



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

DATE: Thursday, June 12, 2014

TIME: Meeting to begin at 5 p.m.

PLACE: Council Chambers, 1777 Broadway

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

**1. CALL TO ORDER
2. BOARD HEARINGS**

Docket No.: BOZ2014-06

Address: 855 Park Lane

Applicant: Donald & Kristina Bergal

Setback Variance: As part of a proposal to expand an existing carport to a single family residence, the applicant is requesting a variance to the rear yard setback requirements of the RL-1 zoning district. The resulting rear (west) yard setback will be approximately 12.6' where 25' is required and 14.9' exists today. Section of the Land Use Regulations to be modified: Section 9-7-1, BRC 1981.

Docket No.: BOZ2014-07

Address: 2515 7th Street

Applicant: Jennifer Kilbury

Setback & Building Coverage Variance: As part of a proposal to construct an addition to an existing single family residence as well as modify an existing detached studio, the applicant is requesting a variance to the rear & front yard setback requirements as well as a variance to the building coverage requirements of the RL-1 zoning district. For the house, the resulting rear (west) yard setback will be approximately 5' where 25' is required and 25' exists today. For the detached studio, the resulting front (east) yard setback will be approximately 23.9' where 55' is required and 23.9' exists today. Additionally, the resulting building coverage for the property will be approximately 1,121 square feet where 1,009 square feet is the maximum allowance and 693 square feet exists today. Sections of the Land Use Regulations to be modified: Sections 9-7-1 & 9-7-11, BRC 1981.

Docket No.: BOZ2014-08

Address: 2352 9th Street

Applicants: William Jellick and Janice Jeffries

Setback Variance: As a part of a proposal to enclose an existing covered rear porch, the applicants are requesting a variance to the interior side yard setback and also to the total side yard setback requirements of the RMX-1 zoning district. The enclosure is proposed with the following: a north side yard setback of approximately 3.5' where 5' is required and where approximately 3.5' exists; and a total side yard setback for both the north and south side yards of approximately 10.5' where 15' is required and where approximately 10.5' exists. Section of the Land Use Regulations to be modified: Section 9-7-1, BRC 1981.

3. GENERAL DISCUSSION

- A. Approval of Minutes:** The [May 8, 2013 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 ***

**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

~~3/19~~ 5/21
6/12

**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: 855 PARK LN.
- Legal Description: Lot _____ Block _____ Subdivision ISP attached (Or attach description.)
- Existing Use of Property: RESIDENTIAL
- Description of proposal: Move carport supporting posts 2.25 ft. towards the rear property line, from their current position 14.9 ft. from the line, to a new position 12.6 ft. from the line. Both existing original construction and desired new position are non-conformant with setback requirement. No changes to roofline, enclosed walls or floor area.

*Total floor area of existing building: <u>2206</u>	*Total floor area proposed: <u>2206</u>
*Building coverage existing: <u>2183</u>	*Building coverage proposed: <u>2217</u>
*Building height existing: <u>8' 1"</u>	*Building height proposed: <u>8' 1"</u>

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

- ◆ **Name of Owner:** DONALD & KRISTINA BERGAL
- Address: 855 PARK LN. Telephone: 3039197308
- City: BOULDER State: CO Zip Code: 80302 FAX: _____
- ◆ **Name of Contact (if other than owner):** _____
- Address: _____ Telephone: _____
- City: _____ State: _____ Zip Code: _____ FAX: dbergal9@gmail.com

STAFF USE ONLY

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

APPLICATION TYPES

- Setback Variance
- Sign Variance
- Mobile Home Spacing Variance

APPLICATION REQUIREMENTS

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

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

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

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

Applicant / Owner Signature



Date

5/13/2014

**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, DONALD BERGAL, 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)] _____ for property located
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
at 855 PARK LN.. 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.


NAME OF APPLICANT OR CONTACT PERSON

May 14/2014
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.

Variance Request May 13, 2014

Re: 855 Park Lane

Introduction

We are requesting a setback variance for the rear (west) boundary of the residence, to move the supporting posts of the carport westward by 2.25 ft. Currently a setback of 14.9 ft. exists. We are proposing to reduce this setback to 12.6 ft.

The proposed change will move 2 posts supporting the existing roof of the open carport. Beams supporting the roof will be modified accordingly. There is no plan to modify the roof line or floor area of the carport. The plan will locate the posts adjacent to the line of the utility easement running through the property.

The issue being addressed is the inability to accommodate two moderately sized cars in the existing carport at house level with enough space to open the car doors and to safely park and maneuver on the sloped driveway. The hardship arises from the steep slope on the front and side of the house that necessitates parking at house level. The post relocation and associated reconstruction of supporting beams will enable the open carport to accommodate two cars adjacent to the house.

Hardship Summary

Per 9-2-3(h) (1), there are conditions that make the current configuration of the residence and parking a physical and safety hardship for my wife and I. The issue meets the requirements of 9-2-3(h) (1) paragraphs (A) (i), (B), (C) and (D).

The steep slope of the driveway is the primary circumstance that makes it necessary to park two cars at house level. The street level, per the survey, is 112.0', and the house is at 118.6'. This rise of 6.6' over the 25' of the driveway result in a 26% slope from street level. This is a hardship at all times, but becomes a safety issue in winter when walking up and down the snow covered slope of the driveway to a car parked at street level.

The hardship arises because the current carport has space for only one auto to park safely and achieve enough door clearance to open the doors of the car. Attempting to park two cars (1 medium size, 1 compact) in the current space requires both cars to maneuver and park dangerously close to the wooden posts supporting the covered carport roof. Particularly in inclement winter weather, as recently experienced, it becomes impossible to drive up the steep slope in the snow at a safe speed and park adjacent to the posts. At a very slow speed, a vehicle will not make it up the slope in the snow. Importantly, once parked, the location of posts prevent the doors from opening. You may be able to drive in, but driver and passengers cannot open the doors to exit/enter the vehicles due to the location of the posts.

The on-street parking area for a 2nd car, nearest the foot of the driveway, is at the dead-end corner created by the ends of both 5th St. and Aurora Ave. All neighbors residing north on 5th St. or connecting roads must exit around this corner and on to Aurora. The parking area below my driveway creates a hazard for both my car and those neighbors constantly traversing the corner. Again, adverse weather makes this sloped corner even more difficult and invites a collision involving a parked car or pedestrian unloading the car (my wife or I).

When we moved in and parked at the foot of the drive, an unknown neighbor called Boulder police requesting that my car be considered an abandoned vehicle and towed. Clearly the presence of a car parked on the street in this place is a problem for someone. It will be more considerate for the neighbors to allow us to park a 2nd vehicle in the carport area.

As a parking alternative, the unusual topography and layout of the residence makes the front street, Park Lane, even less practical for parking. The survey shows the home as a one story residence with walk out basement. This basement faces Park Lane (front). There is a steep slope up from the street to the basement level, then stairs up to the living area. The primary living space is upstairs, adjacent to the carport on the west side. Per the survey, the vertical rise from the Park Lane street to the front entrance is 118.6' – 100.2', a total of 18.4'. Climbing this rise involves 27 steps, all unsheltered and covered in snow during winter weather.

Hardship is documented as per 9-2-3(h)(1):

(A)(i) Exceptional topography of the lot necessitates a second parking spot at the main entrance and living level. This vertical rise of 6.6' up the driveway, a 26% grade, and vertical rise of 18.4' up the front walk is not standard in the neighborhood.

(B) Few other homes have this steep rise to their front door on the streets of Aurora Ave, Park Lane, 5th Street, or Gilbert Street (closest neighboring streets). The common configuration in this area is for either parking for 2 or more cars adjacent to the home, or level access from to the front of the home from the road. As it stands, this residence is unusual in that it has neither house level parking nor space for two vehicles.

(C) Proposed improvements to the existing structure cannot be implemented without variances to the side setback requirements of this chapter. Because the existing, original construction is setback non-conformant, any changes require a variance. We have considered additional changes such as adding an enclosed garage or increasing the roof footprint of the carport but have decided not to pursue those additional variances. The proposed change is the minimum that will allow hardship relief.

(D) The situation existed upon purchase of the residence in 2013. No modifications have been made by the current owners. The current configuration of non-compliance with rear setback existed at the time the home was constructed in 1967. Carport and building footprint are believed to be the original construction from 1967.

Proposed Improvements

The prospective improvements involve replacing the carport west-side supporting posts with steel posts, and moving them 2.25' to the west, violating the rear setback requirement. At the same time, the carport east-side posts will be replaced and relocated eastward, and new steel supporting beams will be installed. The span between the posts will increase but the roof line and roof area will not be changed. East side posts are conformant with setback, so no variance is required for their movement.

Note that the posts and beams were identified in the pre-purchase inspection report as being structurally deficient, so changes must be made to improve the safety and integrity of the structure. See **Photo 3**.

See **Detail 003 "Enlarged Plan"**.

Note that the rear setback line is not visible to the neighbor to the west because of the steep, rocky face which marks the boundary between the properties. The entire carport structure and the space between the structure and lot line is invisible to the neighbor due to the terrain. Further, there is no neighbor to the north of the affected area, as that is the beginning of 5th street. The proposed variance area is not visible to any neighbor's home. (see **Neighborhood Layout Detail 006 and photos 1 and 2**).

Floor Area and Coverage

Total enclosed floor area does not change, it remains 2206 square ft.

Building coverage has been increased by the area within the new post location, even though this is not covered by a roof. This area measures 15 ft x 2.25ft, for an increase of 34 square ft. Total coverage is increased from 2183 to 2217.

Height is unchanged. Total lot area per survey is 7011.15 square ft. No coverage variance is required.

Site Development Plan

See detailed architectural drawings 003 and 004

Demolition Plan

No demolition other than removal and replacement of existing posts is planned. See architectural drawings 003 and 004.

BERGAL RESIDENCE VARIANCE REQUEST

855 Park Lane, Boulder, CO 80302

Owner:

Don & Kristina Bergal
855 Park Lane, Boulder, CO 80302
(303) 919-7308

Architect:

Cadence Design Studio

1327 S Fairfax St, Denver, CO 80222 p. (720) 314-8195 f. (720) 384-1603

www.cadence-studio.com

Parcel Description

(PROVIDED BY CLIENT)

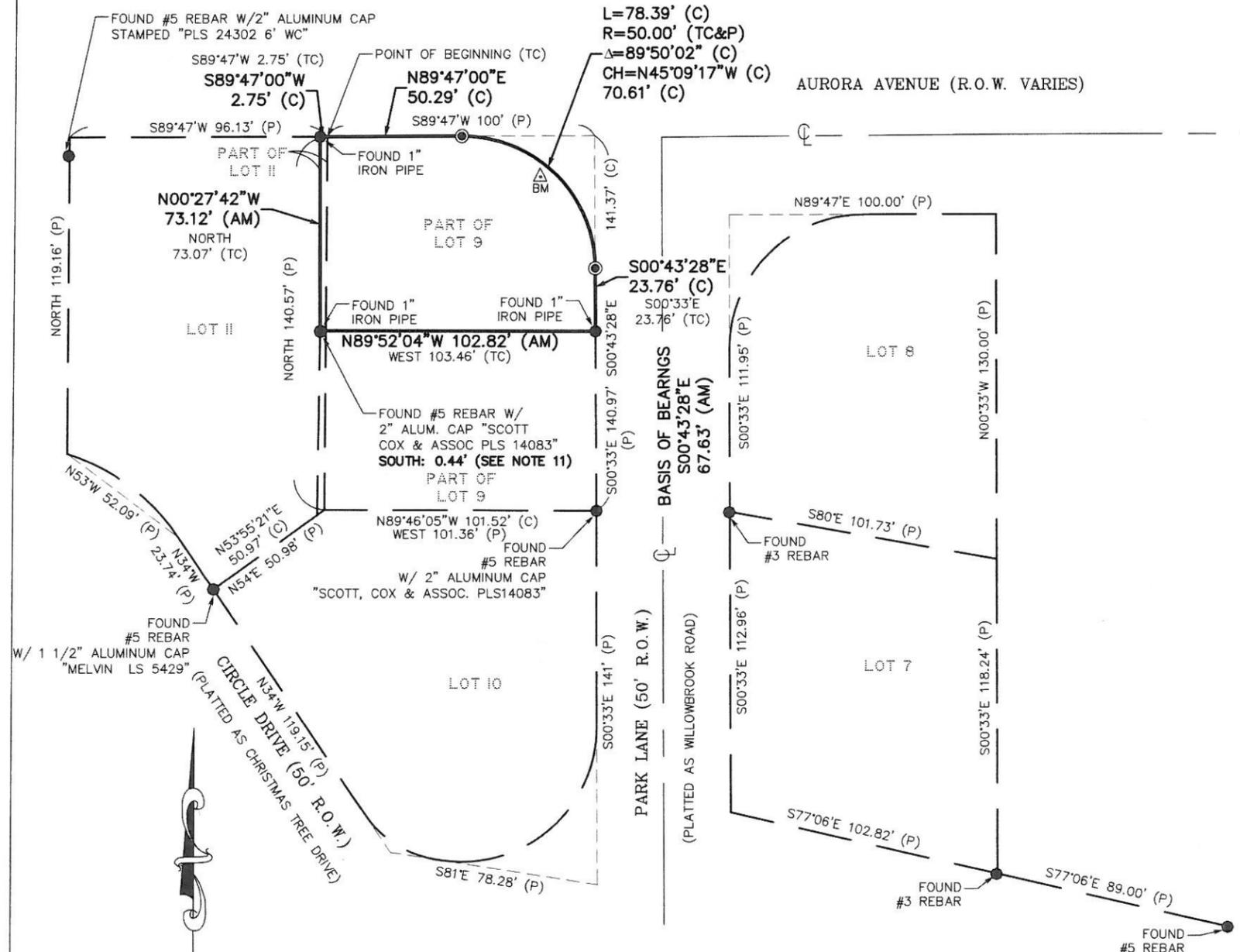
A PORTION OF LOTS 9 AND 11,
FLATIRONS PARK,
A SUBDIVISION OF A PART OF THE
CITY OF BOULDER, ACCORDING TO
THE RECORDED PLAT THEREOF,
DESCRIBED AS FOLLOWS:

TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF LOT 9, THENCE NORTH
89 DEGRESS 47' EAST 50.29 FEET ALONG THE NORTH LINE OF SAID LOT 9
TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE
ARC OF SAID CURVE TO THE RIGHT TO A POINT OF TANGENT, SAID ARC
HAVING A RADIUS OF 50.00 FEET AND A DELTA ANGLE OF 89 DEGREES 40'
RIGHT AND BEING THE NORTHEASTERLY LINE OF LOT 9; THENCE SOUTH 0
DEGREES 33' EAST 23.76 FEET ALONG THE EAST LINE OF SAID LOT 9;
THENCE WEST 103.46 FEET; THENCE NORTH 73.07 FEET TO A POINT ON
THE NORTH LINE OF LOT 11 OF SAID FLATIRONS PARK, ACCORDING TO THE
RECORDED PLAT THEREOF; THENCE NORTH 89 DEGREES 47' EAST 2.75 FEET
ALONG THE NORTH LINE OF SAID LOT 11 TO THE PLACE OF BEGINNING,
COUNTY OF BOULDER,
STATE OF COLORADO.

5/22/2014 -

BERGAL RESIDENCE VARIANCE REQUEST -

Control Diagram

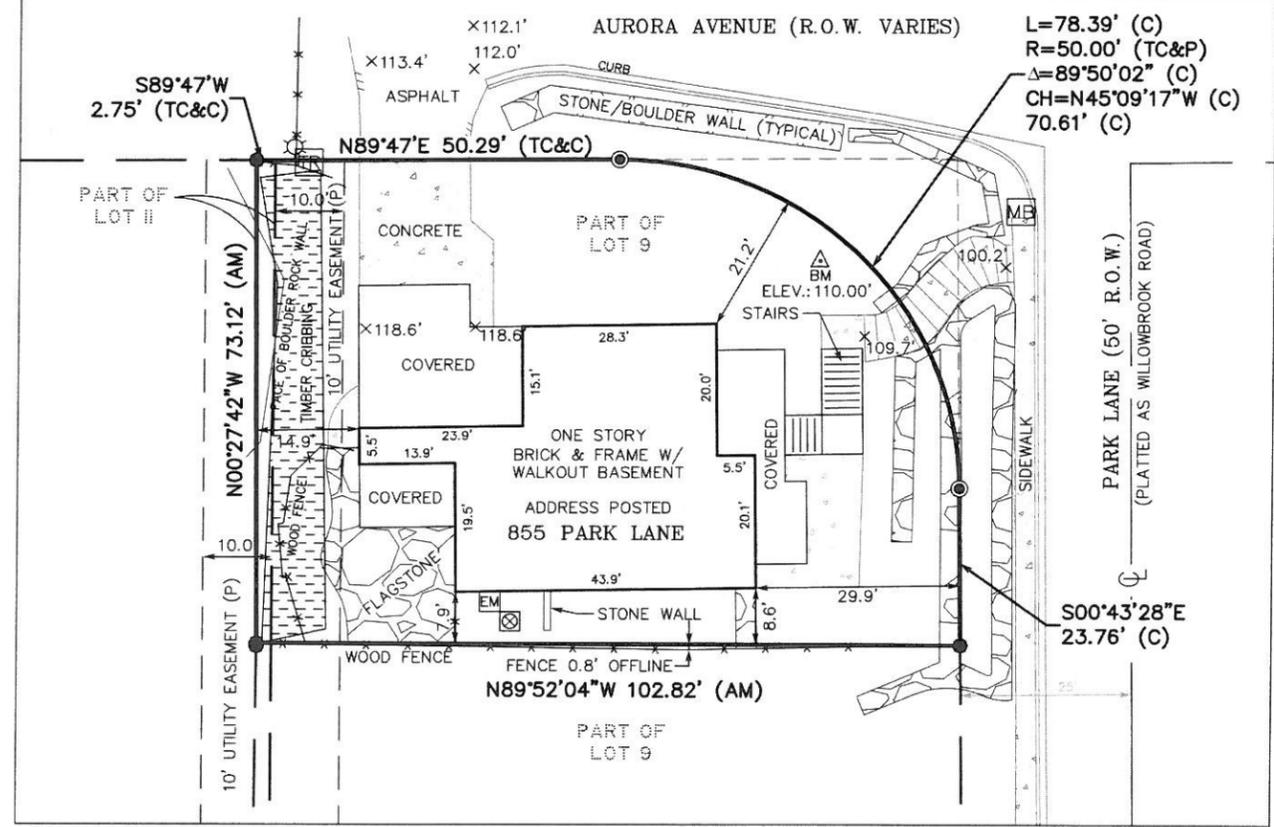


Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO DON BERGAL, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON FEBRUARY 5, 2014; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

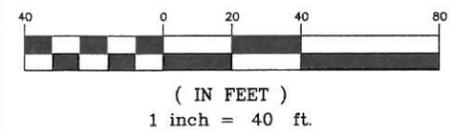
Improvement Details



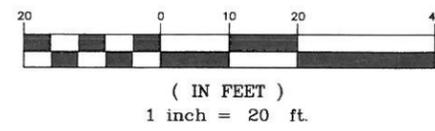
Boundary Closure Report

Course: N89°47'00"E	Length: 2.75'
Course: N89°47'00"E	Length: 50.29'
Curve Length: 78.39'	Radius: 50.00'
Course: S00°43'28"E	Length: 23.76'
Course: N89°52'04"W	Length: 102.82'
Course: N00°27'42"W	Length: 73.12'
Perimeter: 331.13'	Area: 7011.15 Sq. Ft.
Error Closure: 0.01	Course: N44°41'10"W
Error North: 0.008	East: -0.008
Precision 1: 33113.00	

GRAPHIC SCALE



GRAPHIC SCALE



Architect: Cadence Design Studio **Client:** Don & Kristina Bergal

1327 S Fairfax St, Denver, CO 80222 (720) 314-8195 www.cadence-studio.com

Project: BERGAL RESIDENCE VARIANCE REQUEST **Address:** 855 Park Lane, Boulder, CO 80302

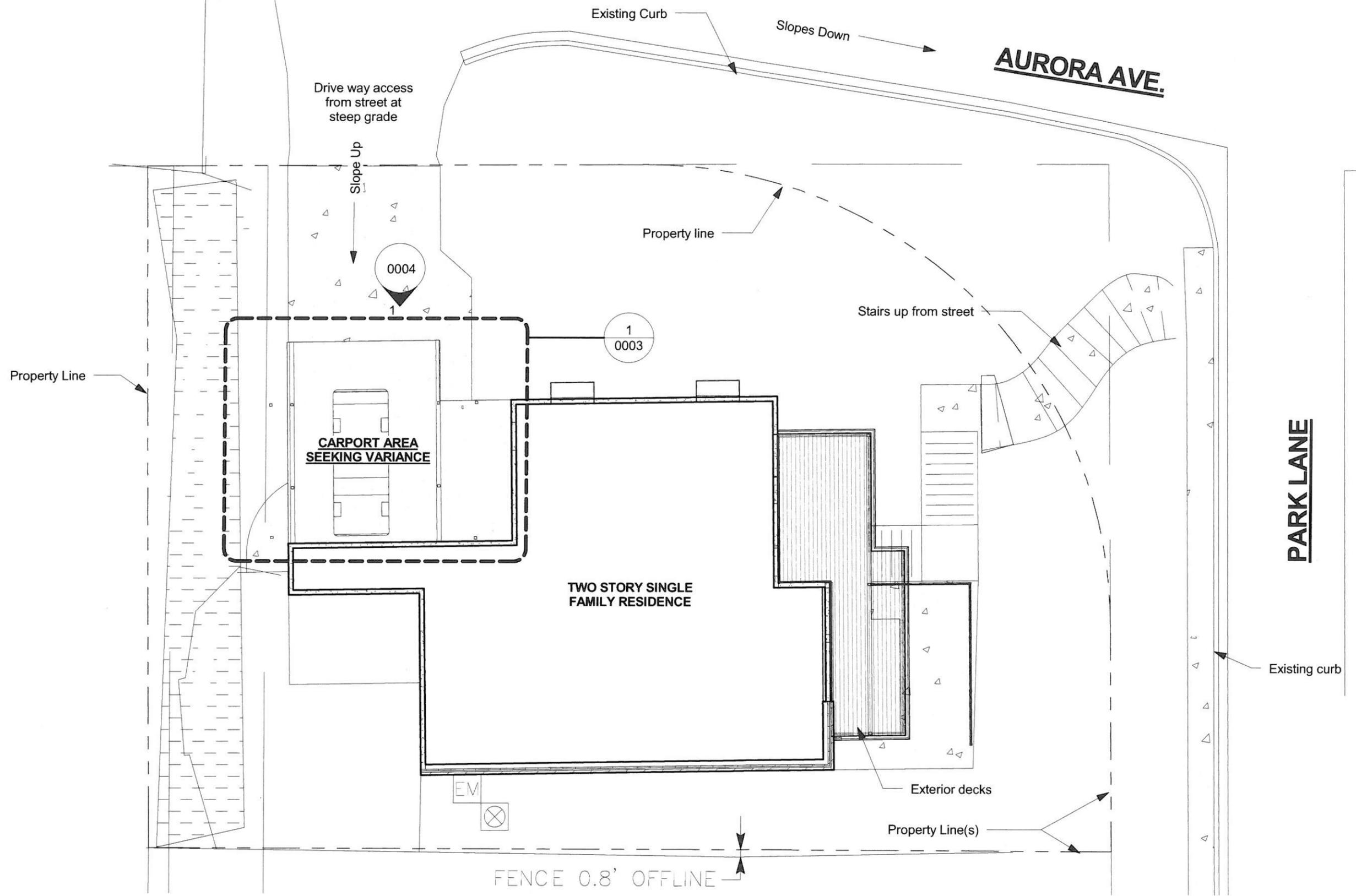
SITE SURVEY

Date 5/22/2014

Scale

0001

5/9/2014 3:45:09 PM



Architect: Cadence Design Studio **Client:** Don & Kristina Bergal
 1327 S Fairfax St, Denver, CO 80222 (720) 314-8195 www.cadence-studio.com

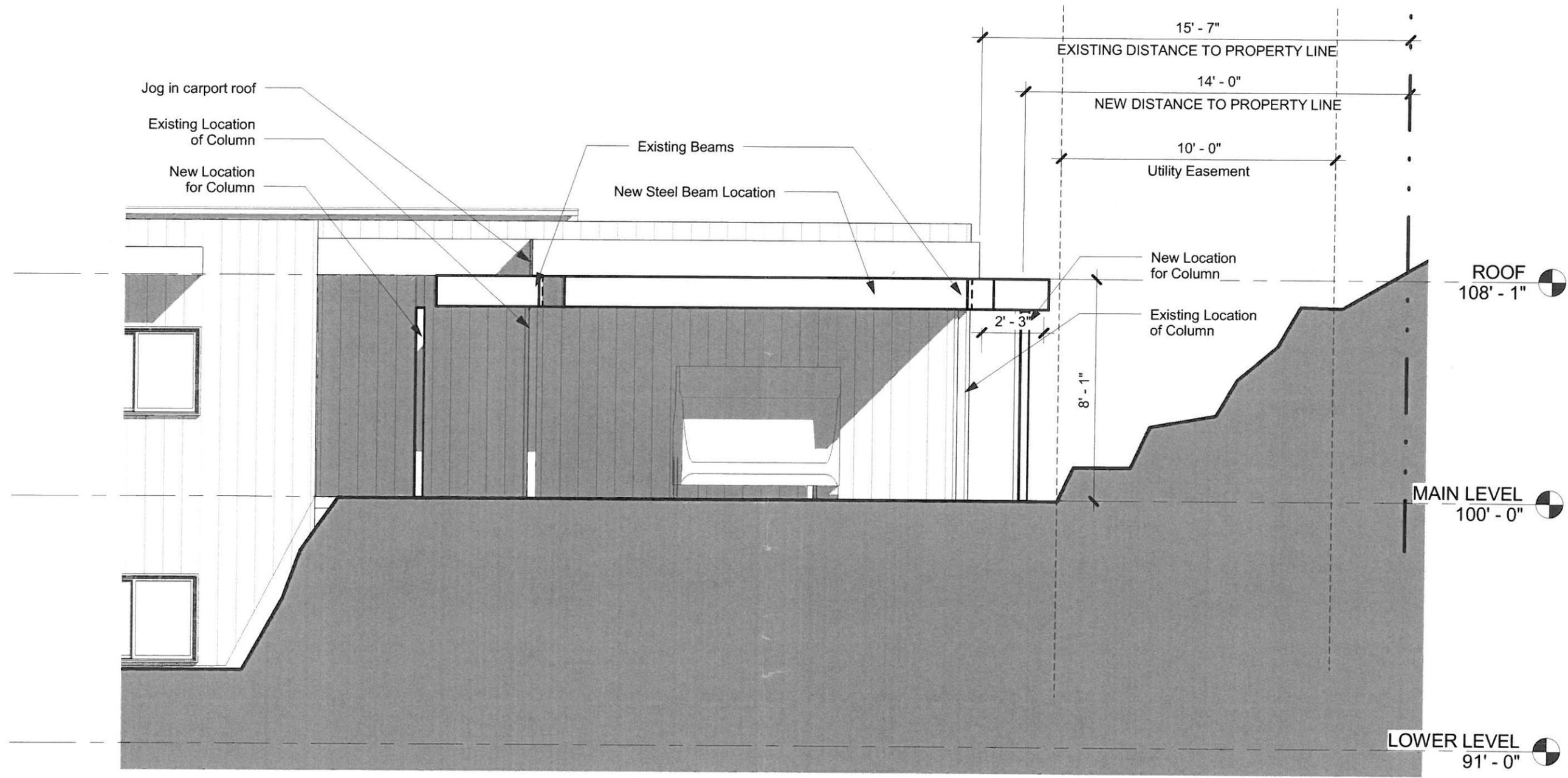
Project: BERGAL RESIDENCE VARIANCE REQUEST **Address:** 855 Park Lane, Boulder, CO 80302

SITE PLAN

Date 5/22/2014

Scale 3/32" = 1'-0"

0002



Architect: Cadence Design Studio **Client:** Don & Kristina Bergal
 1327 S Fairfax St, Denver, CO 80222 (720) 314-8195 www.cadence-studio.com

Project: BERGAL RESIDENCE VARIANCE REQUEST **Address:** 855 Park Lane, Boulder, CO 80302

NORTH ELEVATION/SECTION

Date 5/22/2014

Scale 1/4" = 1'-0"

0004

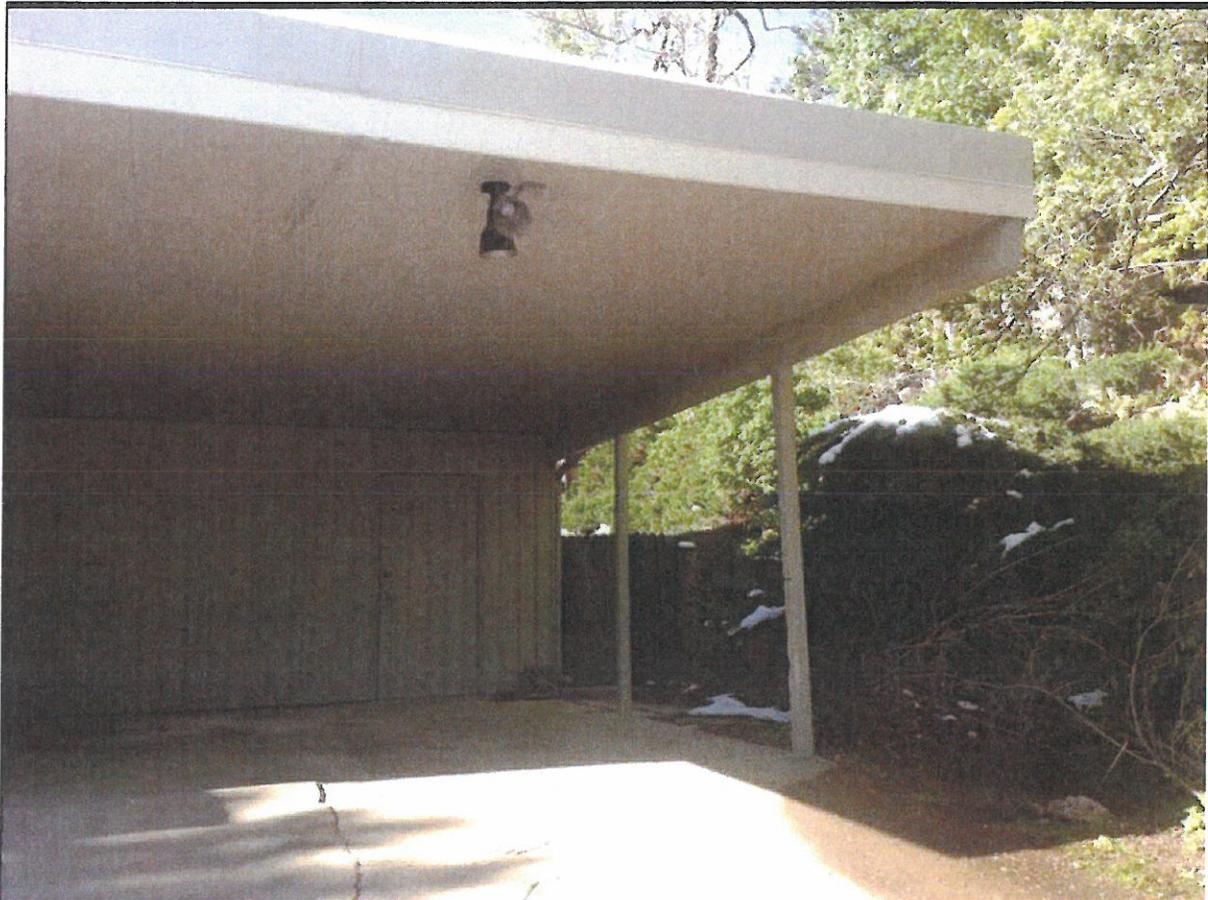


Photo 1

Carport area, showing the two west posts subject to this variance requests. Note steep slope and vegetation, making the placement of the posts not visible of to the neighbor to the west.

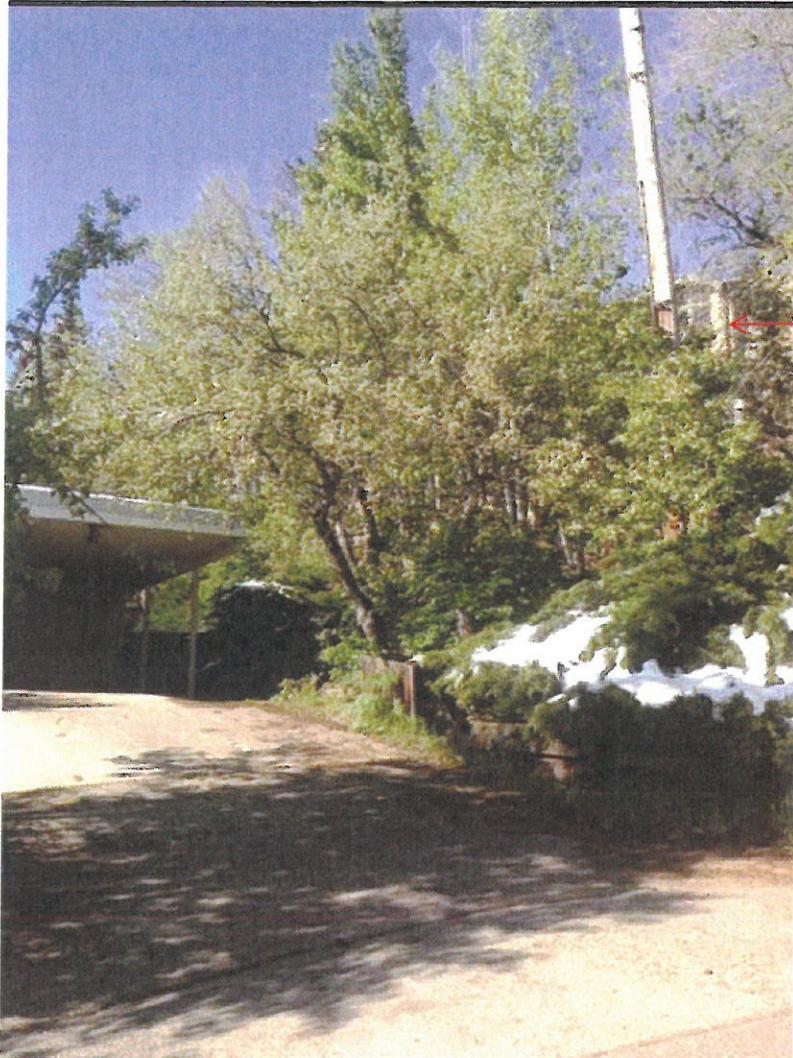


Photo 2

View of affected carport area from street, corner of Aurora and 5th. Placement of posts is not noticeably visible.

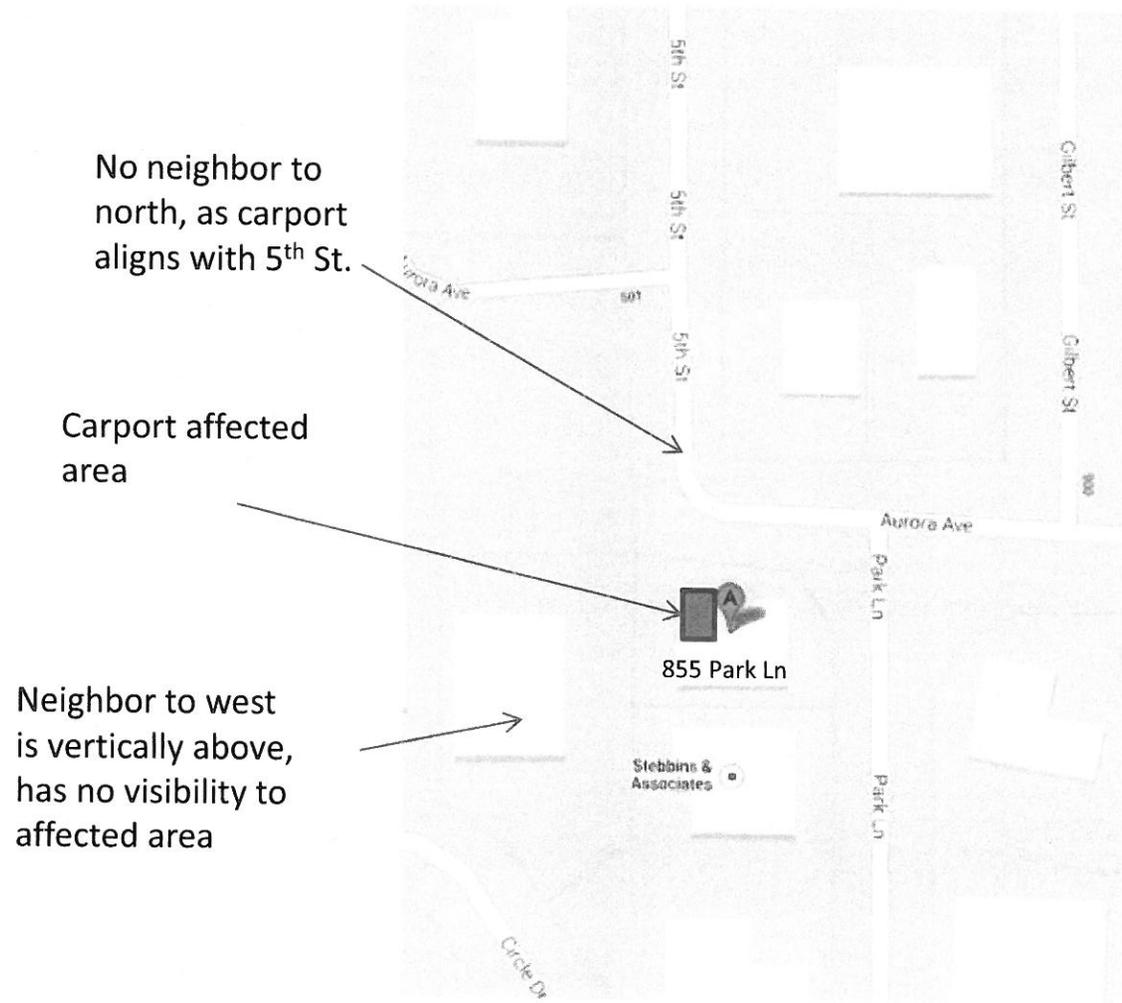
Red arrow on upper right shows nearest neighbor to the west, vertically above the entire house with no direct visibility.



Photo 3

Post proposed to be moved. Post is now a safety hazard, subject to collisions from cars and doors by previous owners. This is holds up the carport roof, so having it in a vulnerable place is dangerous.

Neighborhood Layout – Exhibit 006





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.

NORTH 49.2' OF LOTS 33 & 34

GENERAL DATA

(To be completed by the applicant.)

- Street Address or General Location of Property: 2515 7th STREET • BOULDER 80302
- Legal Description: Lot ✓ Block 14 Subdivision MAXWELL'S ADDITION TO BOULDER (Description.)
- Existing Use of Property: SINGLE FAMILY RESIDENCE
- Description of proposal: EXTERIOR RESTORATION AND INTERIOR RE-MODE OF EXISTING 824 SQ. FT. HOUSE --- NEW 480 SQ. FT. SINGLE STORY ADDITION WITH FULL BASEMENT --- REMODE OF EXISTING ACCESSORY BUILDING, RETAINING EXISTING FOOTPRINT OF 200 SQ. FT.

*Total floor area of existing building: <u>*824 sq. ft.</u>	*Total floor area proposed: <u>** 1894 sq. ft.</u>
*Building coverage existing: <u>693 sq. ft.</u>	*Building coverage proposed: <u>1121 sq. ft.</u>
*Building height existing: <u>14'-6"</u>	*Building height proposed: <u>13'-6"</u>

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

- ◆ Name of Owner: JENNIFER KILBURY
- Address: 2515 7th STREET Telephone: 303-345-1350
- City: BOULDER State: CO Zip Code: 80302 FAX: _____
- ◆ Name of Contact (if other than owner): ARCHITECT... CHRISTOPHER MELTON
- Address: 3340 HEMLOCK PLACE Telephone: 303-449-6762
- City: BOULDER State: CO. Zip Code: 80304 FAX: _____

STAFF USE ONLY

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

- * EXISTING AREA INCLUDING 132 SQ. FT. BASEMENT & 90 SQ. FT. REAR PORCH (TO BE REMOVED) AND 200 SQ. FT. ACCESSORY BUILDINGS.
- ** FINISHED AREA INCLUDING NEW ADDITION W/ BASEMENT, EXISTING HOUSE W/ BASEMENT, EXISTING ACCESSORY BUILDING, LESS EXISTING 90 SQ. FT. REAR PORCH.

**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:

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- (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, Jennifer Kilbun, am filing a Land Use Review or Technical Document Review application [on behalf of the property owner(s)] _____ for property located at 2515 7th Street. 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.

Jennifer Kilbun
NAME OF APPLICANT OR CONTACT PERSON

21 May 2014
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.

APPLICATION TYPES

- Setback Variance
- Sign Variance
- Mobile Home Spacing Variance

112 SQ.FT. INCREASE IN ALLOWABLE BUILDING COVERAGE

APPLICATION REQUIREMENTS

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

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

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

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

Applicant / Owner Signature Jennifer Kilbury Date 19 May 2014
JENNIFER KILBURY



To: Board of Zoning Adjustments

Re: 2515 7th Street remodel and addition

(h) Criteria for Variances

(I) Physical Conditions

- (A) (i) The lot at 2515 7th Street is 49.2 feet by 50.0 feet. The existing house has a floor area of 480 square feet, the accessory building, 200 square feet. The property is uniquely small in a neighborhood of 7,000 square foot lots. The majority of the houses in Mapleton Hills Historic District are over 2,000 square feet. The original garage, which is centered on the interior lot line separating 665 Maxwell to the south from 2515 7th Street on the north, was converted to a studio space by permit dated 9/20/85. The studio space in the "shared" 20' by 20' accessory building on the north side (2515 7th Street) encroaches on the required 55' front yard set back by 31.1 feet (see survey) and was originally sited in this location when built in 1944. The north side is encroaching on its side yard set back (25' at a side street) by 1.1 feet. The proposed principal addition is 20 feet by 24 feet with a full basement, designed to provide a total of two small (11' x 11') bedrooms, 1 3/4 baths, a small (8' x 12') study, T.V. Room (7' x 14') and a kitchen/dining/living area (19' x 23') for a total floor area of 1533 square feet with 612 square feet being basement area. The total area contributing to Floor Area Ratio areas, including the 200 square foot accessory building, is 1,184 square feet, or 78% of the allowable 1525 square feet for the small 2,460 square foot lot. This property is unique in Mapleton Hills, which is one of Boulder's most exclusive and expensive neighborhoods. When completed, the project will be an extremely modest 2 bedroom, 1,533 square foot (921 square feet above grade) single family residence, well within F.A.R. requirements.
- (B) The unusual conditions of this property are virtually unique in Mapleton Hills and most certainly do not exist throughout the neighborhood or zoning district.
- (C) If the required front yard and rear yard set backs were observed, there would literally be no use-by-right building area. Neither the existing principal building, accessory building, nor proposed addition would be in conformity with the provisions of this chapter.
- (D) The non-standard lot and non-standard siting of the principal structure and accessory building were purchased as-is, and no unnecessary hardship has been created by the owner/applicant.

CHRISTOPHER MELTON ARCHITECTS
761 NORTH AVENUE
MACON, GEORGIA 31211

P 478 743 2949

Maximum Floor Area Ratio (FAR) and Building Coverage Worksheet

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

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

Zoning District	Lot Area	Maximum Floor Area (sf)	Maximum Building Coverage (sf)
RL-1	2460	1525	1009

Calculate the total Floor Area for your project:

Floor Area as Defined in 9-16-1, B.R.C. 1981			Amount of Floor Area that contributes to max FAR		
	Existing (sf)	Proposed (sf)	Total (sf)		
Level 1			900	Perimeter above 36"	18 FT.
* Level 2 BSMT.	120	480	600 x 14%	High Volume Space (sf)	
Level 3			= 84	High Volume Space (sf)	
Level 4				High Volume Space (sf)	
Accessory 1	200	0	200		
Accessory 2					
Accessory 3					
TOTAL			1184	FAR .4811	:1

* TOTAL BASEMENT PERIMETER --- 732 LIN-FT. / ABOVE 36" - 18 LIN-FT OR .14%

Calculate the total Building Coverage for your project:

Building Coverage as Defined in 9-16-1, BRC 1981					
	Existing (sf)	Proposed (sf)	Total (sf)		
Principal	441	480	921	Front porch total area	96
Accessory 1			200	Additional porch total area	
Accessory 2					
Accessory 3					
TOTAL			1121		

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

Building Area Declaration:

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

Print Name: CHRISTOPHER MELTON Signature: [Signature]

Title: (e.g. Owner, Architect, Contractor, etc.) _____ Date: 21 MAY 14

to: project specialist: megan
briggss@bouldercolorado.gov
cc: jenkilbury@yahoo.com RE: 2515 7th STREET

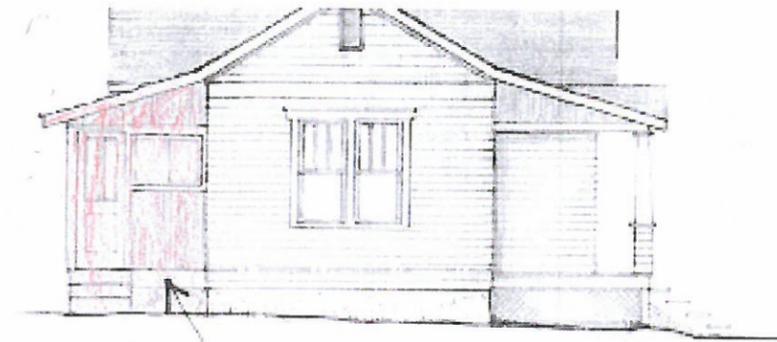
Excerpt from 9-16-1, "Definitions", B.R.C. 1981:

"Floor area" means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

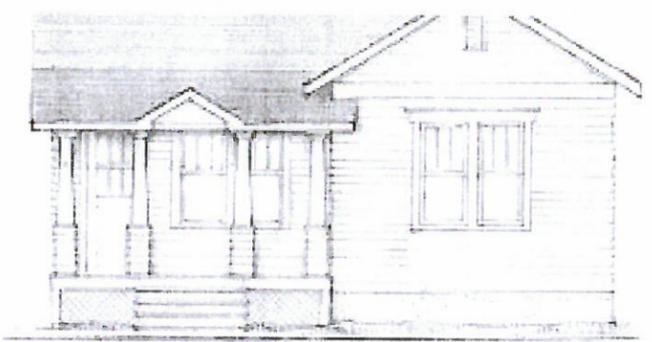
"Uninhabitable space" means a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

"Building coverage" means the maximum horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level or above, whichever is the greater area, including, without limitation, courts and exterior stairways, but excluding:

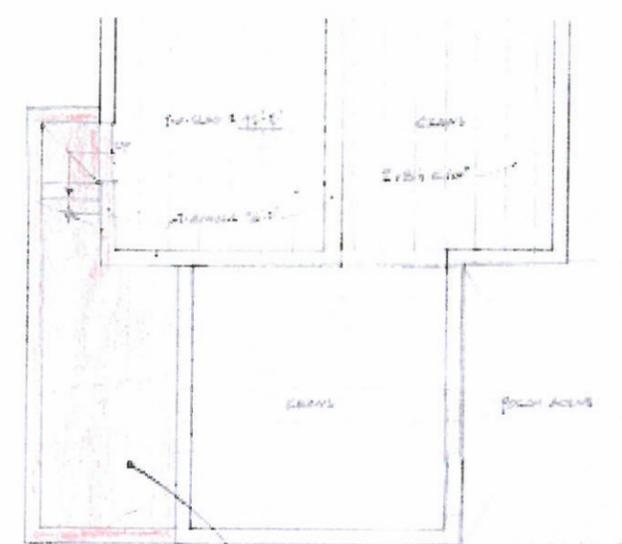
- (1) Uncovered decks, stoops, patios, terraces, and stairways all less than thirty inches high;
- (2) The outer four feet of completely open, uncovered, cantilevered balconies that have a minimum of eight feet vertical clearance below;
- (3) Up to three hundred square feet of a single-family detached residence front porch that is adjacent to a street; and
- (4) Up to one hundred fifty square feet of additional porch area not located in the front yard for single-family detached residence.
- (5) One accessory building, no larger than eighty square feet size and no taller than ten feet in height, associated with a single-family detached residence.



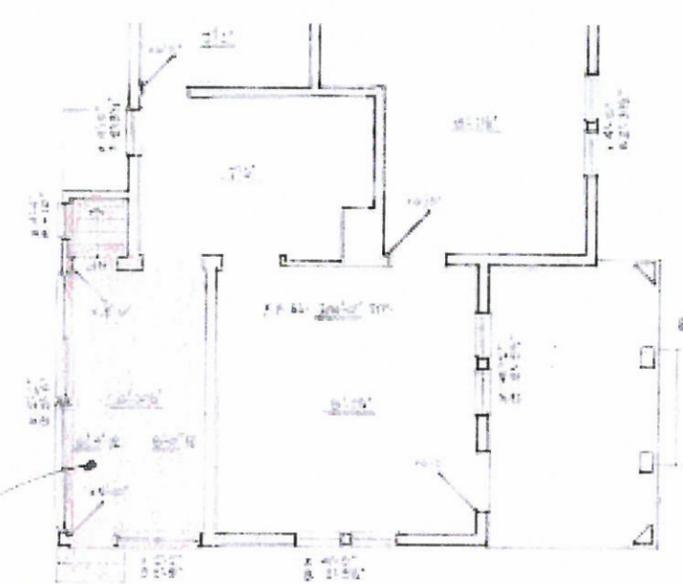
SOUTH



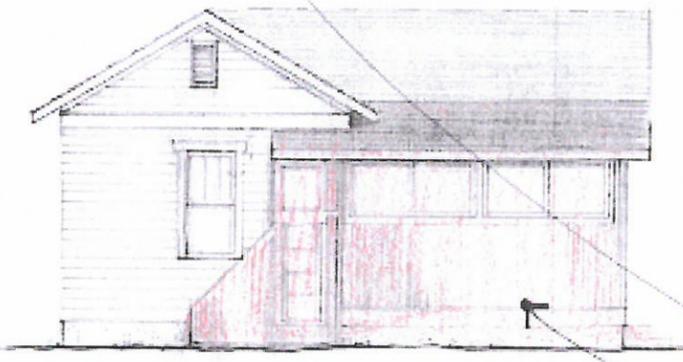
EAST



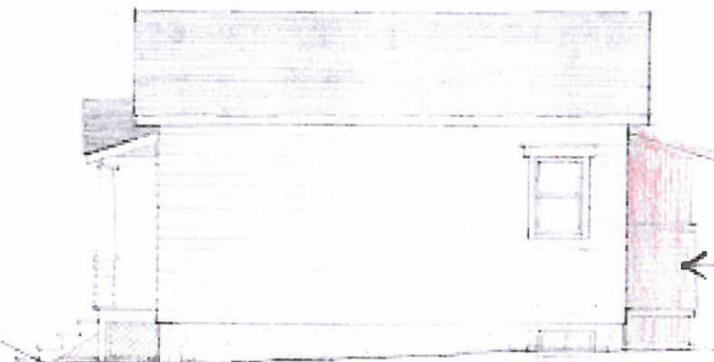
EXISTING, EXTERIOR, FLOOR PLANNING PLAN



MAIN HOUSE

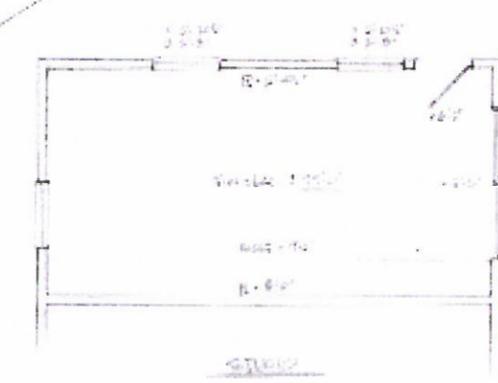


WEST

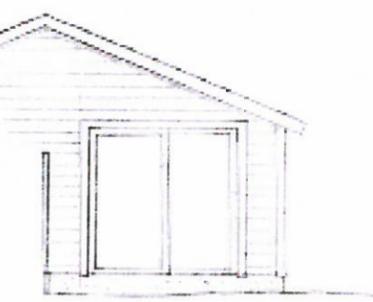


NORTH

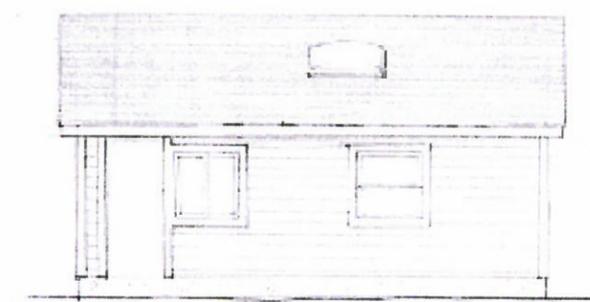
REMOVE REAR PORCH ADDITION



STUDIO

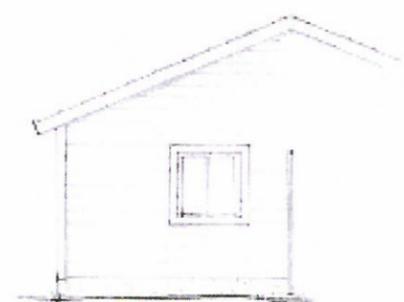


EAST

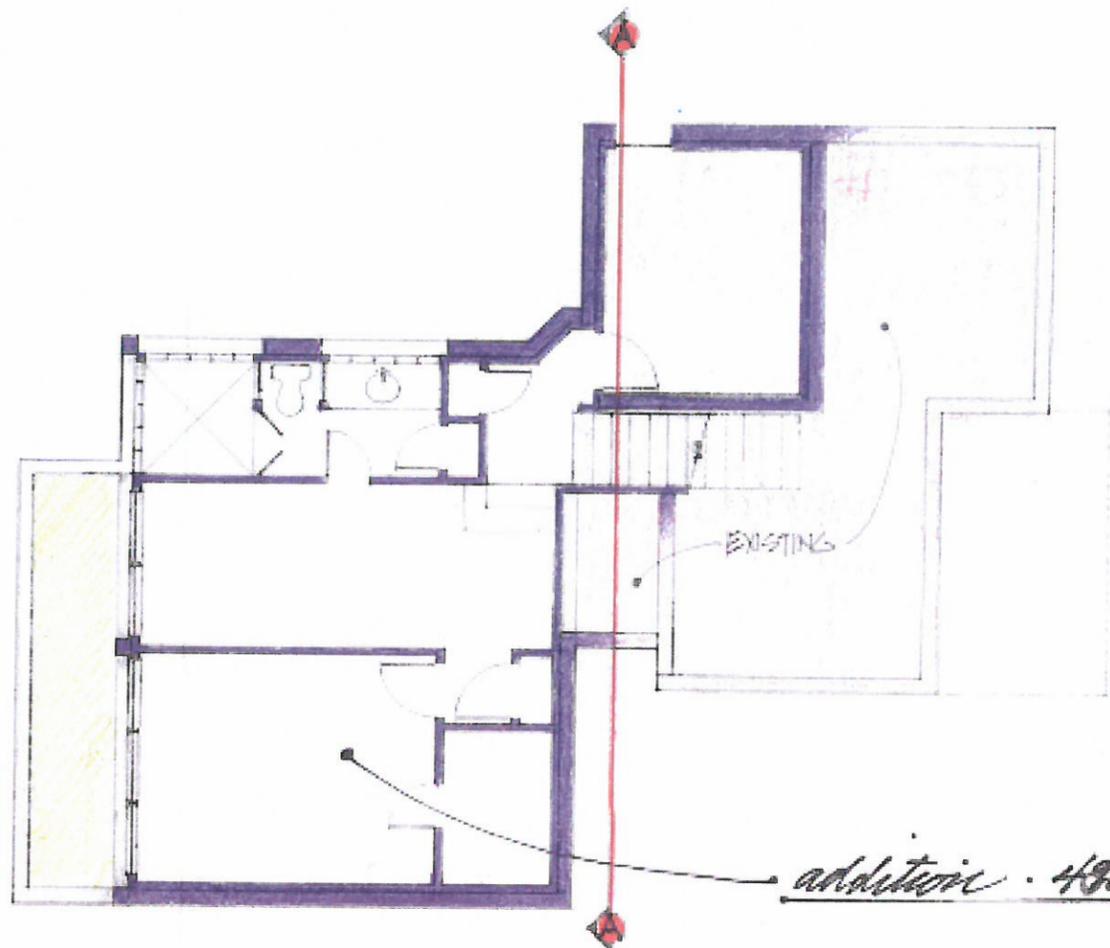


NORTH

STUDIO -
TO CHANGE TO STUDIO



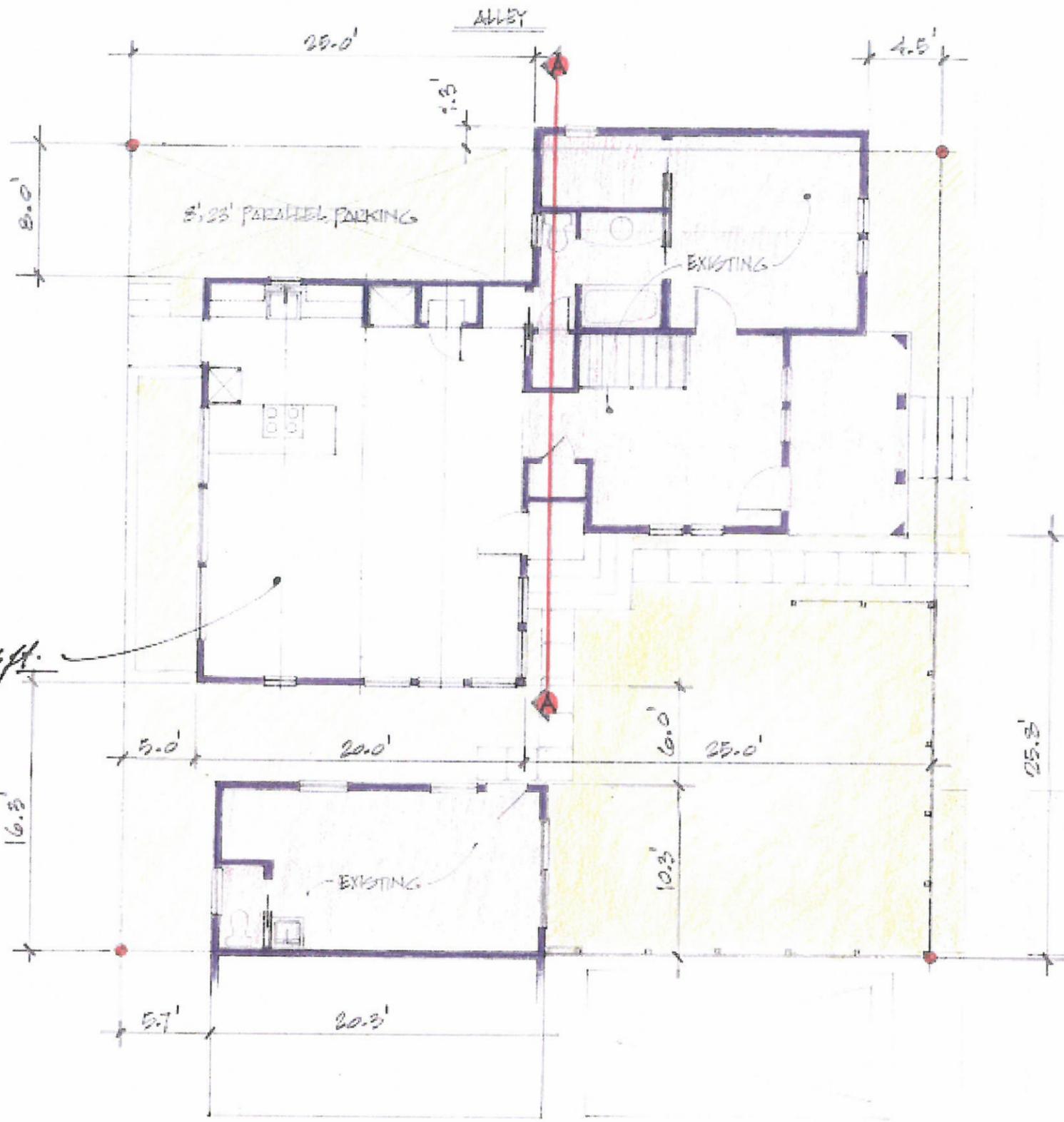
WEST



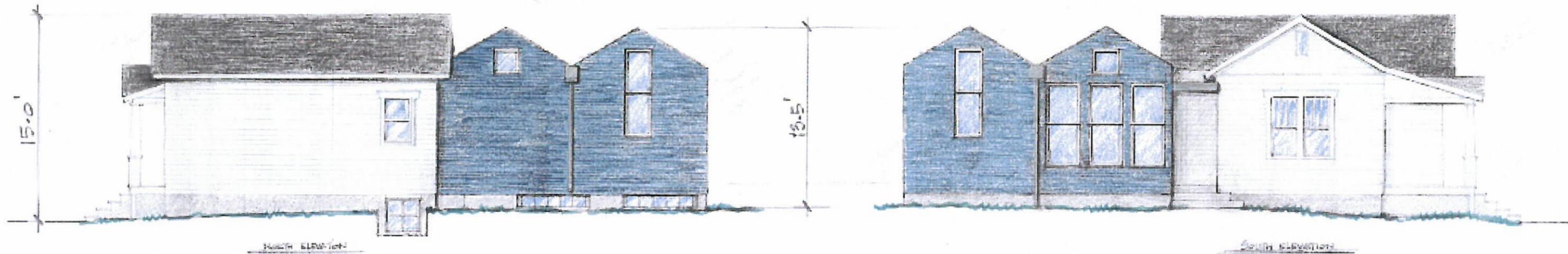
basement level

total length of basement walls	-----	132 lin ft.
length of west light well opening	-----	19 lin ft. or 14%
total area of basement	-----	600 sq. ft.
area of basement contributing to FAR	-----	342 sq. ft.
area of principal above grade building	-----	900 sq. ft.
area of accessory building	-----	200 sq. ft.
total area contributing to FAR	-----	1184 sq. ft. or 78% of allowable FAR
total lot area	-----	2460 sq. ft.
allowable FAR	-----	1525 sq. ft.

additional 490 sq. ft.

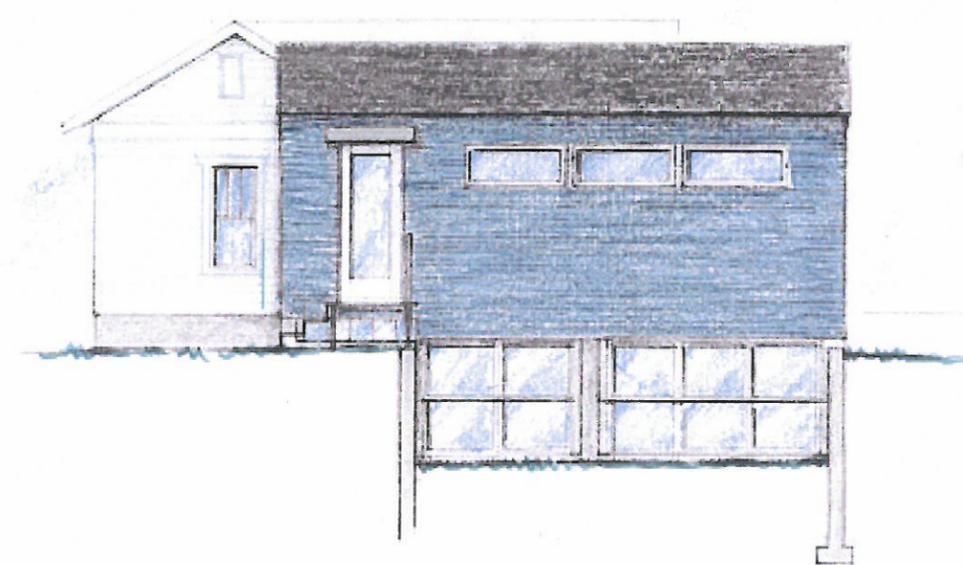


1st floor plan

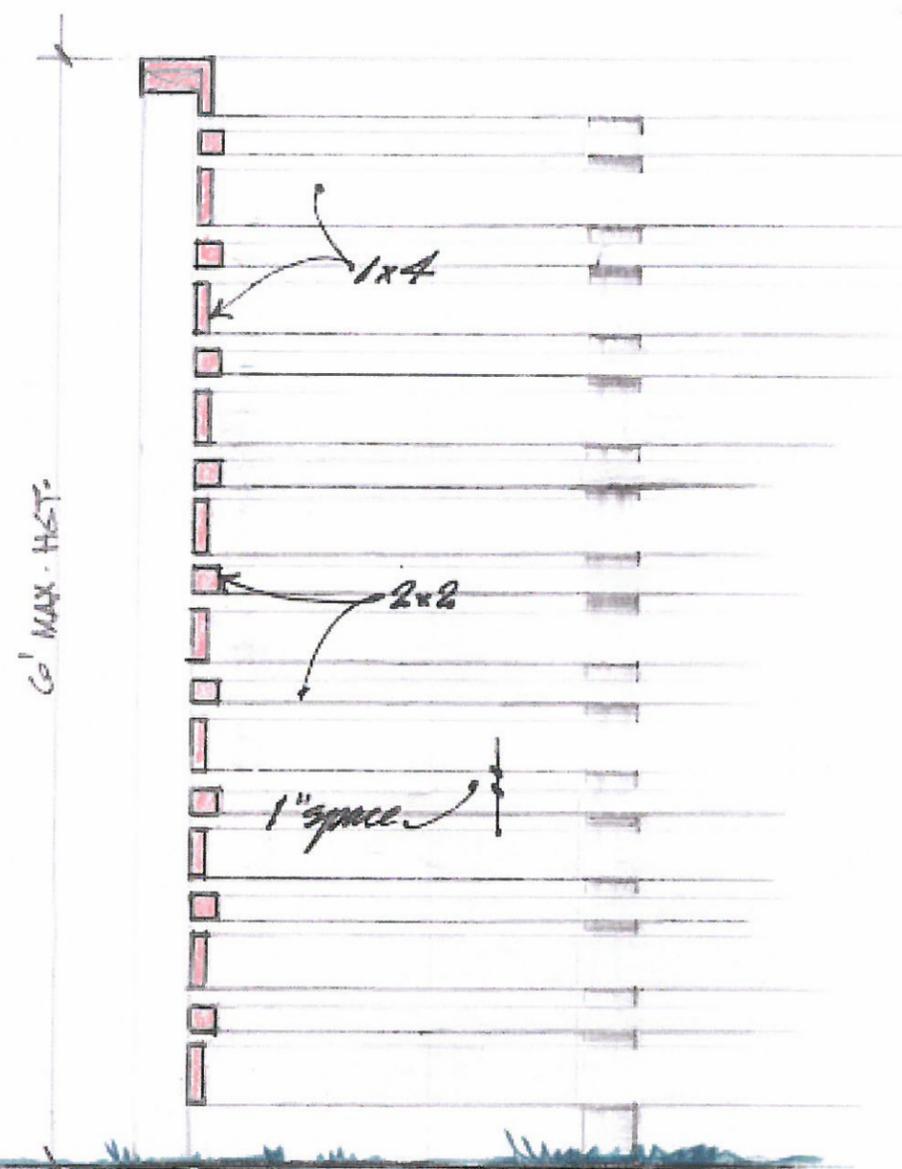


NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



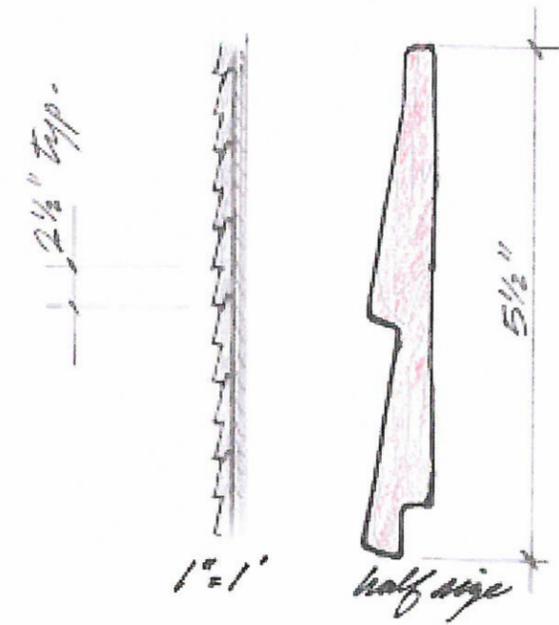
6' MAX. HGT.

1x4

2x2

1" space

fence detail - 1"=1'-0"



1 1/2" top

5 1/2"

1'-1"

half size

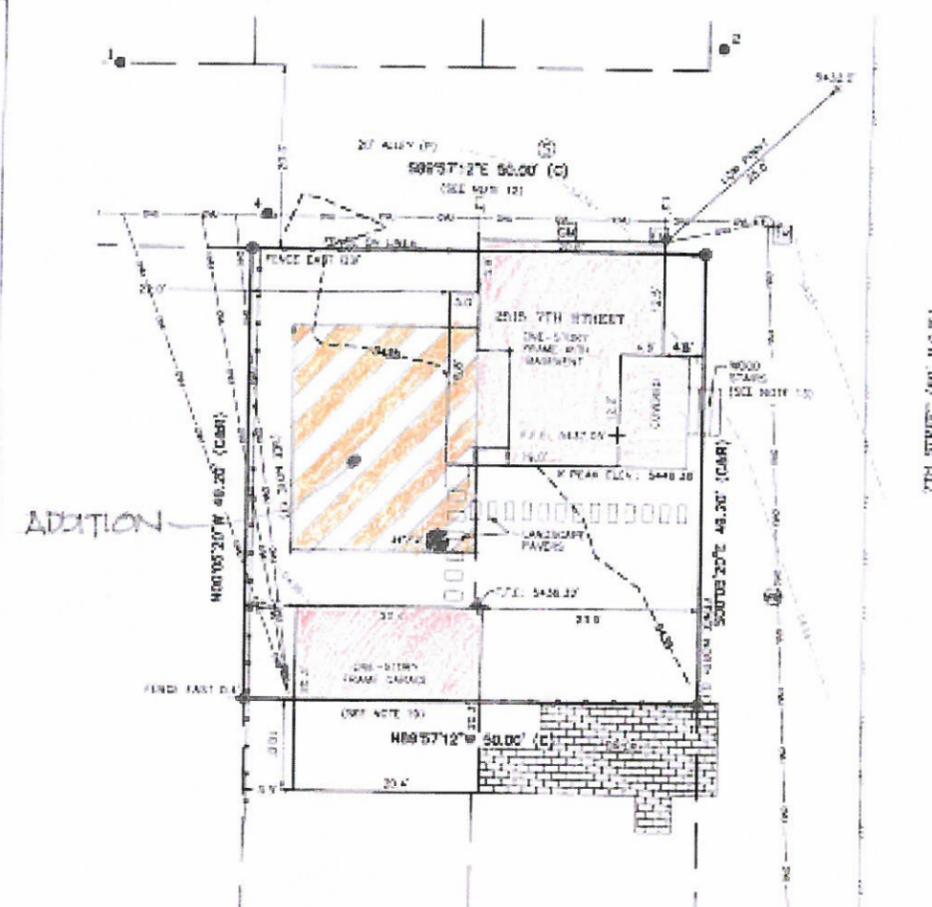
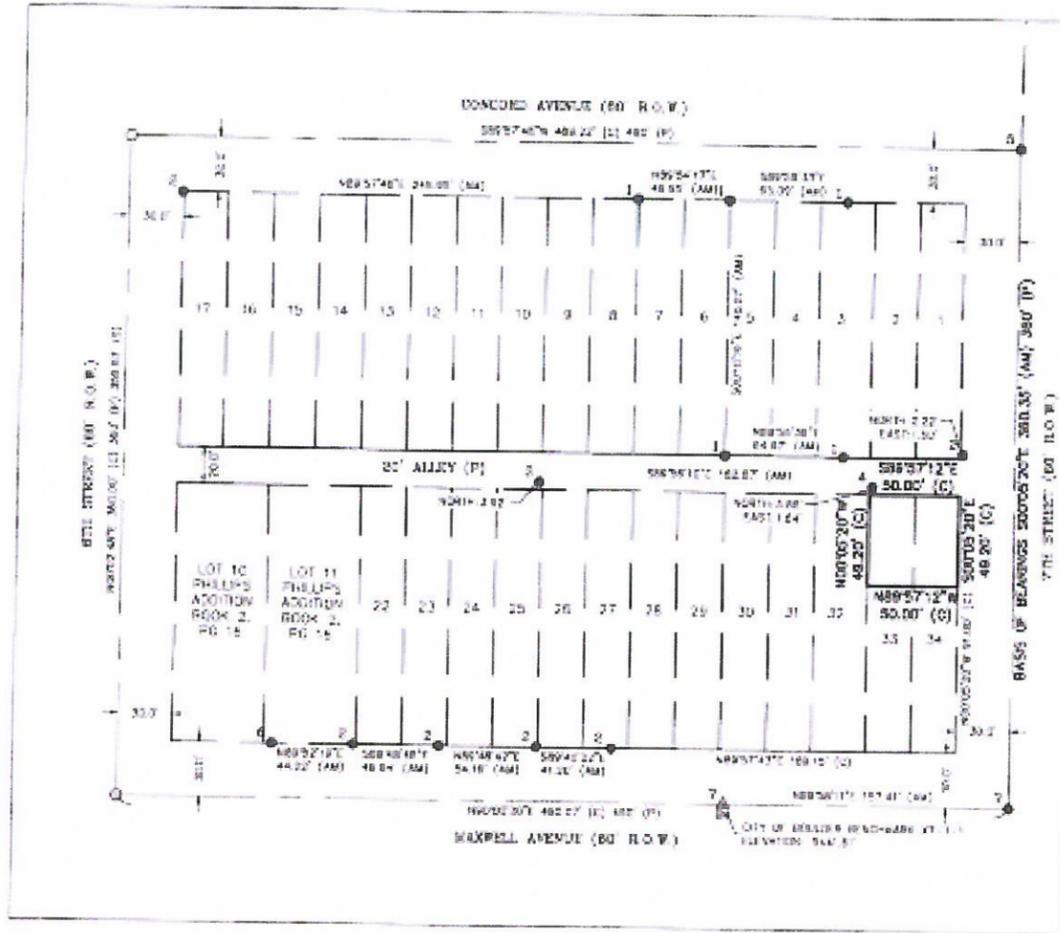
siding details



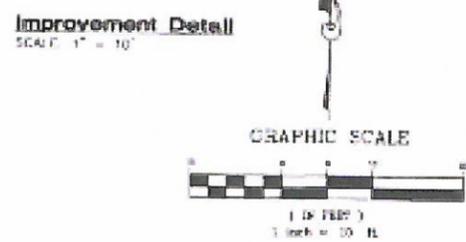
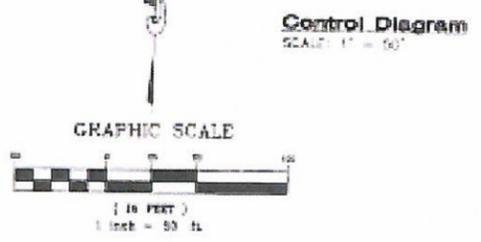
A SECTION, EAST ELEVATION

1/4 SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1



- Legend**
- EDGE OF ASPHALT
 - ▭ BRICK
 - FENCE
 - CONFEROUS TREE (TRUNK DIAMETER/DBP LINE RADIUS)
 - SANITARY SEWER MANHOLE
 - WATER METERS
 - ELECTRICAL METER
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - TELEPHONE RISER
 - GAS METER
 - ⊕ LOCATION OF BUILDING FINISHED FLOOR
 - BENCHMARK
 - FINISHED FLOOR ELEVATION



1. THIS SURVEY WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENT ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. YOU CANNOT BRING ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF JENNIFER KILBURY AND LAND TITLE GUARANTEE COMPANY, NAMED IN THE STATUTORY INSTRUMENT, SAID STATUTORY INSTRUMENT NOT EXTENDING TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: A BEARING OF S00°00'00"E ALONG THE CENTER LINE OF 7TH STREET AS SHOWN ON THE PLAT OF MAXWELL'S ADDITION TO BOULDER, AS RECORDED IN BOULDER COUNTY AT BOOK 2, PAGE 66, BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 7TH STREET AND CONCORD AVENUE AND A FOUND #3 REBAR IN RANGE BOX AT THE INTERSECTION OF MAXWELL AVENUE AND 7TH STREET AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.
6. 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. 9-15-101.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DETACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OF ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-6-308 THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
8. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TERRAIN. THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
9. BENCHMARK INFORMATION: ELEVATIONS BASED ON CITY OF BOULDER POINT 87-11-1, WITH A PUBLISHED ELEVATION OF 5441.61 FEET (NAVD83), BEING A #3 REBAR IN RANGE BOX LOCATED IN THE INTERSECTION OF 7TH STREET AND MAXWELL AVENUE.
10. 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.
11. DATES OF FIELDWORK: FEBRUARY 25, 2014.
12. THE HOUSE EXTENDS ACROSS THE NORTH LOT LINE AS SHOWN HEREON.
13. THE WOOD STAIRS EXTEND INTO THE RIGHT OF WAY AS SHOWN HEREON.
14. TOPOGRAPHIC INFORMATION PROVIDED AT THE REQUEST OF THE CLIENT.
15. THE FENCES ARE NOT CONCORDANT WITH THE LOT LINES AS SHOWN HEREON.
16. SANBORN SURVEY NOTES WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY.
17. THE OVERHEAD UTILITY LINES SERVING SUBJECT PARCEL CROSS THE ADDITION AS SHOWN HEREON.
18. LACK OF COMPREHENSIVE BLOCK CONTROL AND VARIATION IN LOCAL CONTROL DO NOT ALLOW FOR A CONSISTENT OVERALL BLOCK PRECISION ANALYSIS. USING VARIOUS COMBINATIONS OF LOCAL CONTROL RESULTED IN CALCULATED EAV LOT DIMENSIONS WITHIN 0.2' OF RECORD. THE SUBJECT PARCEL WAS FIELD AT RECORD DIMENSIONS BASED ON LOCAL CONTROL.
19. THE GARAGE EXTENDS ACROSS THE LOT LINE AS SHOWN HEREON.
20. MONUMENTS FROM PLATBOOK RECORDS FOR A SURVEY PREPARED PRIOR TO THE REGISTRATION ACT.

Boundary Closure Report

Course: S89°57'12"E	Length: 50.00'
Course: S00°00'00"E	Length: 49.20'
Course: N89°57'12"W	Length: 50.00'
Course: N00°00'00"W	Length: 49.20'

Perimeter: 198.40'
Error Closure: 0.00'
Error North: 0.000'
Error East: 0.000'

Precision: 1:198400000.00

Depositing Certificate
SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS DAY OF _____ 20__

Surveyor's Statement
I, JOHN D. DUTTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC. TO JENNIFER KILBURY AND LAND TITLE GUARANTEE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON FEBRUARY 25, 2014, THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. §§ 9-15-102 (9) "IMPROVEMENT SURVEY PLAT"

JOHN D. DUTTON, COLORADO P.L.S. #5426
CHAIRMAN & CEO, FLATRONS, INC.

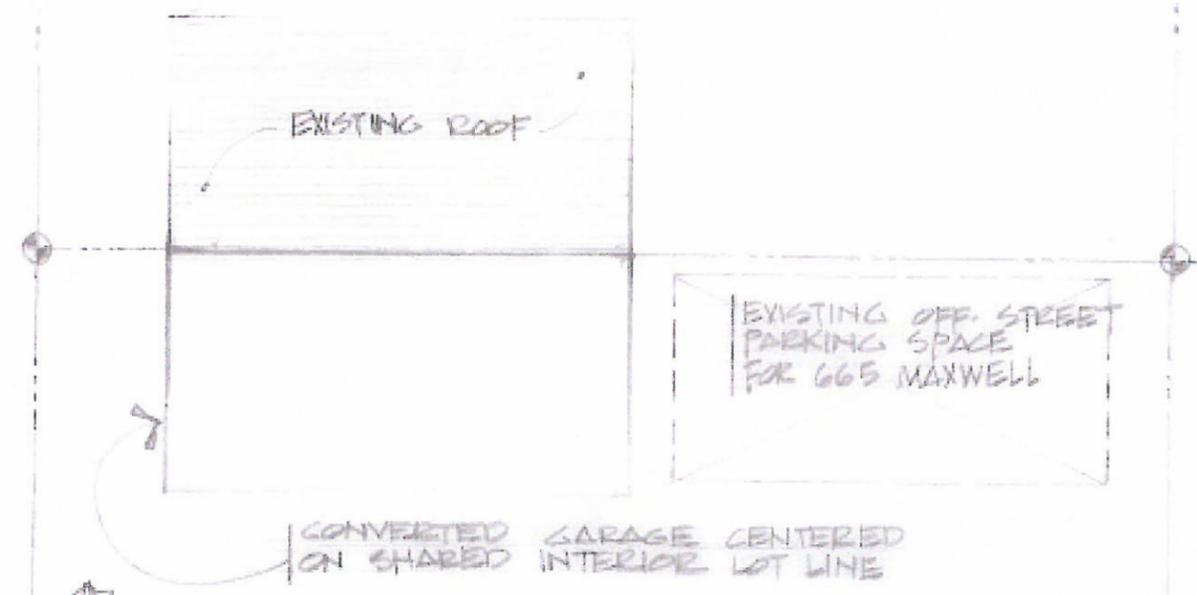
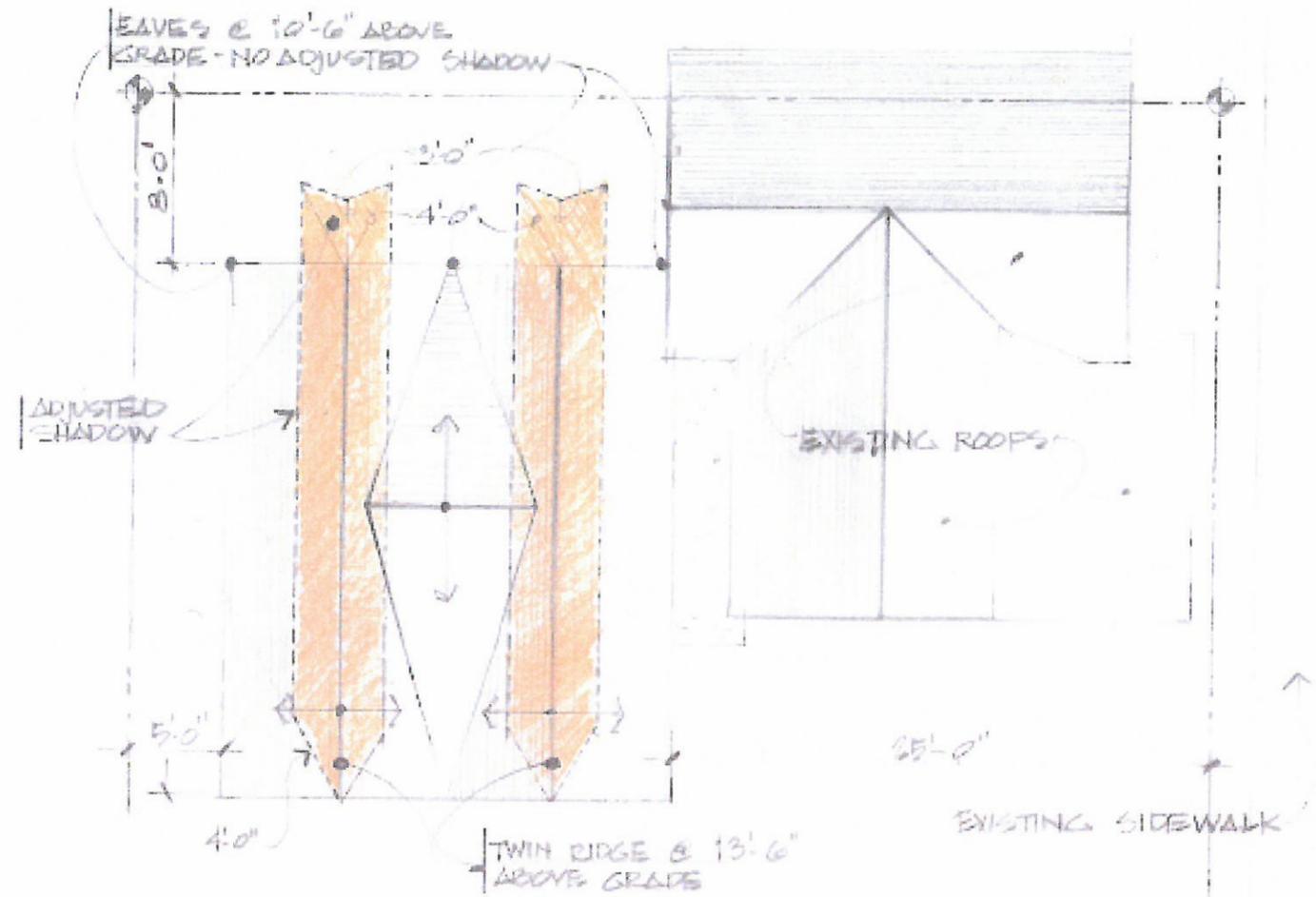
FLATRONS, INC.
Surveying, Engineering & Construction
www.flatrons.com

3325 I-75 AVE. SUITE 200
BOULDER, CO 80501
PH: (303) 441-7212
FAX: (303) 441-7200

3905 DOWNS ST
DENVER, CO 80221
PH: (303) 733-8225
FAX: (303) 935-0997

IMPROVEMENT SURVEY PLAT
PREPARED FOR:
JENNIFER KILBURY
LAND TITLE GUARANTEE COMPANY

JOB NUMBER: 14-53077
DATE: 2-7-2014
DRAWN BY: N. BECKETT
CHECKED BY: JESSIE/BWW



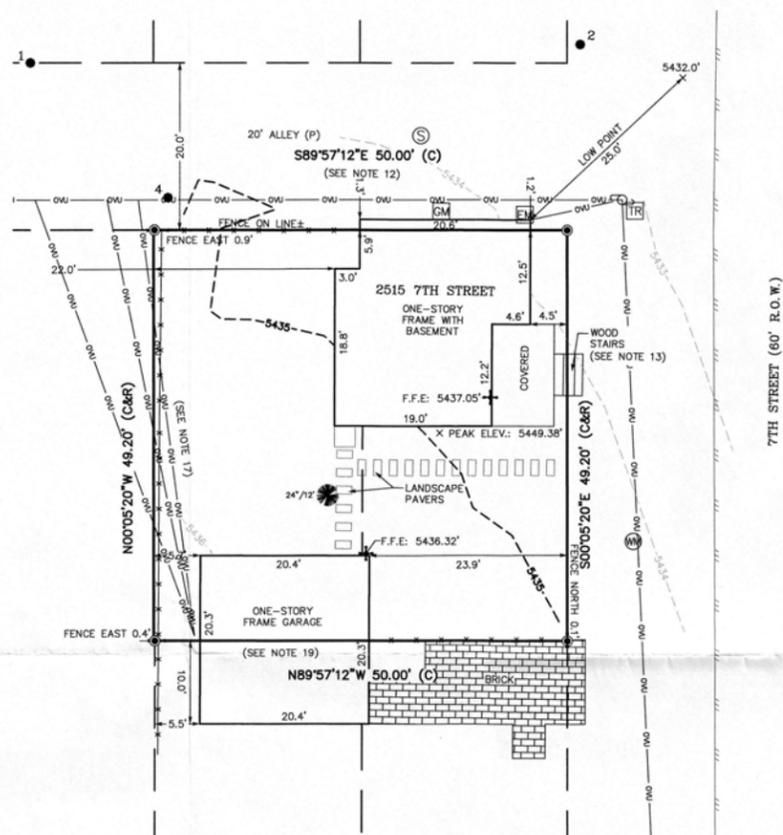
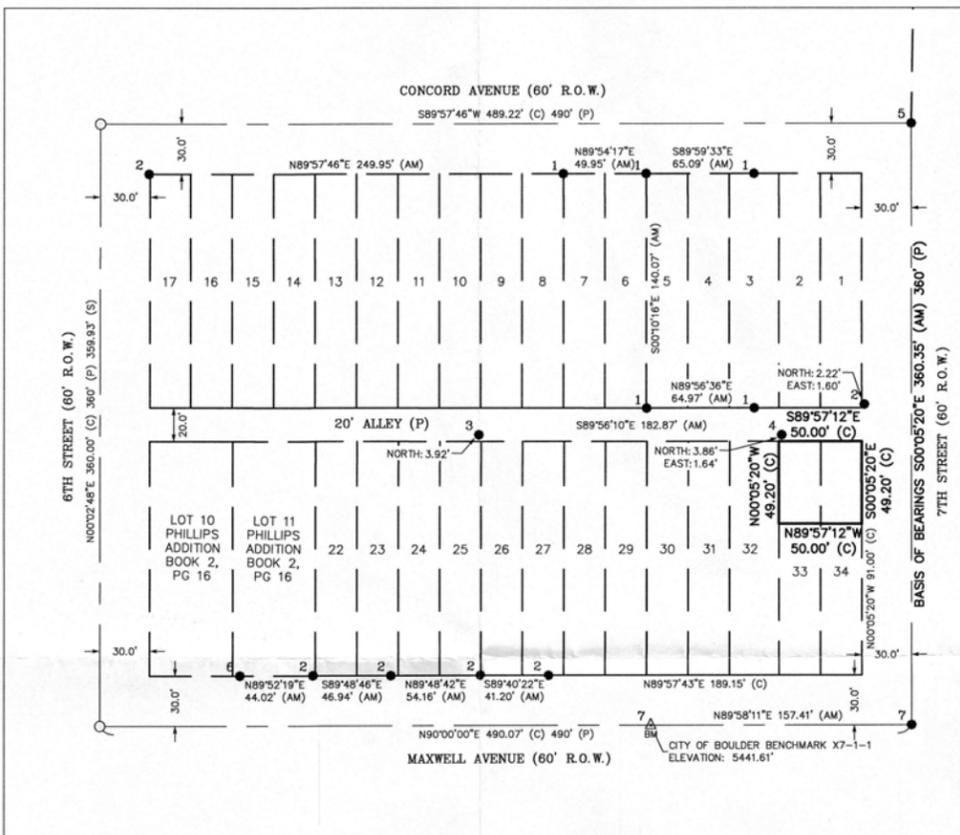
SOLAR ANALYSIS - FOR 2515 7th ST.
ADDITION

Parcel Description
(PROVIDED BY LAND TITLE GUARANTEE COMPANY)
THE NORTH 49.20 FEET OF LOTS 33 AND 34,
BLOCK 14, MAXWELL'S ADDITION TO BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

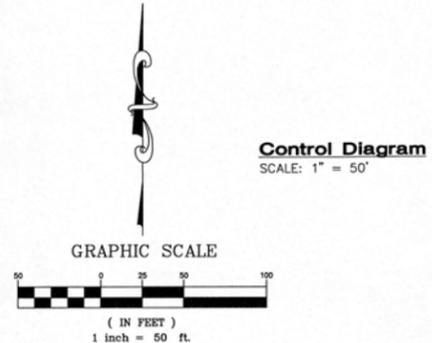
IMPROVEMENT SURVEY PLAT

THE NORTH 49.2' OF LOTS 33 AND 34, BLOCK 14, MAXWELL'S ADDITION TO BOULDER,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

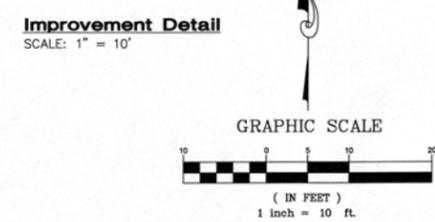


- Notes**
- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER K70380263, DATED JULY 16, 2013 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
 - 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 JENNIFER KILBURY AND LAND TITLE GUARANTEE COMPANY, 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 SEAL AND SIGNATURE OF SURVEYOR.
 - BASIS OF BEARINGS: A BEARING OF S00°05'20"E ALONG THE CENTER LINE OF 7TH STREET AS SHOWN ON THE PLAT OF MAXWELL'S ADDITION TO BOULDER, AS RECORDED IN BOULDER COUNTY AT BOOK 2, PAGE 89, BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 7TH STREET AND CONCORD AVENUE AND A FOUND #3 REBAR IN RANGE BOX AT THE INTERSECTION OF MAXWELL AVENUE AND 7TH STREET AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
 - THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
 - BENCHMARK INFORMATION: ELEVATIONS BASED ON CITY OF BOULDER POINT X7-1-1, WITH A PUBLISHED ELEVATION OF 5441.61 FEET (NAVD88), BEING A #3 REBAR IN RANGE BOX LOCATED IN THE INTERSECTION OF 7TH STREET AND MAXWELL AVENUE.
 - 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: FEBRUARY 25, 2014.
 - THE HOUSE EXTENDS ACROSS THE NORTH LOT LINE AS SHOWN HEREON.
 - THE WOOD STAIRS EXTEND INTO THE RIGHT OF WAY AS SHOWN HEREON.
 - TOPOGRAPHIC INFORMATION PROVIDED AT THE REQUEST OF THE CLIENT.
 - THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
 - SANBORN SURVEY NOTES WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY.
 - THE OVERHEAD UTILITY LINES SERVING SUBJECT PARCEL CROSS THE ADJOINER AS SHOWN HEREON.
 - LACK OF COMPREHENSIVE BLOCK CONTROL AND VARIATION IN LOCAL CONTROL DID NOT ALLOW FOR A CONSISTENT OVERALL BLOCK PRORATION ANALYSIS. USING VARIOUS COMBINATIONS OF LOCAL CONTROL RESULTED IN CALCULATED E/W LOT DIMENSIONS WITHIN 0.2' OF RECORD. THE SUBJECT PARCEL WAS HELD AT RECORD DIMENSIONS BASED ON LOCAL CONTROL.
 - THE GARAGE EXTENDS ACROSS THE LOT LINE AS SHOWN HEREON.
 - MONUMENTS FROM FLATIRONS RECORDS FOR A SURVEY PREPARED PRIOR TO THE RECORDATION ACT.



- Control Diagram**
SCALE: 1" = 50'
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406" (SEE NOTE 20)
 - FOUND #4 REBAR
 - FOUND SPIKE
 - FOUND 1" SOLID ROD
 - FOUND 2" ALUMINUM CAP IN RANGE BOX STAMPED "26300"
 - FOUND #5 REBAR WITH COLLAR (STAMPING ILLEGIBLE)
 - FOUND #3 REBAR IN RANGE BOX
 - SET TEMPORARY BENCHMARK AS DESCRIBED
 - SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - AS MEASURED AT TIME OF SURVEY
 - CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - AS PER RECORD INFORMATION
 - AS PER THE PLAT OF MAXWELL'S ADDITION TO BOULDER RECORDED IN BOOK 2, PAGE 89
 - AS PER SANBORN SURVEY NOTES PLAN LINK 29607, BOOK 240, PAGE 47 DATED 6/10/1938

- Legend**
- EDGE OF ASPHALT
 - BRICK
 - FENCE
 - CONFEROUS TREE (TRUNK DIAMETER/D RIP LINE RADIUS)
 - SANITARY SEWER MANHOLE
 - WATER METER
 - ELECTRICAL METER
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - TELEPHONE RISER
 - GAS METER
 - LOCATION OF BUILDING FINISHED FLOOR
 - CENTERLINE
 - FINISHED FLOOR ELEVATION



Boundary Closure Report
Course: S89°57'12"E Length: 50.00'
Course: S00°05'20"E Length: 49.20'
Course: N89°57'12"W Length: 50.00'
Course: N00°05'20"W Length: 49.20'

Perimeter: 198.40'
Error Closure: 0.00 Course: N00°00'00"E
Error North: 0.000 East: 0.000
Precision 1: 198400000.00

Surveyor's Statement
I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO JENNIFER KILBURY AND LAND TITLE GUARANTEE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON FEBRUARY 25, 2014; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".
JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

DATE: _____

REVISION: _____

IMPROVEMENT SURVEY PLAT
PREPARED FOR
JENNIFER KILBURY
AND
LAND TITLE GUARANTEE COMPANY
COPYRIGHT 2014 FLATIRONS, INC.

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
3825 IRLS AVE. STE. 395 3680 DOWNING ST.
BOULDER, CO 80501 DENVER, CO 80205
PH: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-6997
PH: (303) 776-4355 FAX: (303) 443-9830

665 FOURTH AVE. STE. 301
LONGMONT, CO 80501
PH: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-6997
PH: (303) 776-4355 FAX: (303) 443-9830

JOB NUMBER:
14-63,077
DATE:
3-7-2014
DRAWN BY:
W. BECKETT
CHECKED BY:
JZG/ETB/WW
SHEET 1 OF 1



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: 2352 9th St Boulder
- Legal Description: Lot _____ Block 1 Subdivision Mapleton (Or attach description.)
- Existing Use of Property: residential
- Description of proposal:
Enclose existing covered porch to enlarge kitchen

*Total floor area of existing building: <u>1457</u>	*Total floor area proposed: <u>25 new 1482</u>
*Building coverage existing: <u>882</u>	*Building coverage proposed: <u>907 25new</u>
*Building height existing: <u>na</u>	*Building height proposed: <u>na</u>

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

- ◆ Name of Owner: William D Jellick / Janice R Jeffries
- Address: 2352 9th St Telephone: 303 449 1508
- City: Boulder State: CO Zip Code: 80304 FAX: _____
- ◆ Name of Contact (if other than owner): _____
- Address: _____ Telephone: _____
- City: _____ State: _____ Zip Code: _____ FAX: _____

STAFF USE ONLY

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

BOZ 2014-00008

**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.

WP William Jellick & Janice Jeffries ^{are} am filing a Land Use Review or Technical Document Review application [on behalf of the property owner(s)] same for property located at 2352 9th St. 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.


NAME OF APPLICANT OR CONTACT PERSON
Jim R. Jeffries

5/20/14
DATE
5/20/14

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 (CITY CODE EXCERPT OF SECTION 9-2-3(h), B.R.C. 1981):

(h) Criteria for Variances. The Board of Zoning Adjustment may grant a variance only if it

finds that the application satisfies all of the applicable requirements of paragraphs (1), (2), (3), or (4) of this subsection and the requirements of paragraph (5) of this subsection.

(1) Physical Conditions or Disability:

(A) That 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

The house was built in 1901 and does not meet the current setback requirements. If we are to enclose the existing porch, it will take a 5 foot area to the same distance from the property line as the rest of the house which is 3'5" from the property line. The total area of encroachment is Under 7 square feet.

(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

NA

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

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

The kitchen had a bathroom and laundry added (by a previous owner) so is a small space with multiple doorways that make including adequate counters and cabinets impossible. The appliances are old, parts of the walls are still plaster and crumbling, the window inoperable; plumbing leaky. Without "squaring off" the space and allowing more room for counters and cabinets, the expense of remodeling would be impractical.

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

See above.

(2) Energy Conservation

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

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

(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

(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.

NA

(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;

(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

(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.

(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.

Memo attached from Landmarks.

(5) Requirements for All Variance Approvals

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

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

Memo from neighbor attached

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

Enclosing the porch would be the least obtrusive way of adding to the kitchen; it would not go beyond the current north and east walls. The addition of that small amount of space would remove many of the obstructions in the room that break up floor and wall space. The additional cabinets and counter space that can then

be added will make the kitchen much more usable while still remaining a modest, appropriate size for the house.

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



Property Report for Account: R0008581

Today's Date: 5/19/3914

Property Address:	2352 9TH ST
City:	BOULDER
ParcelNumber:	146125401006
Owner:	JELICK WILLIAM D & JEFFRYES JANICE R
Mailing Address:	2352 9TH ST
City, State, Zip:	BOULDER CO, CO 80304
Sec-Town-Range:	25 -1N -71
Subdivision:	MAPLETON - BO
Legal Description:	S 35.6 FT N 75.6 FT W 20 FT LOT 12 & S 35.6 FT N 75.6 FT LOTS 13-16 INC BLK 1 MAPLETON
Square Feet:	4,190
Acres:	0.10

May 14, 2014

We live next door to 2352 9th Street on the side where Bill Jellick and Janice Jeffryes are planning to enclose the porch as part of a kitchen remodel. We have seen the plans and have no objections.



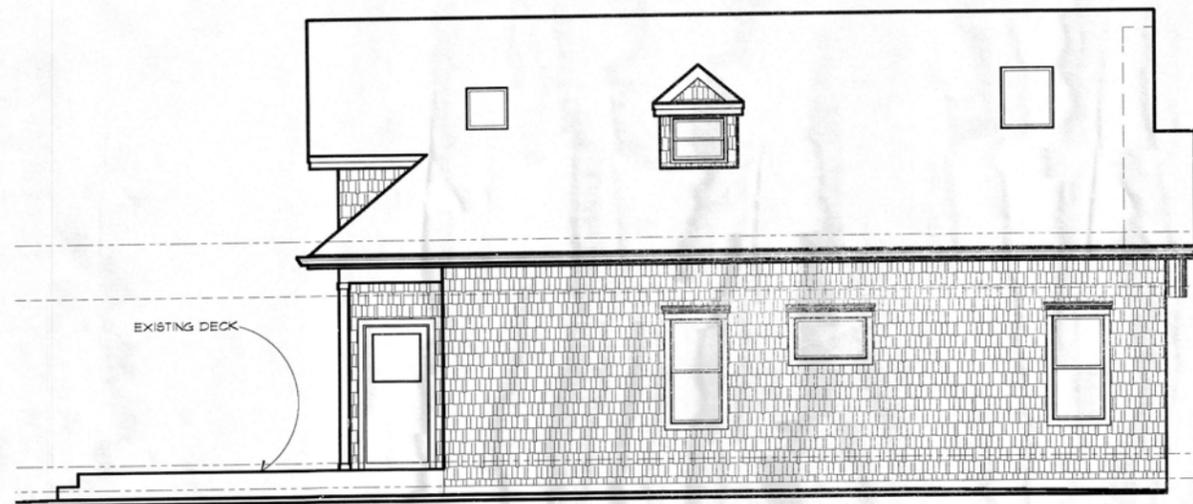
Saba Hashmi



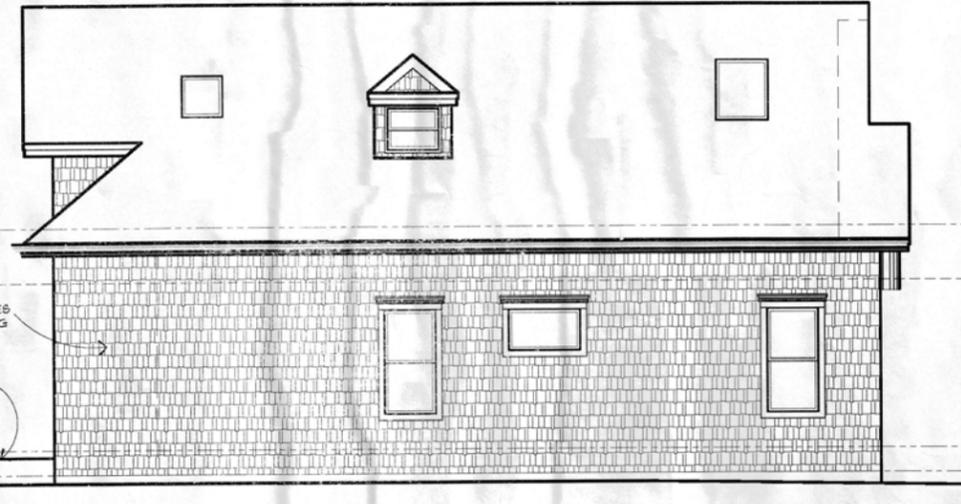
Jason Gowaney

900 Maxwell St

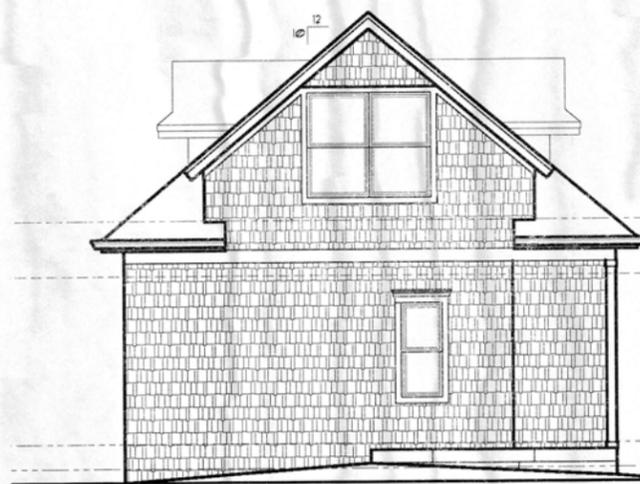
Boulder



4 LEFT SIDE ELEVATION
A-2 EXISTING SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
AT 1/2" DEEP



3 LEFT SIDE ELEVATION
A-2 NEW SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
AT 1/2" DEEP



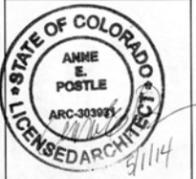
2 REAR ELEVATION
A-2 EXISTING SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
AT 1/2" DEEP



1 REAR ELEVATION
A-2 NEW SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
AT 1/2" DEEP

OWNER OF DOCUMENTS AND DESIGN:
ALL ARCHITECTURAL DOCUMENTS AND DESIGN DEVELOPED BY
OSMOSIS ARCHITECTURE, INC. REMAIN OSO'S ARCHITECTURE,
INC. PROPERTY AND ARE TO BE USED ON THIS PROJECT ONLY
UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT
SHALL NOT WITHHOLD WRITTEN APPROVAL OF OSO'S
ARCHITECTURE, INC. USE OF DOCUMENTS OR DESIGN PROVIDED
UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR
REUSE, RESELL, OR TRANSFER THE SAME TO OTHERS.

CITY OF COOPERATION:
RELEASE OF THESE DOCUMENTS IMPLICATES FURTHER
COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE
ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS
HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND
DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY
VARIATION OR DISCREPANCY OBSERVED SHALL BE REPORTED
IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A
SINGLE PARTY TO THE ARCHITECT SHALL RELIEVE THE
ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES
CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE
ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE
ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES
ARISING OUT OF SUCH CHANGES.



2352 NINTH STREET
KITCHEN REMODEL AND ADDITION
BOULDER, COLORADO

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osmosis
art and architecture
290 SECOND AVE. 1/F. CO. BOULDER, CO. 80504-1024
PHONE: (303) 652-2668 | FAX: (303) 652-2717
www.osmosisarchitecture.com

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PERMIT:	4-4-2014

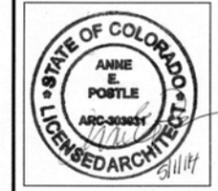
CURRENT/REVISION ISSUE:	DATE:
PERMIT:	DATE:

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JOB #:	14016
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A-2

PRECEDENCE OF DOCUMENTS AND DESIGN
 ALL ARCHITECTURAL DOCUMENTS AND DESIGN DEVELOPED BY OSMOISIS ARCHITECTURE, INC. REMAIN OSMOISIS ARCHITECTURE, INC. PROPERTY AND ARE TO BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT PROCEED WITHOUT APPROVAL OF OSMOISIS ARCHITECTURE, INC. USE THE DOCUMENTS OR DESIGN PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR FOR REUSE, RE-PRINT, OR TRANSMIT THE SAME TO OTHERS.
CITY OF COVINGTON
 RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH THE CARE AND DILIGENCE THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.



2352 NINTH STREET
 KITCHEN REMODEL AND ADDITION
 BOULDER, COLORADO

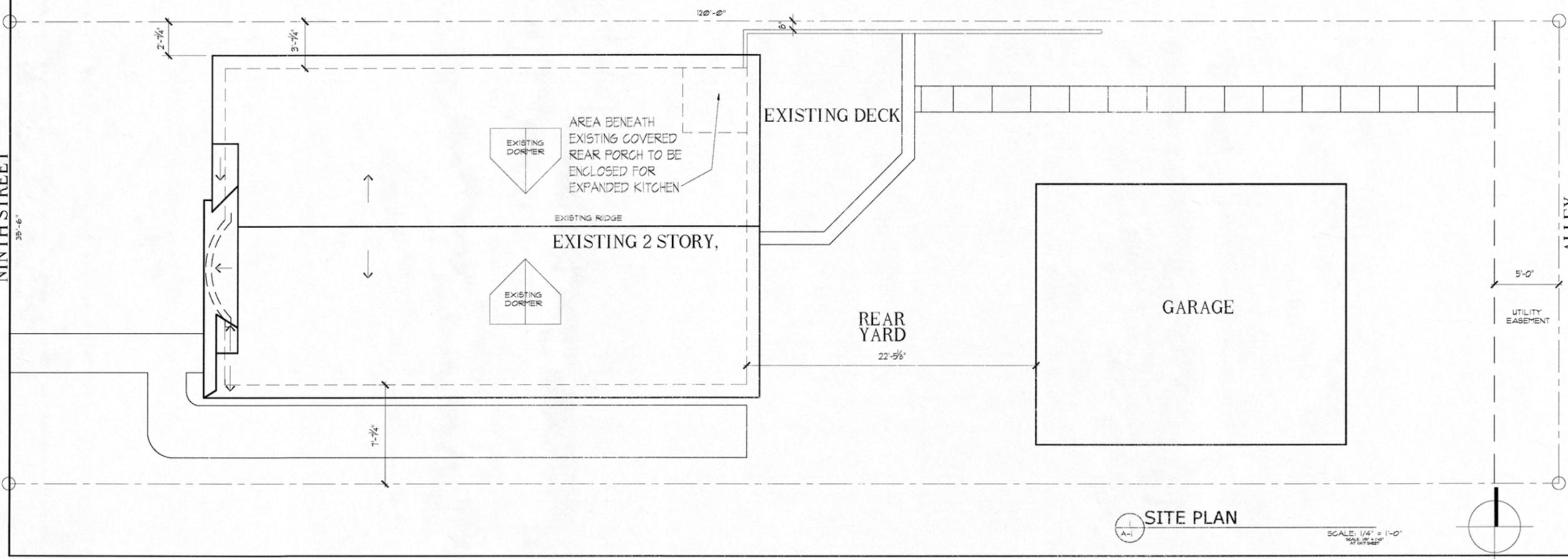
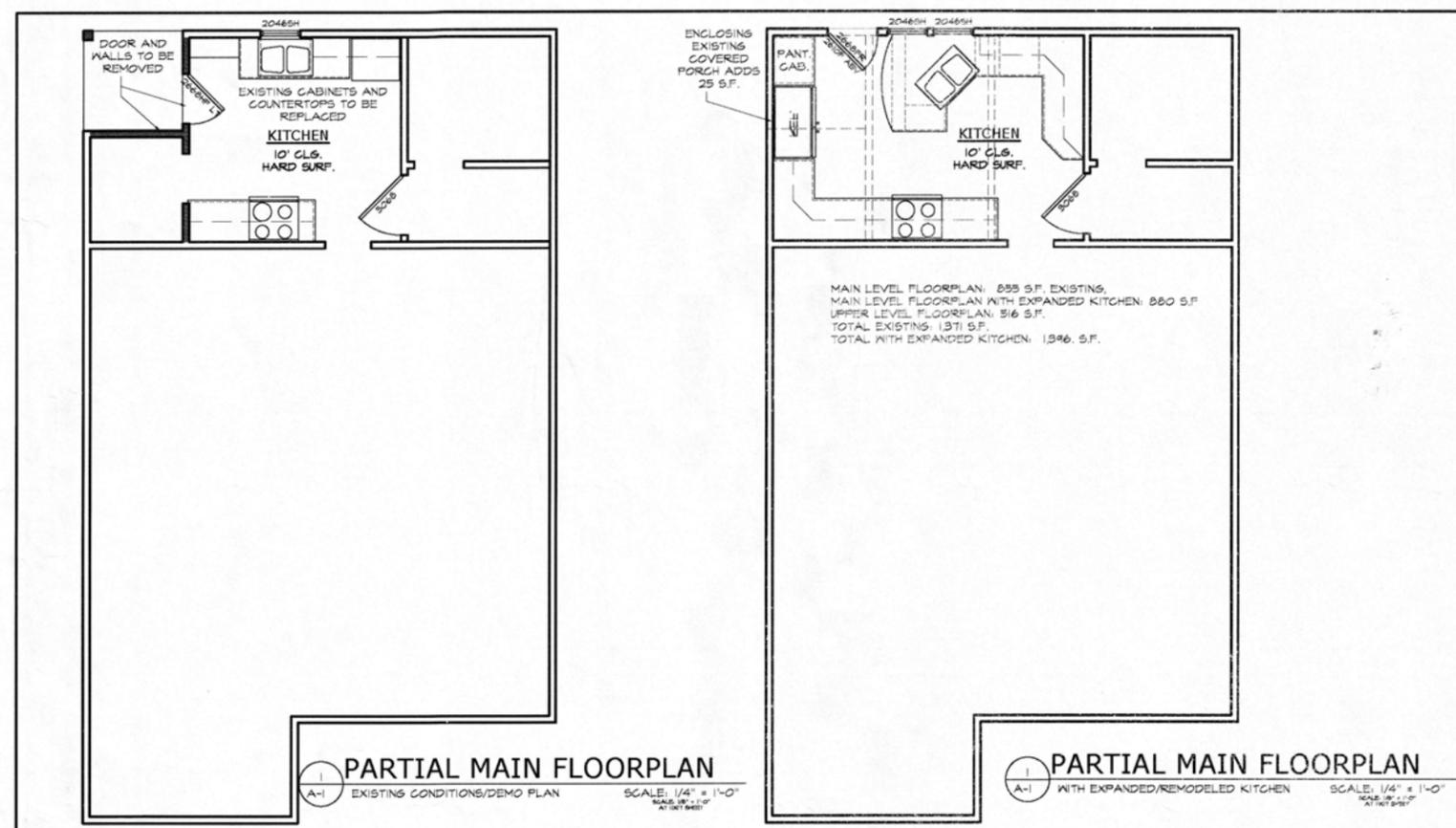
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 290 SECOND AVE. P.O. BOX 1024 NEWOT, CO. 80544-1024
 PHONE (303) 692-2668 FAX (303) 692-2717
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NO:	REVISION TITLE:	DATE:
JOB #:	14016	
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CHECKED:	AEP	

A-1

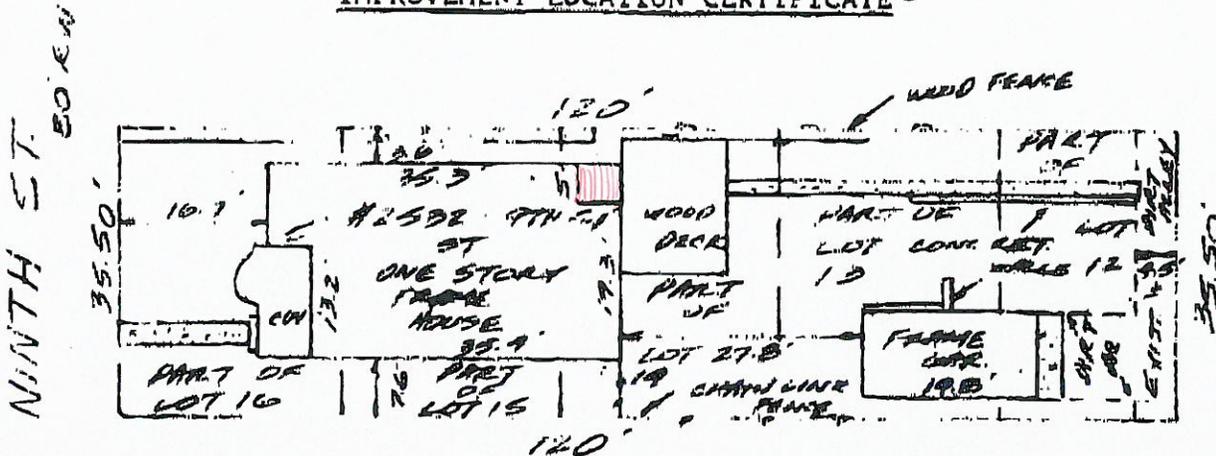
PROJECT DATA

ZONING: HZE
 DESCRIPTION: REMODEL OF EXISTING KITCHEN TO INCLUDE ENCLOSING CURRENT REAR COVERED DECK (ADDS 25 ADDITIONAL FINISHED SQUARE FEET, BUT DOES NOT CHANGE ROOFLINE), NEW WINDOWS IN KITCHEN, NEW DOOR FROM KITCHEN TO EXISTING DECK, NEW COUNTERTOPS, CABINETS, AND FLOOR IN KITCHEN.



449-5387

IMPROVEMENT LOCATION CERTIFICATE



LEGAL DESCRIPTION: That Portion of Lots 12, 13, 14, 15 and 16, Block 1, MAPLETON, described as follows: Beginning at point on the West Line of said Lot 16, a distance of 40.00 feet south of the Northwest Corner of said Lot 16; thence South along the West Line of said Lot 16, a distance of 35.50 feet; thence East at right angles to the West Line of said Lot 16, a distance of 120.00 feet to a point being 20.00 feet east of, as measured at right angles to the West Line of said Lot 12; thence North parallel with the West Line of said Lot 16, and along a line 20.00 feet East of the West Line of said Lot 12, a distance of 35.50 feet; thence West 120.00 feet to the POINT OF BEGINNING. County of Boulder, State of Colorado.

CERTIFICATION: I hereby certify that this improvement location certificate was prepared for First Security Realty Services that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, March 18, 1986 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Michael S. Chessnoe
 Michael S. Chessnoe, P.E. & L.S.
 2430 South Univ. Blvd., #203, Denver 80210
 Tele. No.: 722-3267

MORTGAGE CO.:
 First Security Realty Services Corp.
 3025 South Parker Road, Suite 811
 Aurora, Colorado 80014
TITLE CO.:

ORDER NO./CASE NO.:

BUYER: Richmond

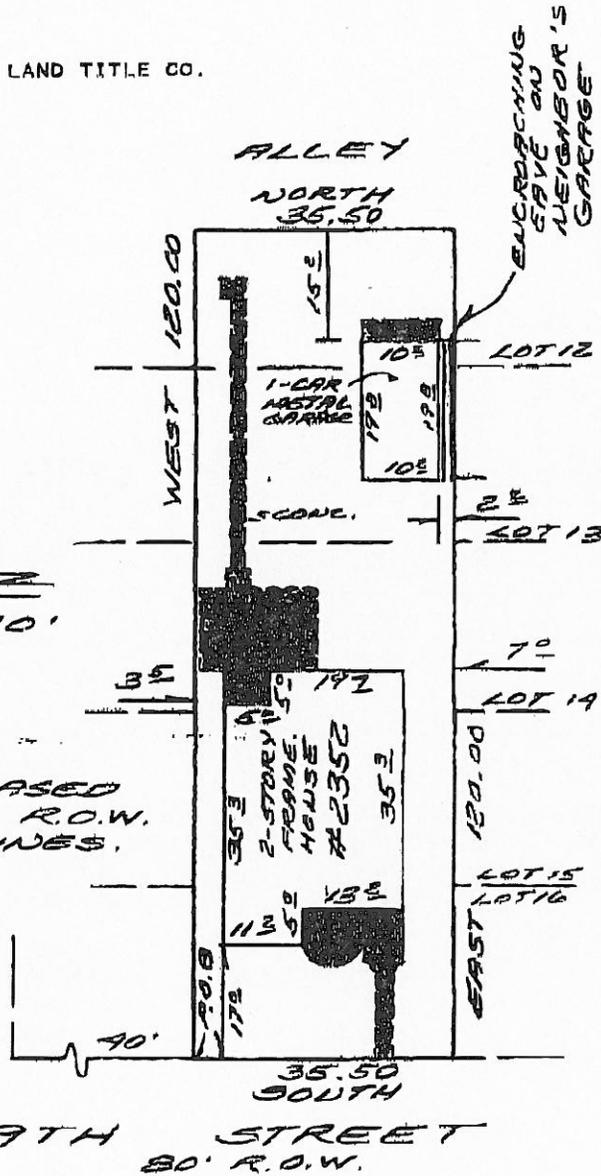


GILLAN'S ENGINEERING, INC.

8471 Turnpike Drive, Suite 200 • Westminster, CO 80030 • (303) 426-1731

IMPROVEMENT LOCATION CERTIFICATE

Address: 2352 9TH ST
 Borrower(s): RICHMOND
 Title search by: COMMONWEALTH LAND TITLE CO.
 Commitment no.: F903670
 Legal Description:
 See sheet 2 of 2.



SCALE: 1" = 20'

NOTE:
 LOT LINES BASED
 ON APPARENT R.O.W.
 & OCCUPIED LINES.

It is our interpretation that the above described property IS NOT located within a 100 year flood hazard boundary in accordance with the current HUD Federal Administration Flood Hazard Boundary maps.

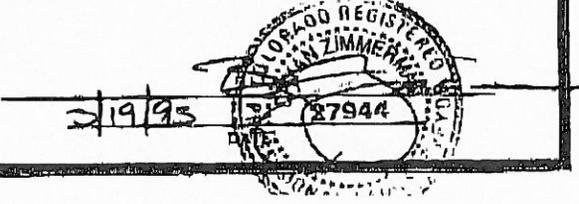
Map Dated 5-3-90, Map No. 080029 0120E, Zone C

On the basis of my knowledge, information and belief I hereby certify that this improvement location certificate was prepared for

COLORADO WESTERN MORTGAGE CORP AND COMMONWEALTH LAND TITLE CO.
 Under my supervision and that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines, I further certify that the improvements on the above described parcel on this date, except utility concessions and fences and landscaping, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described parcel by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. "Notice: 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 herein."

Job No.: 1801-93
 Fee: \$80.00

CENSUS TRACT NO.: 121.01



01/01/1995 00:03 3034845522

RICHMOND/HAYNE

PAGE 03

LEGAL DESCRIPTION:

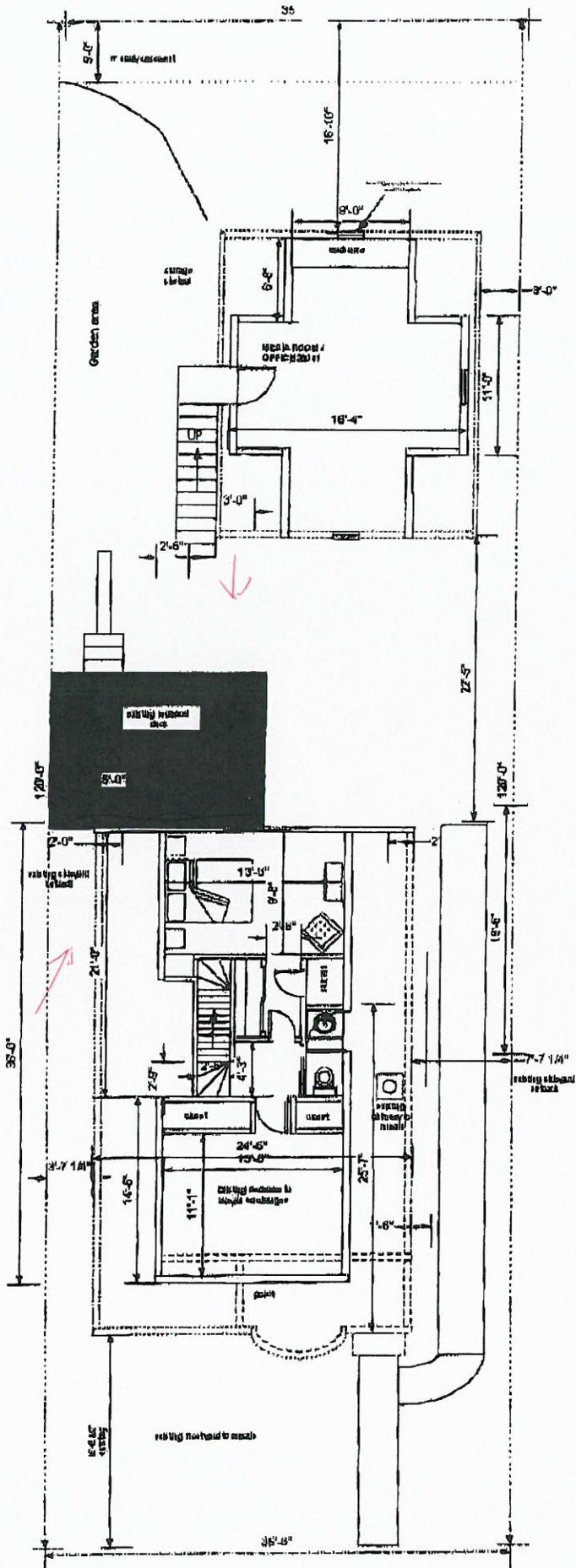
THAT PORTION OF LOTS 12, 13, 14, 15 AND 16, BLOCK 1, MAPLETON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 16, A DISTANCE OF 40.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 35.50 FEET; THENCE EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 16, A DISTANCE OF 120.00 FEET TO A POINT BEING 20.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 12; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 16 AND ALONG A LINE 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 12, A DISTANCE OF 35.50 FEET; THENCE WEST 120.00 FEET TO THE POINT OF BEGINNING.

COUNTY OF BOULDER, STATE OF COLORADO.



Sheet 2 of 2
Job No.: 1801-93



Proposed Second Floor Plan

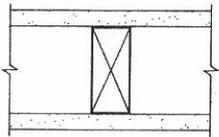
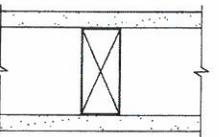
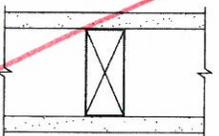
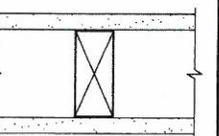
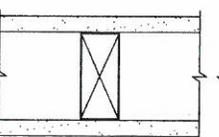
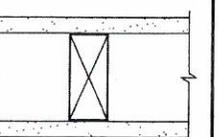
SHEET
F-2

2352 9th Street, Boulder, CO Owner/Designer: Met Richmond Professional Engineer. Date: May, 2006 Revision Date

Jellicoe/Jefferies
2352 9th
J. Jefferies

I have shown the page of the fire resistance design manual that Jim Gery gave to me to Steve Preitauer of Timberline Builders (303-604-1216) who we will be using for the remodel and he will be using the first option. I also showed him the residential energy efficiency page and he will be following those requirements.

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3514	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
<p align="center">GYPSUM WALLBOARD, WOOD STUDS</p>			
<p>One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.</p>			
<p>Joints staggered 16" on opposite sides. (LOAD-BEARING)</p>		<p>Thickness: 4 3/4" Approx. Weight: 7 psf Fire Test: SWRI 01-4511-619[1], 3-94 Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)</p>	
GA FILE NO. WP 3520	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
<p align="center">GYPSUM WALLBOARD, WOOD STUDS</p>			
<p>One layer 5/8" type X plain or predecorated gypsum wallboard applied parallel to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. at joints and top and bottom plates and 3/8" beads of adhesive at intermediate studs.</p>			
<p>Joints staggered 24" on opposite sides. (LOAD-BEARING)</p>		<p>Thickness: 4 7/8" Approx. Weight: 7 psf Fire Test: FM WP 90, 8-21-67 Sound Test: G&H NG-246FT, 7-2-65</p>	
GA FILE NO. WP 3605	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND
<p align="center">GYPSUM WALLBOARD, WOOD STUDS</p>			
<p>One layer 5/8" type X plain or predecorated gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints of square edge, bevel edge or predecorated wallboard may be left exposed.</p>			
<p>Joints staggered 16" on opposite sides. (LOAD-BEARING)</p>		<p>Thickness: 4 7/8" Approx. Weight: 7 psf Fire Test: UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301 Sound Test: OR 64-8, 2-4-64</p>	

CHAPTER 4 [RE]

RESIDENTIAL ENERGY EFFICIENCY

SECTION R401 GENERAL

R401.1 Scope. This chapter applies to residential buildings.

R401.2 Compliance. Projects shall comply with Sections identified as “mandatory” and with either sections identified as “prescriptive” or the performance approach in Section R405.

R401.3 Certificate (Mandatory). A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant *R*-values of insulation installed in or on ceiling/roof, walls, foundation (slab, *basement wall*, crawlspace wall and/or floor) and ducts outside conditioned spaces; *U*-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating,

cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list “gas-fired unvented room heater,” “electric furnace” or “baseboard electric heater,” as appropriate. An efficiency shall not be *listed* for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

SECTION R402 BUILDING THERMAL ENVELOPE

R402.1 General (Prescriptive). The *building thermal envelope* shall meet the requirements of Sections R402.1.1 through R402.1.4.

R402.1.1 Insulation and fenestration criteria. The *building thermal envelope* shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

R402.1.2 *R*-value computation. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component *R*-value. The manufacturer’s settled *R*-value shall be used for

**TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a**

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20+5 or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

- a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. “15/19” means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. “15/19” shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. “10/13” means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. First value is cavity insulation, second is continuous insulation or insulated siding, so “13+5” means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation *R*-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used – to maintain a consistent total sheathing thickness.
- i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
May 8, 2014, 5 p.m.
1777 Broadway, Council Chambers

Board Members Present: Michael Hirsch, Christopher Lane, Ellen McCready, David Schafer, Thom Ward

Board Members Absent:

City Attorney Representing Board: Erin Poe

Staff Members Present: Brian Holmes, Robbie Wyler, Susan Meissner

1. CALL TO ORDER:

E. McCready called the meeting to order at 5:03 p.m.

2. BOARD HEARING:

Docket No.: BOZ2013-00013

Address: 942 North Street

Applicants: Linda and Jim Stinson

Setback Variance: As a part of a proposal to construct an addition that adds a dwelling unit to the rear of an existing building that houses a hair salon, the applicants are requesting to vary the minimum side yard and total side yard setbacks of the RH-5 zoning district. The new addition is proposed with west and east interior side yards of 4'-6" and 4'-11" respectively, where 10'-0" is required for each and where 4'-6" and 4'-11" exists. Additionally, the applicants are requesting a total side yard setback of 9'-5" (4'-6" + 4'-11" = 9'-5") where 20'-0" is required and where 9'-5" exists. Section of the Land Use Regulations to be modified: Section 9-7-1, BRC 1981.

Staff Presentation:

B. Holmes presented the item to the board.

Applicant Presentation:

Clay Dusel, the designer and builder, presented to the board.

Linda and Jim Stinson, the applicants, presented to the board.

T. Ward requested more information as to why the proposal would provide the minimal amount of relief.

Motion:

On a motion by **E. McCready**, seconded by **C. Lane**, the board voted 5-0 to continue the item to the June or July BOZA meeting.

3. GENERAL DISCUSSION:

A. Approval of Minutes:

On a motion by **D. Schafer**, seconded by **T. Ward**, the Board of Zoning Adjustment voted 5-0 to approve the April 10, 2014 minutes.

B. Matters from Staff

B. Holmes would also like to find a time for a board retreat. 2-4pm works for everyone.

C. Matters from the Board

There were no 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 7:15 P.M.

APPROVED BY

DATE