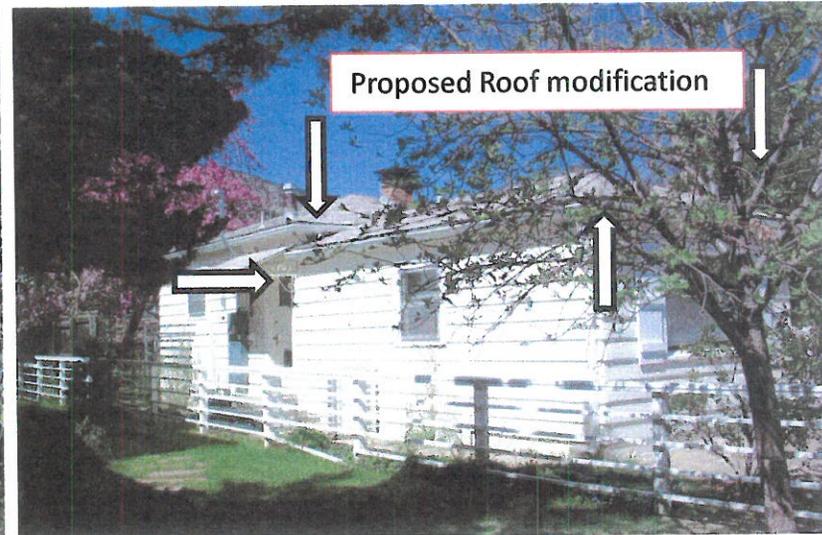
2951 10th VARIANCE REQUEST

PHOTOS

2951 10th

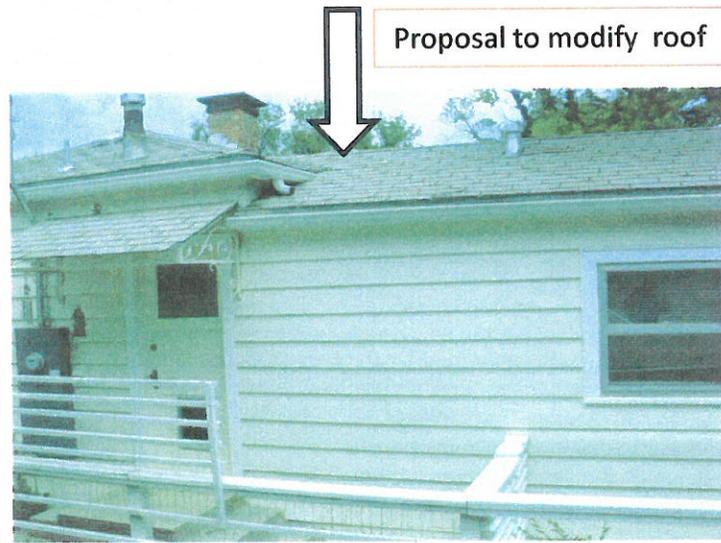


EAST (10th St.)

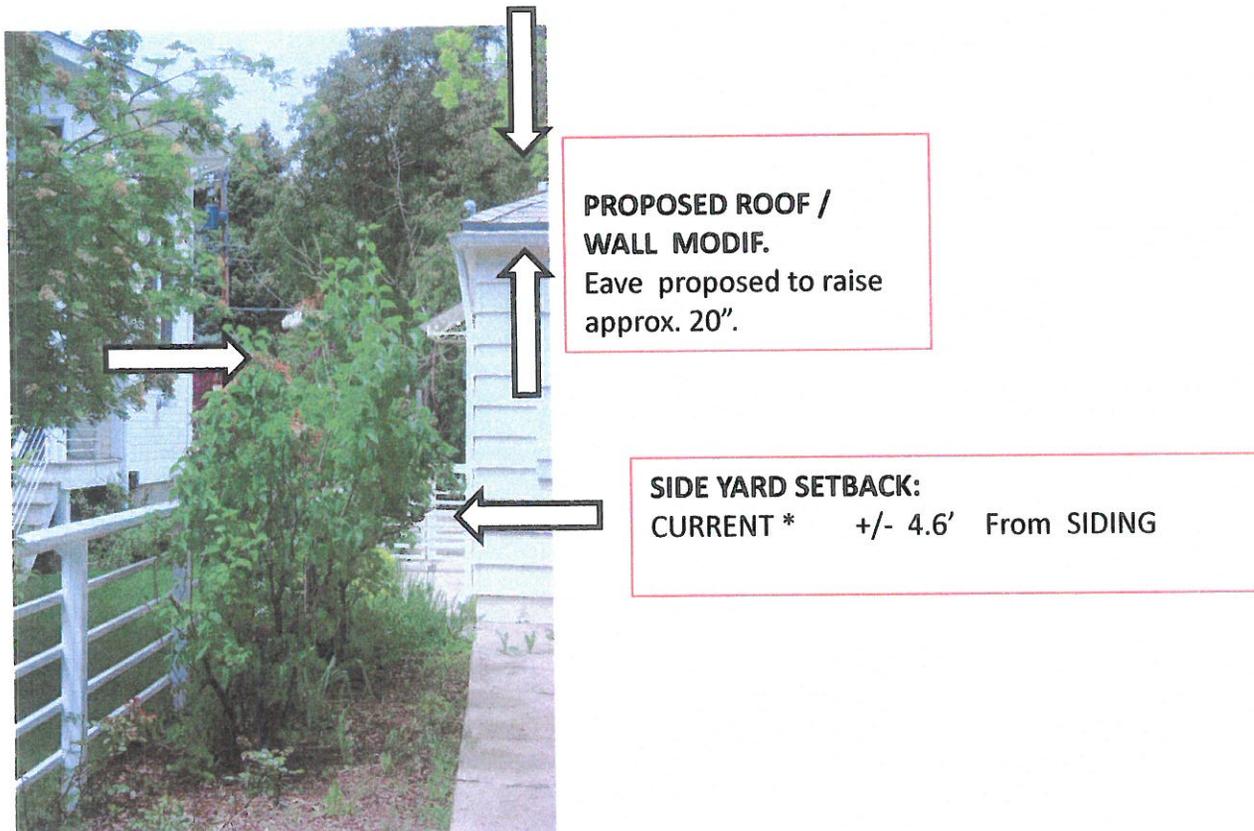


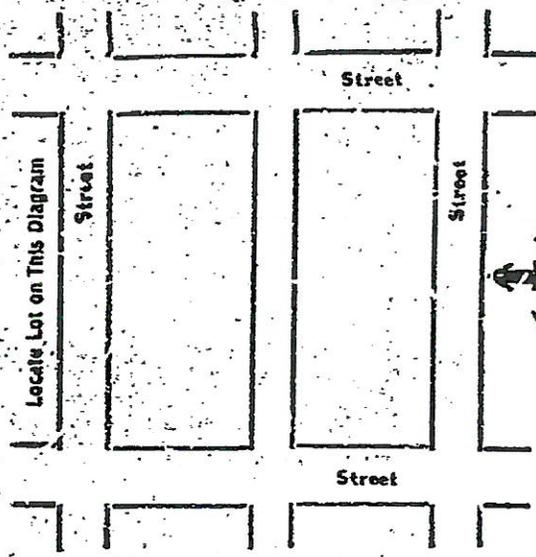
SOUTH

2951 10th

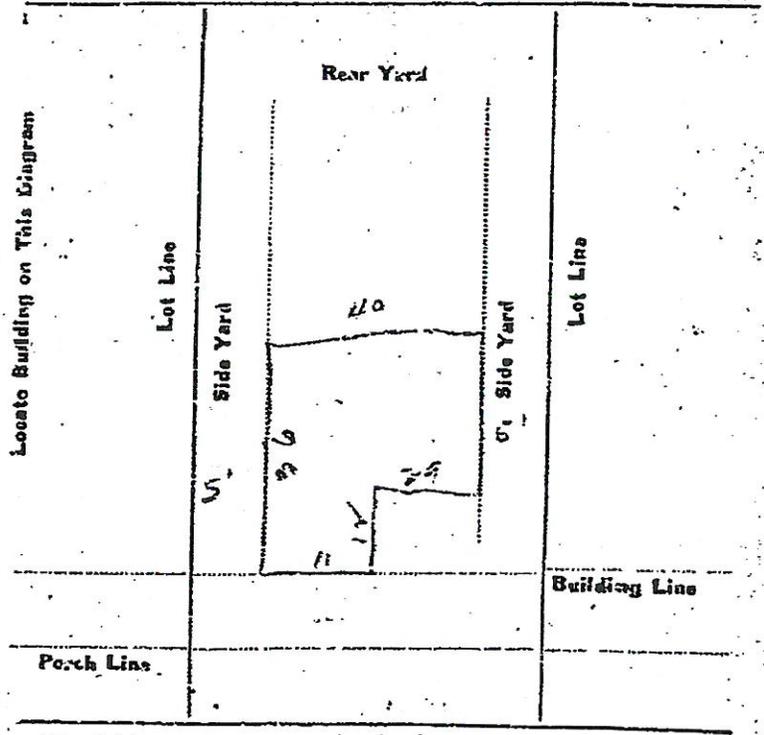


2951 10th SOUTH SIDE YARD





Alley-Center Line



Architect _____
 Builder _____
 Electrician _____
 Plumber _____
 3-46 5: s

Lot Area _____
 Street Line _____

Application for Building Permit

Boulder, Colorado, _____

9-18-1946

Application is hereby made for permission to build a House

to be located on Lot 29-30 Block 13 Addition Frontland Zone A

consisting of 5 Rooms 1 Baths 1 Water Closets 50 Ft. Frontage Heating Full

Kind of Material Brick Est. Cost \$ 6000 Dimensions 36 ft. long

12 ft. wide 12 ft. high.

Application is also made for a Certificate of Occupancy and Compliance to be issued after the completion of the building.

_____ hereby agree to construct this building in accordance with the plot, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code and Health Regulations of the City of Boulder.

Approved _____

Denied _____

Fee \$ _____

Fee Collected by _____

Signed

Owner Carl Benson

Address 1930 Arthur

Contractor _____

Address _____

Returned by _____

(over)

Handwritten initials and date: CB, 1946

**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 -

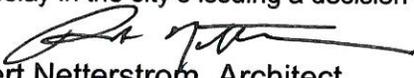
Excerpt of Section 9-4-3(c), B.R.C. 1981: Public Notice of Application: The city manager will provide the following public notice of a development review application:

(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, Robert Netterstrom, 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)] 10th St. LLC for property located
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
at 2951 10th St.. 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.


Robert Netterstrom, Architect
NAME OF APPLICANT OR CONTACT PERSON

05-20-2015
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.

SETBACK EXHIBIT

2951 10th Street, Boulder
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

LOT 31

LOT 30

LOT 29

LOT 28

ONE STORY
FRAME RESIDENCE
WITH GARAGE

10TH STREET
(60 FOOT RIGHT-OF-WAY)

5.2' +/-

29.0'

CONC.

COV.

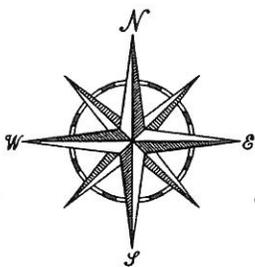
FRAME
STORAGE

12.1'

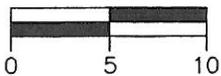
11.2'

24.1'

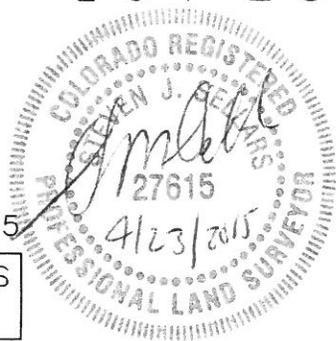
4.6' +/-



SCALE: 1" = 10'



U.S. SURVEY FEET



Flagstaff Surveying Inc.

Table Mesa Shopping Center
637 South Broadway, Suite C
Boulder, Colorado 80305
303-499-9737

17167A-1.DWG APRIL 23, 2015

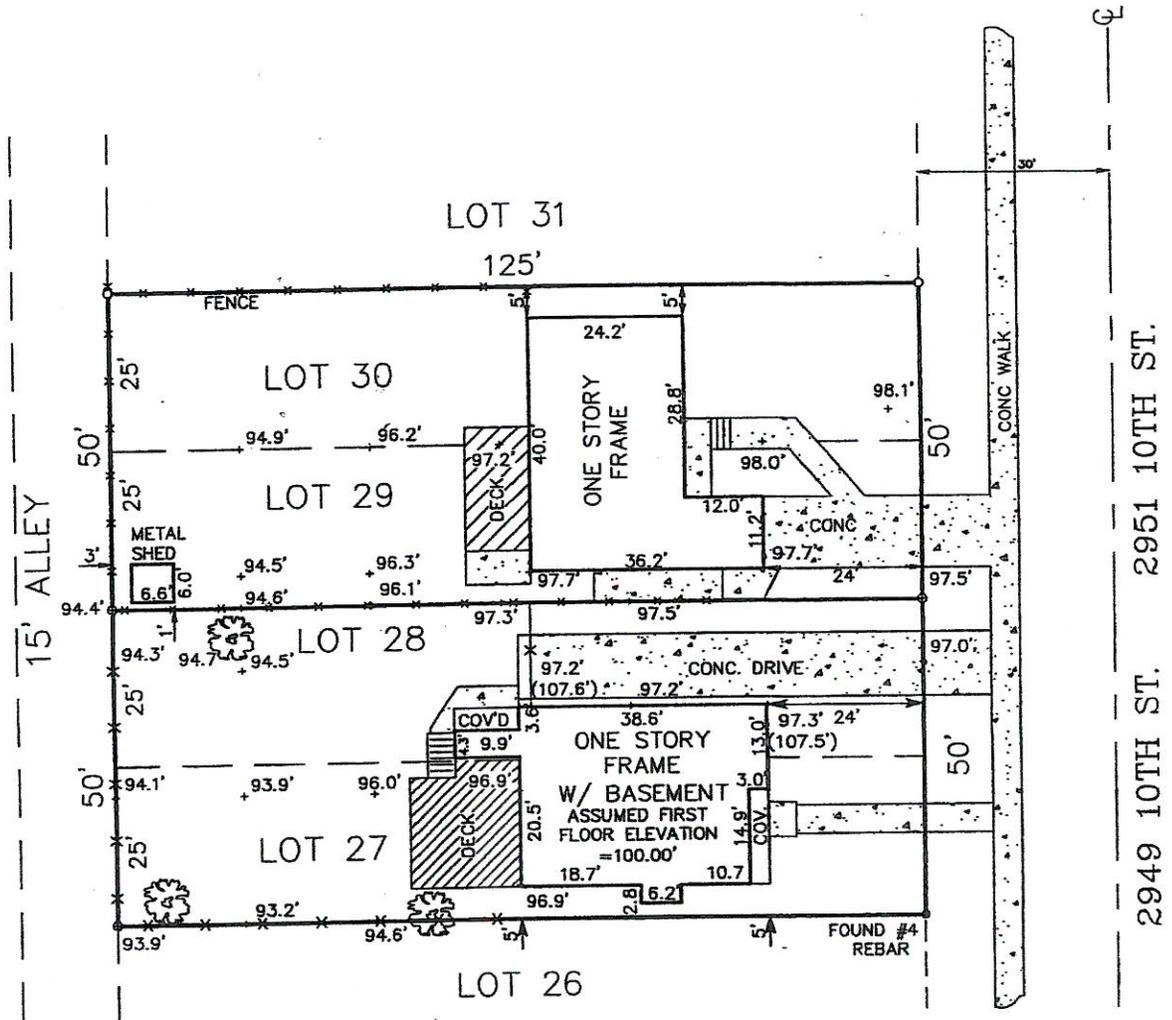
PREPARED BY STEVEN SELLARS
COLORADO PLS 27615

EXHIBIT

LOTS 27, 28, 29 AND 30, BLOCK 13,
NEWLAND ADDITION,
COUNTY OF BOULDER, STATE OF COLORADO



Scale: 1" = 30'



NOTES:

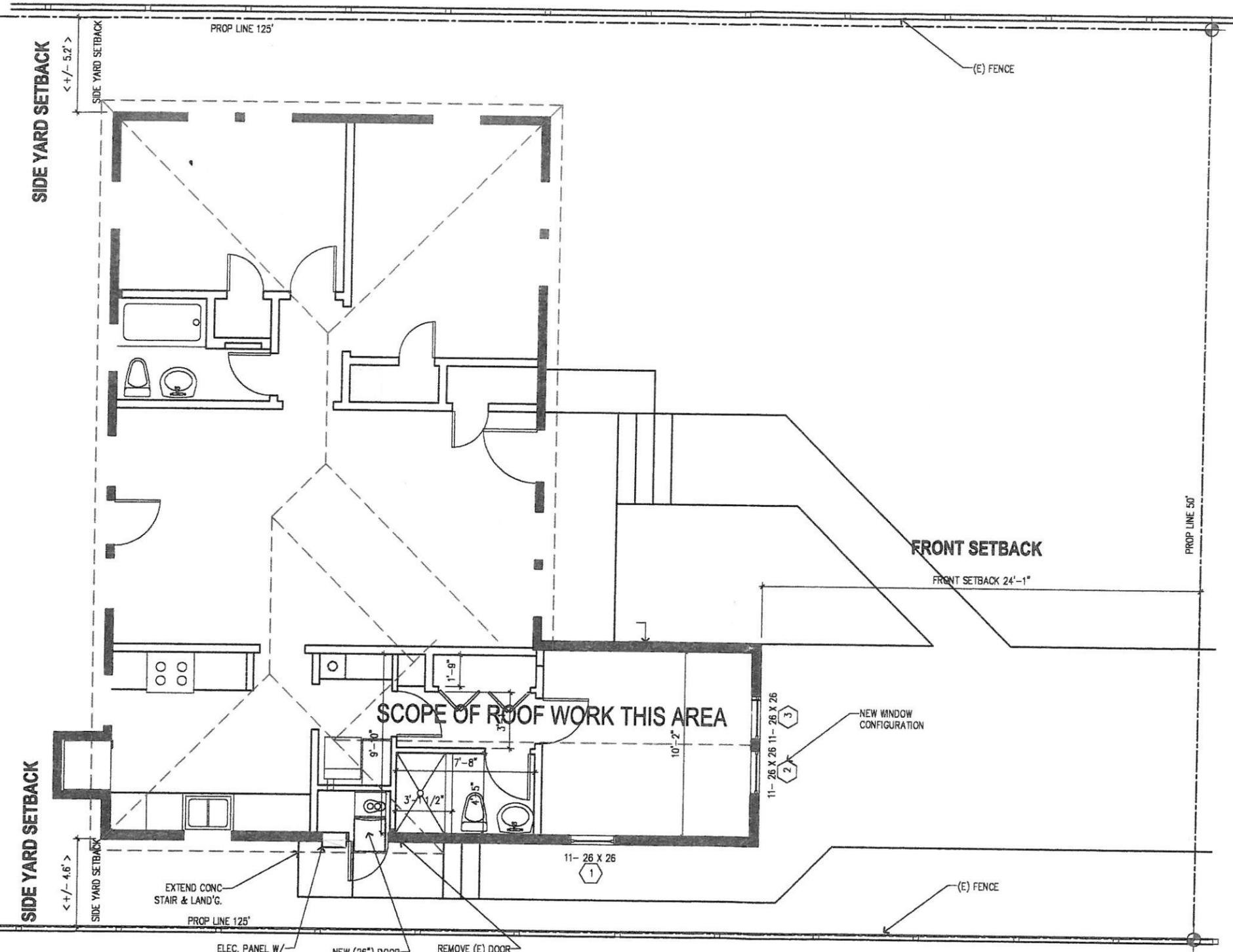
- 1) BENCHMARK: ASSUMED 100.00 FOOT ELEVATION ON THE FIRST FLOOR OF THE HOUSE AT 2949 10TH STREET.
- 2) SPOT ELEVATION ARE SHOWN AT THE CLIENT'S REQUEST.
- 3) THE ELEVATIONS SHOWN IN PARENTHESES ARE OF THE EAVE HEIGHT.

Flatirons Surveying, Inc.

5717 ARAPAHOE RD., BOULDER, CO 80303

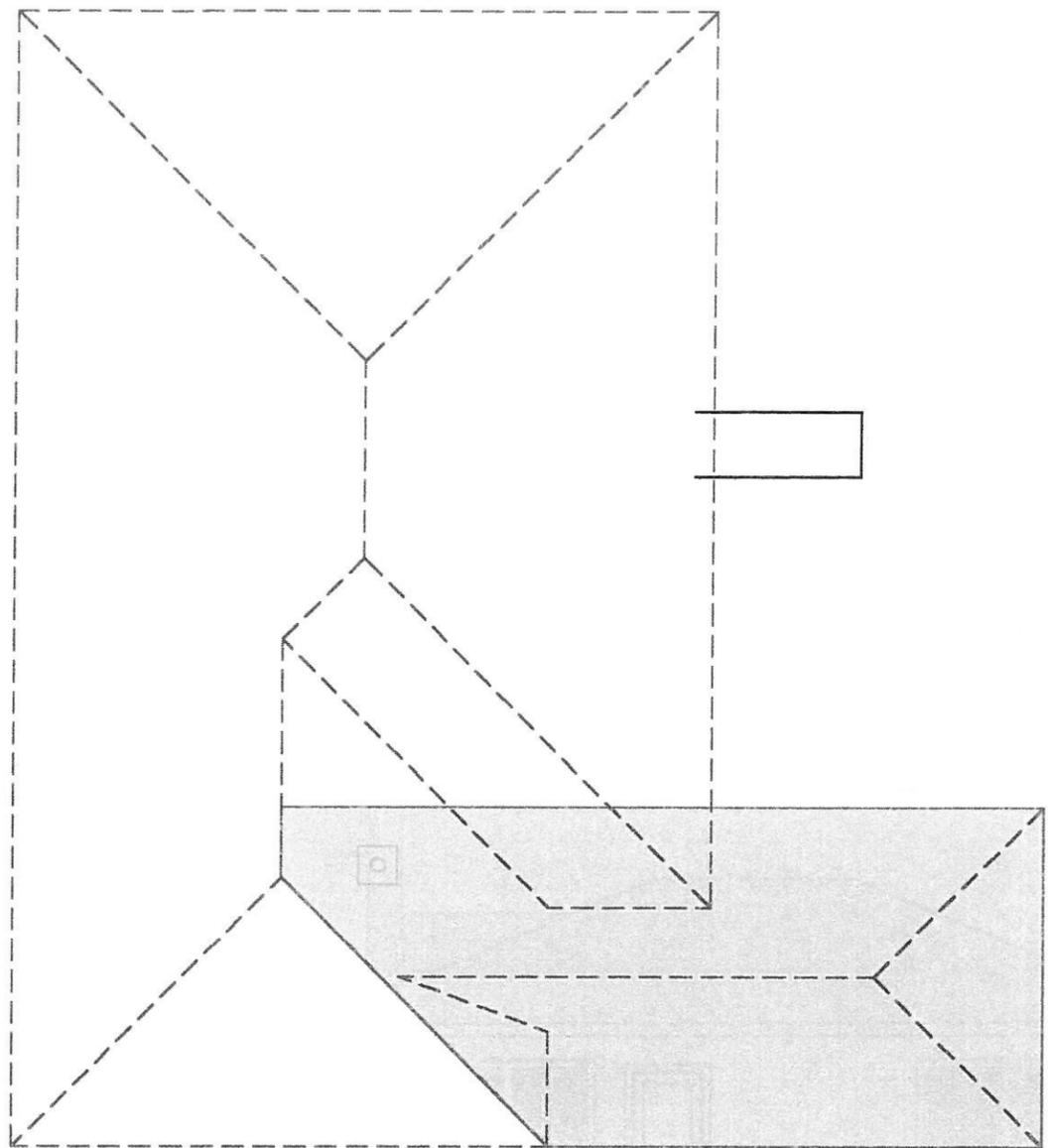
(303) 443-7001

02-40,893



FLOOR PLAN NORTH
 ^

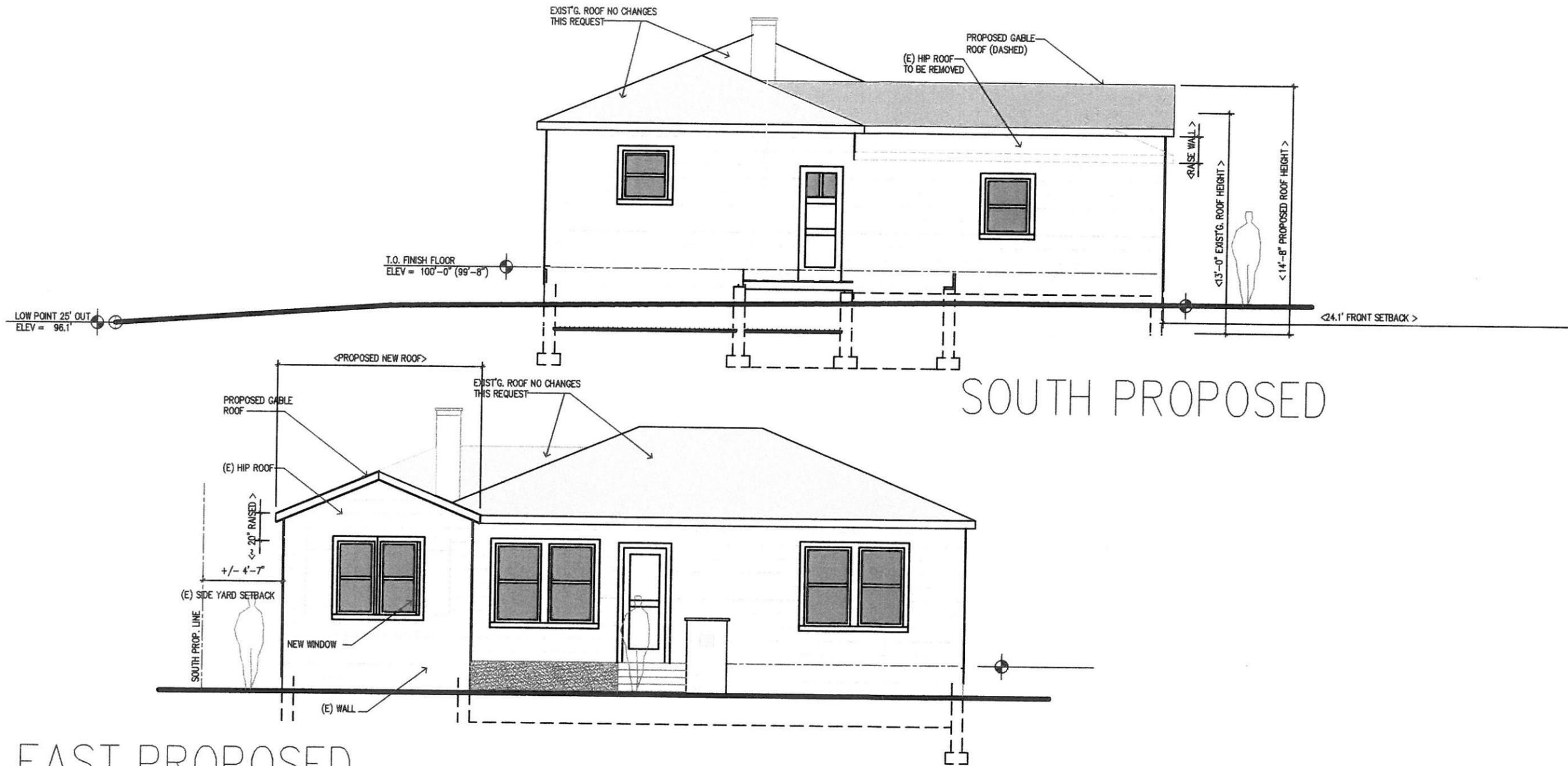
2951 10TH | 05-20-2015 |
 | BOZA VARIANCE | SHT 1 of 5



ROOF DEMO PLAN

SHADED AREA: NEW
ROOF SECTION

2951 10TH | 05-20-2015 |
| BOZA VARIANCE | SHT. 2 of 5



2951 10TH | 05-20-2015 |
 | BOZA VARIANCE | SHT. 5 of 5



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: boulderplandevop.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: 255 29th St., BOULDER 80305
- Legal Description: Lot 18 Block 7 Subdivision HIGHLANDPARK (Or attach description.)
- Existing Use of Property: Residential
- Description of proposal:

2nd story addition pop-top remodel. Variance requested for combined sideyard setback due to an original building that does not conform to setback requirements.

*Total floor area of existing building: <u>1269 sq ft</u>	*Total floor area proposed: <u>2497 sq ft</u>
*Building coverage existing: <u>1647 sq ft</u>	*Building coverage proposed: <u>1700 sq ft</u>
*Building height existing: <u>+/- 17'</u>	*Building height proposed: <u>26.80'</u>

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

- ◆ Name of Owner: Jonathan & Nicole Rademackers
- Address: 255 29th St. Telephone: 646-431-0667
- City: BOULDER State: CO Zip Code: 80305 FAX: _____
- ◆ Name of Contact (if other than owner): _____
- Address: _____ Telephone: _____
- City: _____ State: _____ Zip Code: _____ FAX: _____

STAFF USE ONLY

Doc. No. 8022015-00005 Date Filed 05/20/2015 Zone RL-1 Hearing Date _____
Application received by: JMG Date Fee Paid _____ Misc. Rect # _____



May 20, 2015

Ref: BOZA Variance Application for Side Yard Setback issue at 255 29th St, Boulder, CO 80305.

Written Statement with Supporting Criteria:

(1) Physical Conditions or Disability

(A) There are:

(i) Unusual physical circumstances.

A part of our current home is non-conforming as it resides only 6" from the lot line. The building in question seems to have originally been separated from the house as an outbuilding. This building dates back to 1956, as supported by aerial photography of the neighborhood at that time. According to a City of Boulder Inspection Record from 9/22/1975, the building was cleared as "Legal and Non-Conforming." At that early stage of the neighborhood, it appears that many homes had similar outbuildings. This building was later connected to the main house, by a previous owner at an unknown time. We are currently researching additional aerial photography to pinpoint exactly when that occurred. There are no permits or records on file for that work.

(B) Unusual conditions do not exist throughout the neighborhood or zoning district in which the property is located;

According to supporting aerial photography, it seemed common for such outbuildings to appear in our neighborhood in the 1950's. What is not common is connecting them to the main house in order to create common living area. This outbuilding was a finished part of the home when it was purchased in 2001, and so for us it has always been considered as an integral part of our home.

(C) Because of such physical circumstances or conditions the property cannot be reasonably developed in conformity with the provisions in this chapter;

We only wish to build up on the existing, conforming rectangle of the house, not



on top of the irregular addition. The current setback codes however seem to require that the irregularity be considered and that the entire resulting structure conform to side yard setbacks. The irregular building is only 6" from the lot line which renders our combined side yard setback under the stated minimum. This pre-existing non-conformity, in the eyes of the current rules, seems to be a roadblock to us adding a second story, even though the planned second story itself conforms to all zoning regulations.

(D) Any unnecessary hardship has not been created by the applicant.

The non-conforming building issue appears in aerial photos dating to the 1950's and the work that connected it to the main building was done by a previous owner at an unknown time. We only want to improve the building and asset and be able to remain in the Martin Acres community.

Requirements for All Variance Approvals:

(A) Would not alter the essential character of the neighborhood or district in which the lot is located;

The non conforming issue has been in existence since the 1950's, so the current neighborhood has never known any different. Our neighbors look forward to our home improvements and support our plans. There are numerous pop-top second story additions in the neighborhood, so our remodeled home would join a growing number of similar improvement projects.

(B) Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;

As stated for reasons above, neighbors have never known otherwise. The new addition alone DOES conform to all setbacks, bulk plane, and solar shadow requirements. In addition, our neighbor on the offending side actually likes the way the house is because she says it affords her more feelings of privacy (there are no windows on the side that abuts her property line).



(C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title.

The variance would allow us to improve the building overall, whereas demolishing and removing the existing non-conforming structure would be an enormous cost and disruption to neighbors. According to our General Contractor, removing the non-conforming part of the home would cost approximately \$12,000-\$15,000 and would require excavation to dig up the slab as well as finish work to close the hole. In addition, removing this building would render the home unlivable by not providing enough square footage for our family's long term needs .

(D) Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981.

The planned remodel conforms with all Solar Shadow provisions.

Thank you for your consideration of this application.

With best regards,

Jonathan & Nicole Rademaekers
255 29th Street, Boulder CO 80305



Richard A. Lefcourt
915 Koss Street, Erie, Colorado 80516

Architect
(303) 440-4037

May 6, 2015

Re: Rademaekers Addition, 255 29th Street, Boulder

- **From 9-7-2 Setback Standards, Title 9, Municipal Code, City of Boulder**

(6)

Existing Nonstandard Side Yard Setbacks for Existing Single-Family Detached Dwelling Units: A second story addition that does not comply with the minimum interior or combined side yard setbacks may be added to an existing single family detached dwelling unit subject to the following:

(A)

The interior side yard setback for the existing single family detached dwelling unit complied with the setback requirements in existence at the time of initial construction and was not created by a variance or other procedure;

(B)

The resulting interior side yard setback will not be less than five feet and combined side yard setbacks will not be less than ten feet;

(C)

That portion of the building in the side yard setback shall vertically align with the existing first story wall.

Comments:

1. (6) *“Existing Nonstandard Side Yard Setbacks for Existing Single-Family Detached Dwelling Units: **A second story addition that does not comply with the minimum interior or combined side yard setbacks may be added.....**”*

This section of the code specifically addresses “**Existing Nonstandard** Side Yard Setbacks” in contrast to lots with standard setbacks, acknowledging sometimes challenging conditions on older and odd-shaped lots. If exceptions for nonstandard setbacks weren’t intended, there would be no reason for the inclusion of this item (6) in the code at all and the regular setback requirements called for in section 9.7.2 (5) would apply to all lots and in all cases.

Your proposed second story addition does comply with the 5 foot minimum, 15 foot combined setbacks. The City is interpreting the code as if it read: “A second story addition may be added to an existing single family dwelling that does not comply with the minimum interior or

combined side yard setbacks subject to the following...” It doesn’t say this. On the contrary, this code article 9.7.2 (6) specifically addresses just the second floor addition, not the combined first and second floor structure. Again, if this was not the intent, there would be no need for this item (6) in the code at all and section 9.7.2 (5) would govern.

2. (A) Whether the original garage (current master bedroom) complied with setback regulations when built is irrelevant since the second floor won’t be built on top of it or with its current setback. The new 2nd floor addition will not violate any minimum, or worsen any existing setback required off the northerly lot line.
3. (B) The setbacks of the new second story addition will 8 feet on the south and about 15’-9” on the north. If the code required the 1st and 2nd floor setbacks to be considered together it would read: *“the combined side yard setbacks of both the existing and proposed structure shall be not less than ten feet”*. But the code is not written this way because this whole article is an exception to the standard setback requirements addressed in section 9.7.2 (5). As stated in the opening sentence (6), this article allows a second story addition to be constructed *“that does not comply (meaning only the new second story) with the minimum interior or combined side yard setbacks”* as long as its combined setbacks are a minimum of 10 feet. Our combined setbacks will be 23’-9” +/-.
4. (C) *“That (second story) portion of the building in the side yard setback shall vertically align with the existing first story wall.”* This allows a new second story to be built over an existing first floor already with a non-conforming (less than 5-foot) side yard setback as long as it aligns with the first floor below it thereby not worsening its current setback. It does not require a new second story to comply with the minimum 5-foot setback which would create *“wedding cake”* geometry. Forcing your second floor to set back 14’-6” from the south lot line because of the 6” setback on the opposite northwest corner of the house would be in direct contradiction to intent of this section of the code.

I hope you find this helpful.

Richard Lefcourt

Parcel Description
(PROVIDED BY CLIENT)

LOT 18,
BLOCK 7,
HIGHLAND PARK,
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

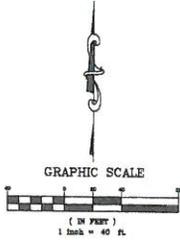
IMPROVEMENT SURVEY PLAT

LOT 18, BLOCK 7, HIGHLAND PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

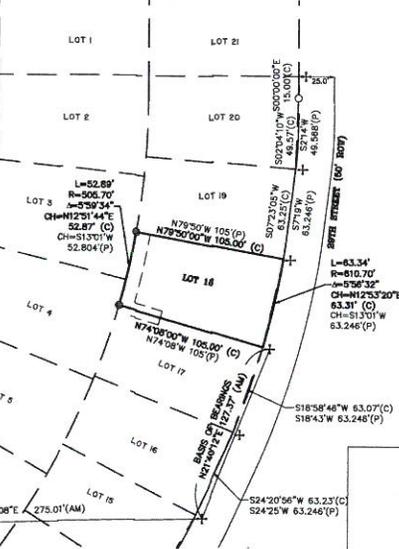
SHEET 1 OF 1

Notes

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRON, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THE SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF NIKI RADZEMAEKERS, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF NORTH 21°40'12" EAST, A DISTANCE OF 122.57 FEET BETWEEN TWO FOUND CHISELED CROSSES 5.0 FEET OFFSET FROM THE WEST RIGHT OF WAY LINE OF 29TH STREET, ONE LOCATED 5.0 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 16, BLOCK 7, HIGHLAND PARK AND THE OTHER LOCATED 5.0 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 18, SAID BLOCK 7, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMBATS A CLASS TWO (2) WISDEMANSOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK 5.0 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SUBJECT PROPERTY, BEING A OFFSET CHISELED CROSS WITH AN ELEVATION OF 5366.16 FEET. A CHECK SHOT, D.T.S., WAS TAKEN ON CITY OF BOULDER POINT U-5-1, BEING A CHISELED "X" ON TOP OF CURB AT THE SOUTHWEST INTERSECTION OF DAHLIA AVENUE AND 30TH STREET LOCATED 0.06 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5372.25 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELDWORK: DECEMBER 6, 2013.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 6,102 SQ. FT. OR 0.14 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- SPOT ELEVATIONS ARE SHOWN HEREON AT THE REQUEST OF THE CLIENT.
- THE FENCES ARE NOT COINCIDENT WITH LOT LINES AS SHOWN AND DIMENSIONED HEREON.
- THE FRAME SHED AND ATTACHED COVERED AREA LIE WITHIN A PLATTED 10' UTILITY EASEMENT AS SHOWN HEREON.



Control Diagram



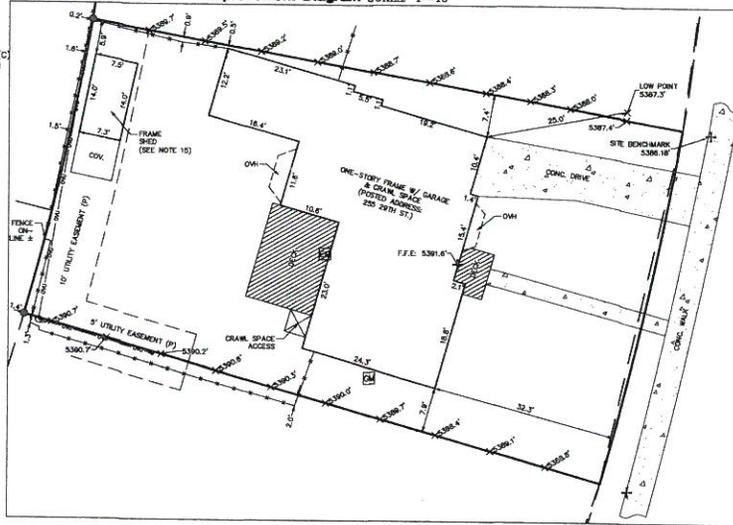
Boundary Closure Report

Length: 52.89' Radius: 505.70'
Delta: 00°59'34" Tangent: 26.47'
Chord: 52.87' Course: N12°51'44"E
Course: S79°50'00"E Length: 105.00'
Length: 63.34' Radius: 610.70'
Delta: 00°59'33" Tangent: 31.70'
Chord: 63.31' Course: S12°53'20"W
Course: N74°08'00"W Length: 105.00'
North: 1241207.20' East: 3087028.19'

Perimeter: 326.23' Area: 6,102 Sq. Ft.
Error Closure: 0.00 Course: N29°18'29"W
Error North: 0.002 East: -0.001

Precision: 1: 32618000.00

Improvement Diagram SCALE: 1"=10'



Legend

- ⊕ FOUND CHISELED CROSS AS 5.0' OFFSET
- SET #5 REBAR W/ 1 1/2" ALUM. CAP "FLATRONS SURV. 16406"
- EM ELECTRIC METER
- GM GAS METER
- U UTILITY POLE
- ⊕ FINISHED FLOOR ELEVATION
- FENCE LINES
- OVERHEAD UTILITY LINES
- CONCRETE AREA
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED BASED ON FOUND MONUMENTS AND RECORDED INFORMATION
- (P) AS PER THE RECORDED PLAT

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS DAY OF _____, 20____.

<p>DATE</p> <p>REVISION</p>	<p>IMPROVEMENT SURVEY PLAT</p> <p>Prepared by</p> <p style="text-align: center;">Niki Radzemaekers</p> <p>Copyright © 2015 FLATRONS, INC.</p>
<p>Flatirons, Inc.</p> <p>Surveying, Engineering & Geomatics</p> <p>www.flatirons.com</p> <p>855 SOUTH 14TH ST. SUITE 200 BOULDER, CO 80501 PHONE: (303) 443-8800 FAX: (303) 778-1200</p>	
<p>JOB NUMBER: 13-62,594</p> <p>DATE: 12-17-2013</p> <p>DRAWN BY: B.SWET</p> <p>CHECKED BY: JZG,WW</p>	
<p>SHEET 1 OF 1</p>	

Dahlia Ave.



28th St.

255 29th st

29th St.

Photo Date: 6-15-56
Photo ID: CAPS76-102
prox. Scale: 1 in. = 50 ft.
© 2015 Colorado Aerial Photo Service

CITY OF BOULDER
ZONING INSPECTION RECORD
PAGE TWO

13055

Micro-film History B206 Permit Issued 7/19/54
For A 1-Family Dwelling
Marden Maps Not Developed

New Owner
 Identical to Inspection of _____
 Changes as Noted _____

OFFSTREET PARKING: Paved Yes No
_____ None Available Location _____
_____ Garage (1 2 3 4)
 # Offstreet _____

HOUSING CODE COMPLIANCE? Yes (Thirty-six (36) Month License)
 No (Eighteen (18) Month License)
IF "NO", _____ MAJOR _____ BORDERLINE _____ MINOR

LICENSE
 Released, Due to Prior
 Identical, Approved Zoning Sheet
 Being Held Pending Clearance
By _____ Date _____

ZONING: Conforming Yes No
Legality Established Yes No
B.O.A. DOCKET # _____
The Use as Indicated IS IS NOT Permitted.
ZONING VERIFICATION LETTER NEEDED Yes No
IF "YES", Date Sent _____ 19 _____

REPLY _____
*****ZONING CLEARED yes by [Signature] Date 9/22/75
REASON FOR CLEARING Ord # 9750 Sec 32.103

→ Legal Non-Conforming 1-Family Dwelling

MICRO-FILM

ZONING INSPECTION RECORD

Has Never Been Inspected
 Second or Subsequent Inspections.

LICENSE NO. 13055

255-29th
Property Address
WALTER SLACK
Owner's Name
2006 Bdwy.
Owner's Mailing Address
Boulder Colo 80302
City State Zip

Agent's Name _____
Agent's Address _____
City State Zip _____

COPY OF NOTICE TO GO TO AGENT? Yes No

EXISTING RECORDS & INFORMATION

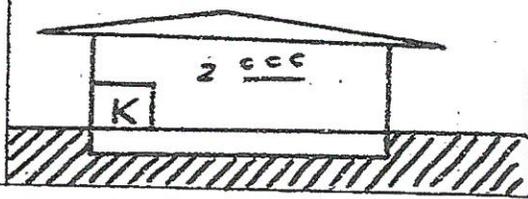
LEGAL DESCRIPTION ZONING CHANGE
Lot # 18 Block # 7 From _____
Subdivision Highland To _____
Tract # Yoric Date _____
1954 Year Constructed
L.R.E Present Zoning
ONE Water Billing # _____
6640 ± Lot Size (6324 100)

REASON FOR INSPECTION:
 License Rental
 Complaint Housing
 Complaint Zoning
 Request

** 1 Maximum Units Allowed
** (PROVIDED THAT ALL NECESSARY FEES AND DEVELOPMENT ARE SATISFIED)

FIELD INFORMATION

SINGLE FAMILY Present Use
ONE # Dwelling Units
ONE # Kitchens
NONE # Roomers
ONE # Families
Yes No Mix Unrelated Groups?



Dobbert
Field Inspector Date 9/16/75

(SEE ZONING INFORMATION ON REVERSE SIDE)

ZONING INFORMATION

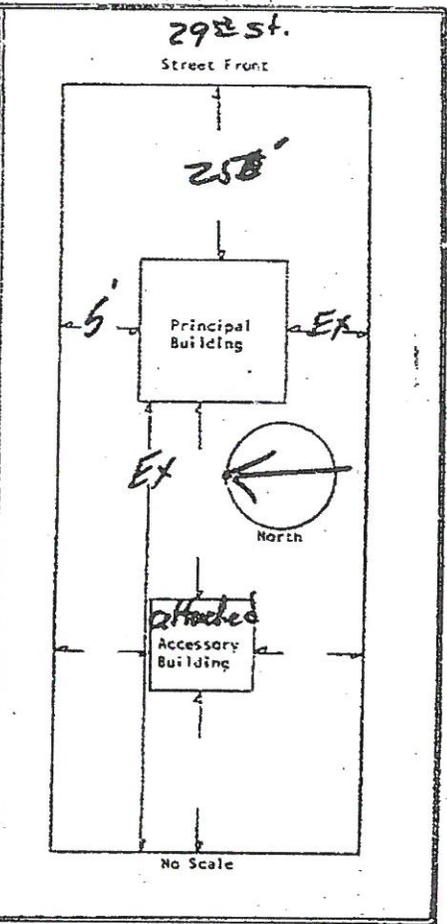
Date Received 9/17/14

(not to be filled in by applicant)

Zoning District LR-E
 Type of Occupancy 1-Family
 Lot Area 6,092.10^{sq} ft Dimensions JDR
 Number of Floors _____ Height _____ Frontage 63.246
 Total Floor Area of Principal Buildings _____ Accessory Buildings 190^{sq} ft
 Open Space Required _____ Open Space _____
 Number of Units Permitted one Number of Units one
 Change of Occupancy from NO Change
 Number of Parking Spaces Required 1 Provided 2
 Interior Lot Corner Lot _____ Through Lot _____ "L" Shaped _____
 New Construction _____ Addition Alteration _____
 Landscaping, Paving, Screening or Barriers Required _____
 Describe _____
 Comments Compact only

DEPARTMENTAL CLEARANCES

Site Drainage & Flood Control Engineer _____ Date _____
 Transportation Engineer _____ Date _____
 Water Utility Engineer _____ Date _____
 Sewer Utility Engineer _____ Date _____
 Parks Department _____ Date _____
 Fire and/or Health Department _____ Date _____
 Zoning Administrator JLH Date 9/17/14

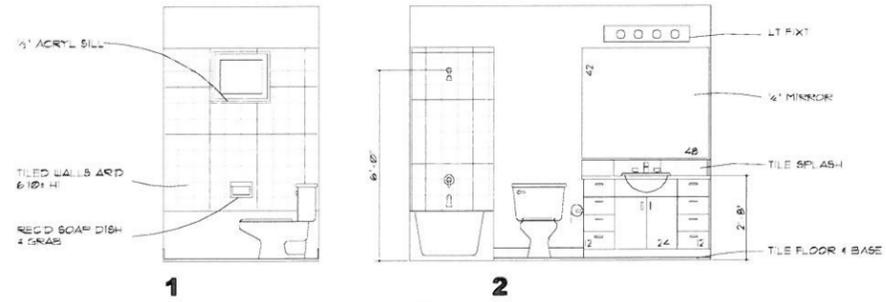


DOOR SCHEDULE											
MARK	SIZE	TYPE	MATERIAL	JAMB	THRESH	W/HTOP	ASTRAGAL	HARDWARE	LOCKSET	DOOR STOP	FINISH
A	3-0	ENTRY	INSULATED SOLID CORE, STYLE PER OWNER	FL WOOD PAINTED EXTG					KEYED ENTRY PRIVACY		
B	2-2 6		DECO TEMPLD GLASS 2-PNL SOLID CORE	CLR FR					DUMMY PULL		
C	2-4		FIBERGLASS	CLR FR					POCKET PASSAGE		
D	2-2 6		STEEL	CLR FR					POCKET PRIVACY		
E	2-2 6		TEMPD GLASS	CLR FR					RECESSED PULL		
F	2-4		GLASS FR	CLR FR					DEADBOLT THROU		
G	5-0		STAMPED HARDBOARD	CLR FR					FLUSH BOLT TOP 4 BTM		
H	2-6			CLR FR					SPRING LATCH P BR STRIKE		
I	2-3 0			CLR FR							
J	2-6			CLR FR							
K	2-3 0			CLR FR							
L	2-6			CLR FR							
M	2-7 0			CLR FR							
N	2-0			CLR FR							
O	2-2 6			CLR FR							
P	2-6			CLR FR							
Q	2-0			CLR FR							
R	2-0			CLR FR							
S	2-0			CLR FR							
T	2-0			CLR FR							
U	2-0			CLR FR							
V	2-0			CLR FR							
W	2-0			CLR FR							
X	2-0			CLR FR							
Y	2-0			CLR FR							
Z	2-0			CLR FR							

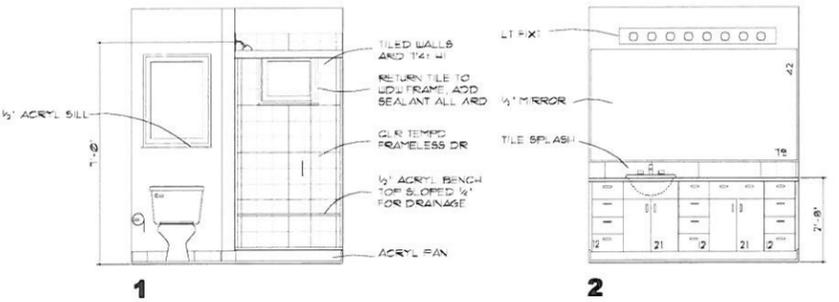
NOTE: ALL UNLABELED DOORS ARE EXISTING



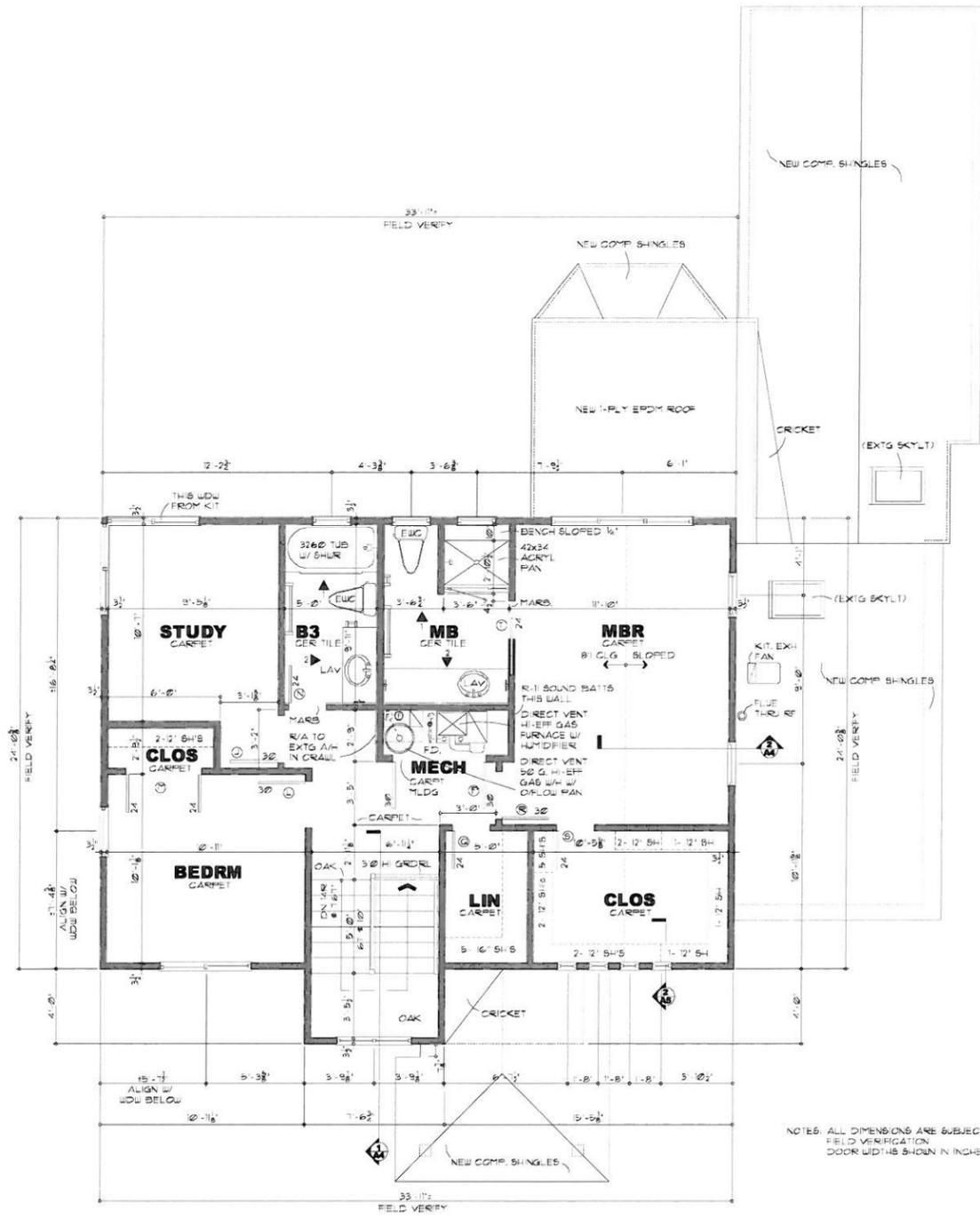
TYP INTERIOR JAMB 1/4" = 1'-0"
TYP BASE DETAIL 1/4" = 1'-0"



BATH 3
SCALE: 3/8" = 1'-0"



MASTER BATH
SCALE: 3/8" = 1'-0"



NOTES: ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION. DOOR WIDTHS SHOWN IN INCHES.

2nd FLOOR
SCALE: 1/4" = 1'-0"

FINISHED LIVING SPACE: 850 SF

RADEMAKERS ADDITION
255 29th STREET
BOULDER, COLORADO

comm no
1307

date
1-30-14
revised
12-1-14
4-18-15
5-4-15

sheet no
A2 of 5

Richard A. Lefcourt, Architect PC
915 KOSS STREET, ERIE, COLORADO 80516
(303) 440-4037

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
May 14, 2015, 5 p.m.
1777 Broadway, Council Chambers

Board Members Present: Ellen McCready, Jill Grano, Michael Hirsch, David Schafer,
Thom Ward
Board Members Absent: none
City Attorney Representing Board: Erin Poe
Staff Members Present: Robbie Wyler, Susan Meissner

1. CALL TO ORDER:

E. McCready called the meeting to order at 5:05 p.m.

J. Grano was sworn in as a new member of the board.

On a nomination by **E. McCready**, second by **D. Schafer**, the Board of Zoning Adjustments voted 4-0 (**M. Hirsch** abstained) to name **M. Hirsch** as Chair.

On a nomination by **E. McCready**, second by **J. Grano**, the Board of Zoning Adjustments voted 4-0 (**D. Schafer** abstained) to name **D. Schafer** as Vice Chair.

2. BOARD HEARING:

Docket No.: BOZ2015-01
Address: 2222 21st Street
Applicant: Joanna Berman & Charles Ince

Setback Variance: As part of a proposal for a second story addition to an existing non-standard single family residence, the applicant is requesting a variance to the front and rear yard setback requirements of the RMX-1 zoning district. The resulting front yard setback facing southwest will be approximately 22 feet where 25 feet is required and 20 feet exists today. The resulting rear yard setback facing northeast will be approximately 10.6 feet where 25 feet is required and 5 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Staff Presentation:

R. Wyler and **B. Holmes** presented the item.

Applicant Presentation:

Charles Ince, the applicant, and **Phil McEvoy**, the architect, presented the item to the board.

Board Questions:

R. Wyler answered questions from the board.

Board Disclosures:

D. Schafer knows the author of a letter to staff commenting on the application. He did not feel that would affect his ability to impartially evaluate the project.

Motion:

On a motion by **E. McCready**, seconded by **D. Schafer**, the Board of Zoning Adjustment voted 5-0 to approve the application (Docket BOZ2015-00001) as presented.

3. GENERAL DISCUSSION:

A. Approval of Minutes:

On a motion by **D. Schafer**, seconded by **M. Hirsch**, the Board of Zoning Adjustments voted 3-0 (**C. Lane** absent and **J. Grano** abstained) to approve the February 12, 2015 minutes.

B. Matters from Staff

C. Matters from the Board

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 5:48 P.M.

APPROVED BY

DATE
