



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

**DATE:** Thursday, October 13, 2016

**TIME:** Meeting to begin at 5 p.m.

**PLACE:** Main Library, 1001 Arapahoe Ave., Flatirons Room

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

**1. CALL TO ORDER**

**2. BOARD HEARINGS**

**A. Docket No.: BOZ2016-18**

**Address:** 1701 Mariposa Avenue

**Applicant:** James A. & Lynda D. McNeil

**Setback Variance:** As part of a proposal to construct a new entry porch over a new primary entrance to the non-standard house, the applicant is requesting a variance to the side adjacent to street (west) yard setback in order to meet minimum setback requirements of the RL-1 zoning district. The resulting side adjacent to street setback will be 6.25 feet where 12.5 feet is required and approximately 12.1 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

**B. Docket No.: BOZ2016-19**

**Address:** 470 Japonica Way

**Applicant:** Timothy Ryan

**Setback Variance:** As part of a proposal to enclose an existing non-standard attached single-space carport and convert it to a garage, the applicant is requesting a variance to the side (north) yard setback in order to meet both the minimum and combined side yard setback requirements of the RR-2 zoning district. The resulting side yard setback will be 8 feet where approximately 20.17 feet is required and 8 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

**C. Docket No.: BOZ2016-20**

**Address:** 2028 18<sup>th</sup> Street

**Applicant:** Bob Baca

**Setback & Parking within Landscape Setback Variances:** As part of a proposal to add a 2<sup>nd</sup> floor to an existing non-standard single-story house as well as attach an existing detached single-story structure to the house through a 1<sup>st</sup> floor addition, the applicant is requesting a variance to the front (west) yard setback and rear (east) yard setback in order to meet the minimum setback requirements of the RMX-1 zoning district. The resulting front yard setback will be 13 feet where 25 feet is required and where approximately 2.3 feet exists today. The resulting rear yard setback will be 1.16 feet (taken from the existing detached structure) where 25 feet is required and approximately 7.45 feet (taken from the existing house) exists today. Additionally, the applicant is requesting a variance to the parking requirements with regards to parking in landscaped front yard setbacks. The proposed 9-foot by 19-foot parking space will be located entirely within the 25-foot front (west) yard landscape setback where no compliant on-site parking exists today. Sections of the Land Use Code to be modified: Sections 9-7-1 & 9-9-6, BRC 1981.

**3. GENERAL DISCUSSION**

**A. Approval of Minutes:** The [September 8, 2016 BOZA minutes](#) are scheduled for approval.

**B. Matters from the Board**

**C. Matters from the City Attorney**

**D. Matters from Planning and Development Services**

**4. ADJOURNMENT**

For more information, call Brian Holmes or Cindy Spence at 303-441-1880 or via e-mail [holmesb@bouldercolorado.gov](mailto:holmesb@bouldercolorado.gov). Board packets are available at the Boulder Public Main Library's Reference Desk, or at the Planning & Development Services (P&DS) 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: 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: 1701 Mariposa Ave., Boulder, CO. 80302
- Legal Description: Lot 7 Block 10 Subdivision Floral Park (Or attach description.)
- Existing Use of Property: Single Family Residential
- Description of proposal:

Requesting a side porch setback variance for a new entry porch on the west side of the existing house. An addition that was done in 1993 moved the main entry of the home to 17th Street. We now want to make a more formal entry porch to the home.

*Total floor area of existing building: 2203 sf	*Total floor area proposed: 65 sf
*Building coverage existing: 1923 sf	*Building coverage proposed: 1988 sf
*Building height existing: 12' 6"	*Building height proposed: 12' 6"

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

- ◆ **Name of Owner:** James A & Lynda D McNeil
- Address: 1701 Mariposa Ave. Telephone: 303-579-5964
- City: Boulder State: CO. Zip Code: 80302 FAX: \_\_\_\_\_
- ◆ **Name of Contact (if other than owner):** John Guilliams, KGA Studio Architects
- Address: 950 Spruce St. Telephone: 303-442-5882
- City: Louisville State: CO. Zip Code: 80027 FAX: \_\_\_\_\_

*BOZ 2016-00018*

### STAFF USE ONLY

Doc. No. \_\_\_\_\_ Date Filed 9.15.16 Zone RL-1 Hearing Date \_\_\_\_\_  
Application received by: DA Date Fee Paid \_\_\_\_\_ Misc. Rect # \_\_\_\_\_

## APPLICATION TYPES

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

## APPLICATION REQUIREMENTS

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

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

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

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

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

Applicant / Owner Signature



Date 8/7/2016



September 14, 2016

City of Boulder  
Planning and Development Services  
1739 Broadway, Third Floor  
Boulder, CO 80306

RE: BOZA Variance Application for a side porch setback at 1701 Mariposa Avenue

Dear Boulder Board of Zoning Adjustments:

KGA Studio Architects is submitting this letter on behalf of Jim and Lynda McNeil for a Side Porch Setback Variance at their home at 1701 Mariposa Avenue.

The McNeil's approached our firm about a year ago to design a new entry for their home and some minor interior upgrades. On my first trip to the house I drove up Mariposa, turned right on 17<sup>th</sup> Street and parked. I then walked through the entry gates, to the door on the north end of the house. It seemed like the natural path to the front door. So when Lynda and Jim explained they wanted a more formal entry to the house we all agreed the natural place was on the west side where visitors have been entering the house since the addition was done back in 1993.

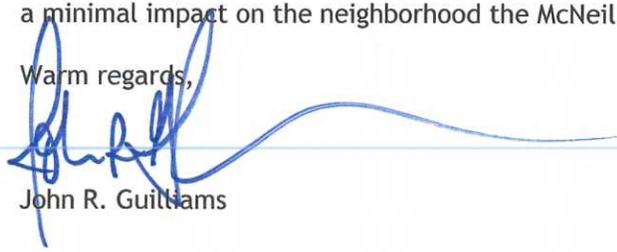
The unusual physical circumstance that is present is the narrow lot, and how the interior of the house has been lived in over the years. The yard facing Mariposa has been used as a "Back Yard" with a beautiful flagstone patio the McNeil's have built that enhances space. There is no gate along Mariposa in the fence to provide access to a front door if there was one on that side of the house. The existing doors on the west side of the home (see photo exhibits) have been the entry to the house ever since the McNeil's have lived here.

The addition of an entry porch on the west side shouldn't change the character of the neighborhood since there are several homes that already have their entries facing 17<sup>th</sup> Street, (please see exhibit.) There have been several homes in the neighborhood that have had a "facelift", or pop-top, so this new porch should be a subtle addition to an ever changing neighborhood.

Finally, the new porch has been designed so that it meets the many of the requirements in Chapter 7, Section 9-7-4 such as it has a minimum area of 50 SF (it is actually 65 SF.) The porch does not extend more than 6' beyond the face of the building. This porch would be permitted if it was a continuation of a front porch, (wrap around condition,) but since there is no front porch to attach to we are requesting this variance to allow for this side entry porch.

I hope after you review the attached application and illustrative drawings you find that this variance will have a minimal impact on the neighborhood the McNeil's have called home for 30 years.

Warm regards,



John R. Williams

# Site Plan

By James McNeil, owner based on ILC

## Exterior stair well

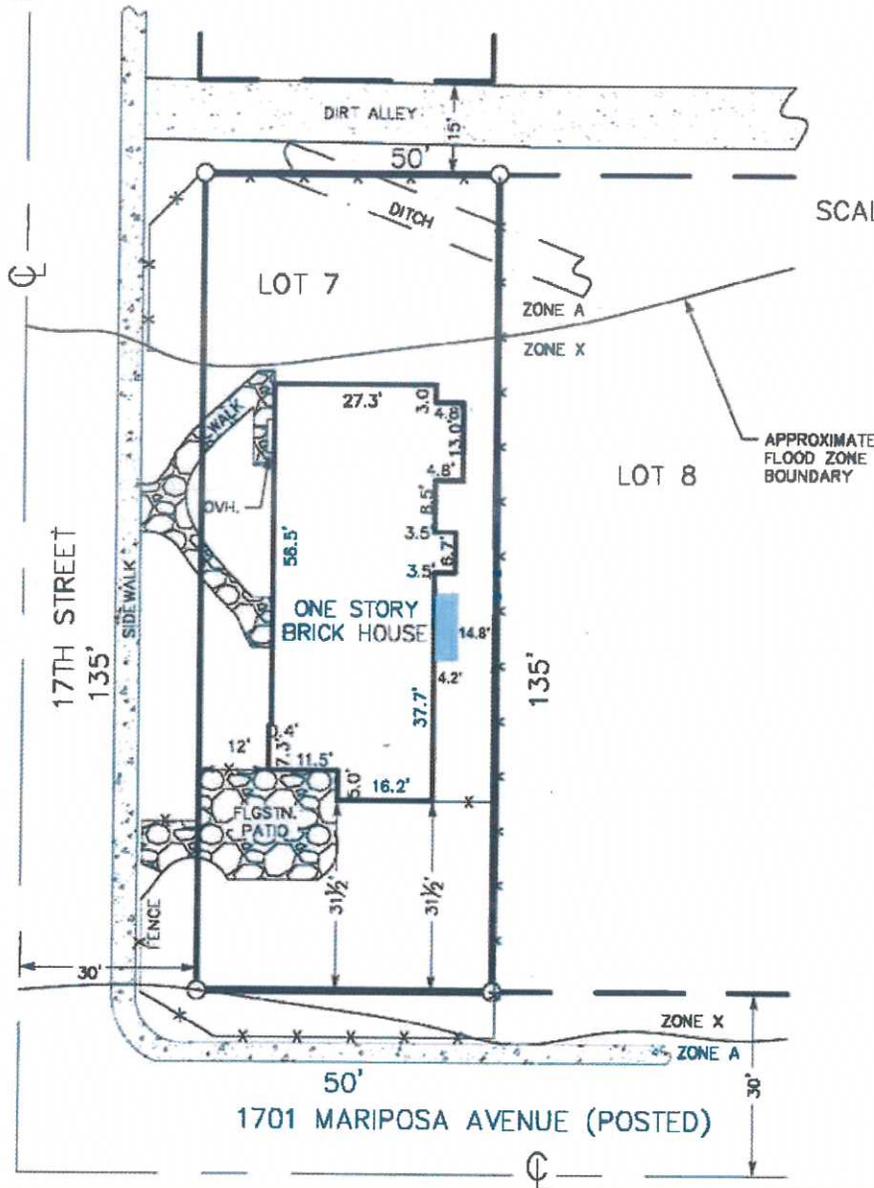
LEGAL DESCRIPTION  
(PROVIDED BY THE CLIENT)  
DEED RECORDED ON 08/06/1986 AT  
REC. NO. 779375

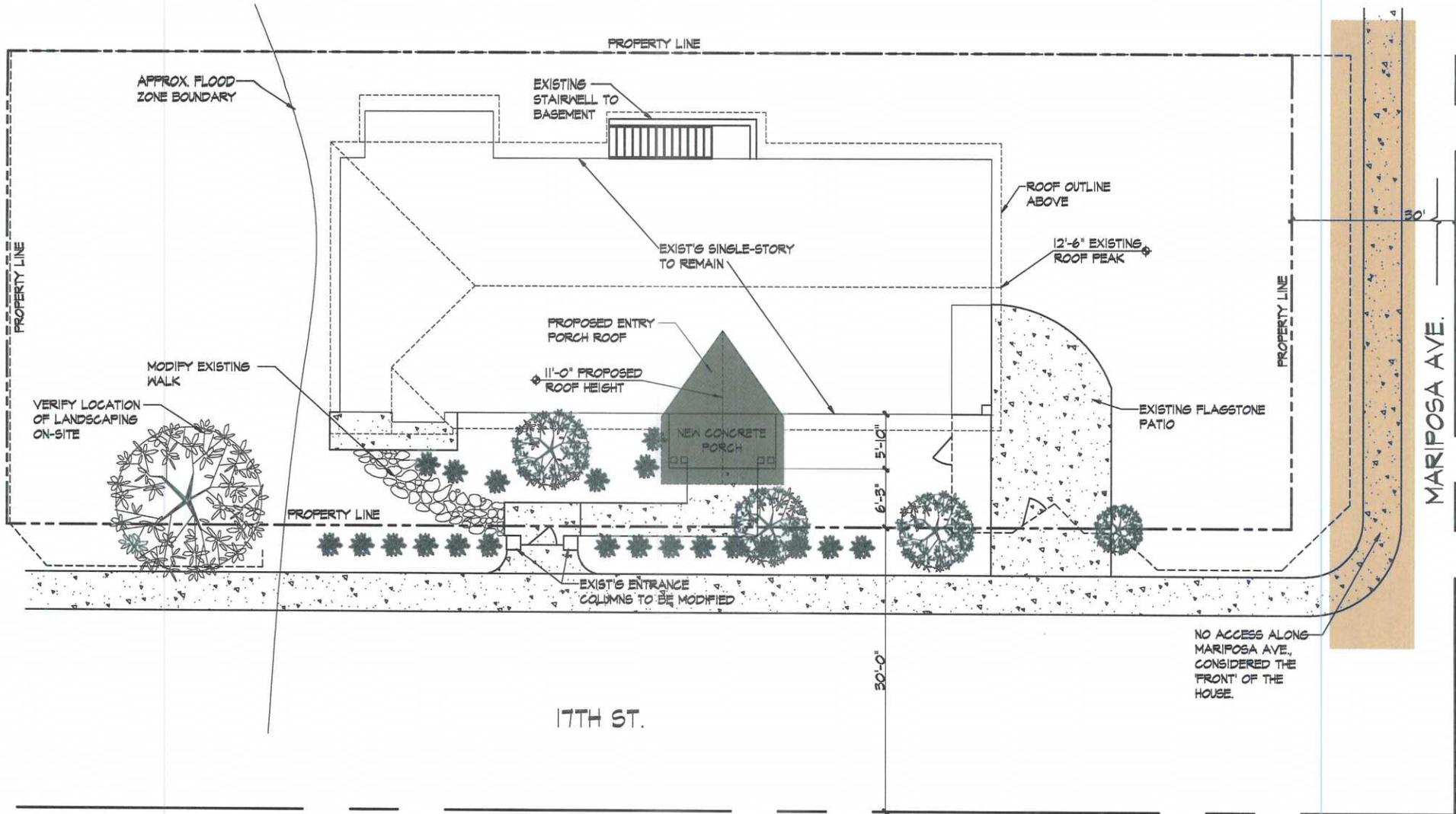
LOT 7,  
BLOCK 10,  
FLORAL PARK,  
COUNTY OF BOULDER,  
STATE OF COLORADO.



**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
3825 IRIS AVE, Ste 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830  
www.FlatironsInc.com

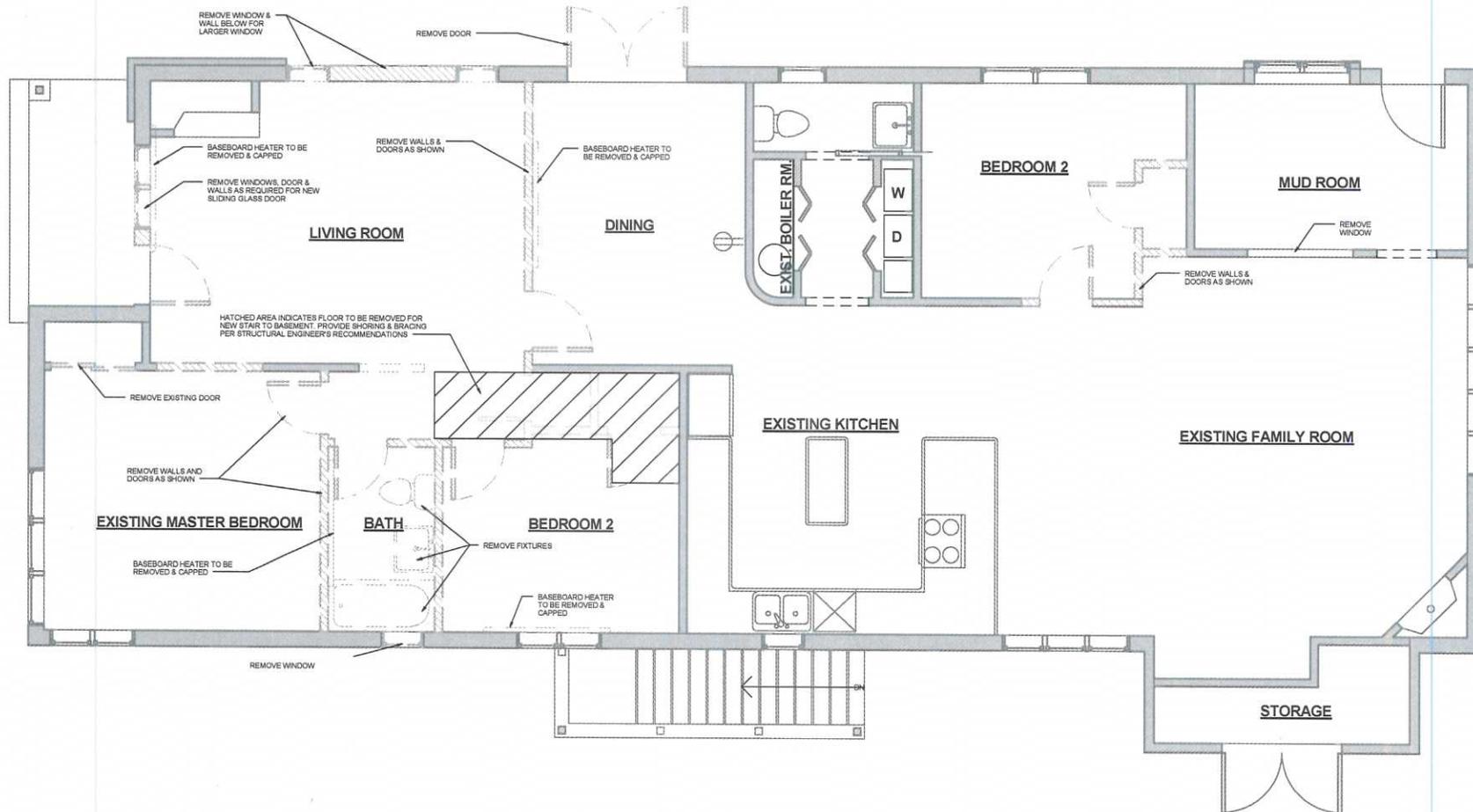
SCALE 1"=30'





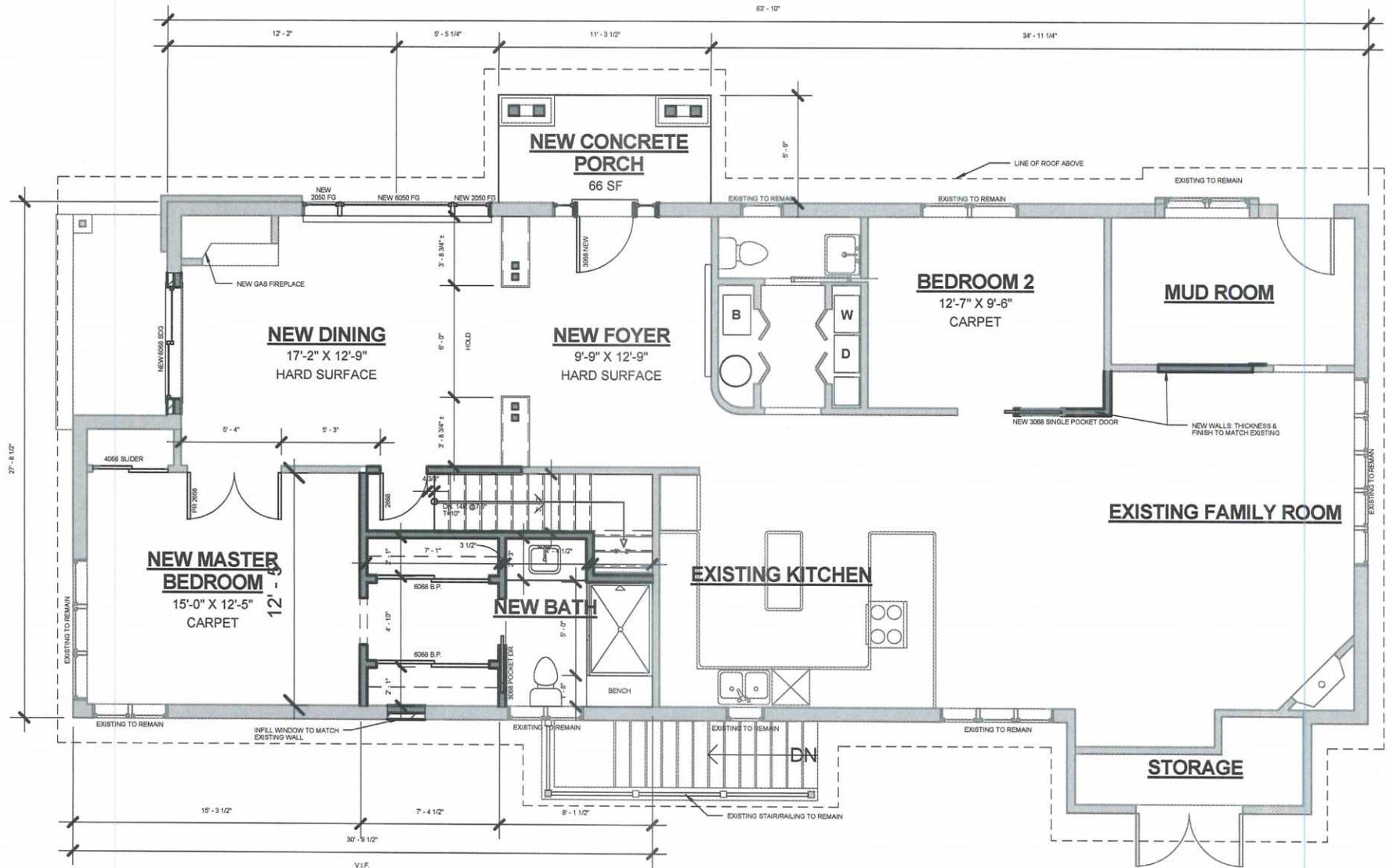
← SITE DEVELOPMENT PLAN

1/16"



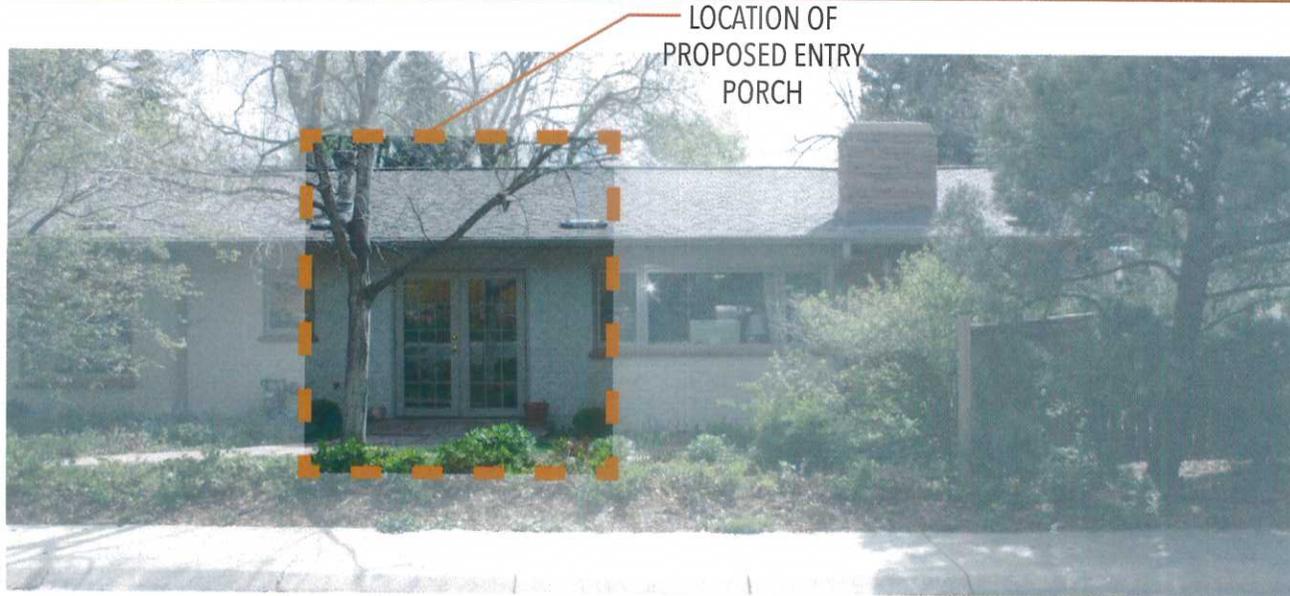
◀ DEMO PLAN

1/8"

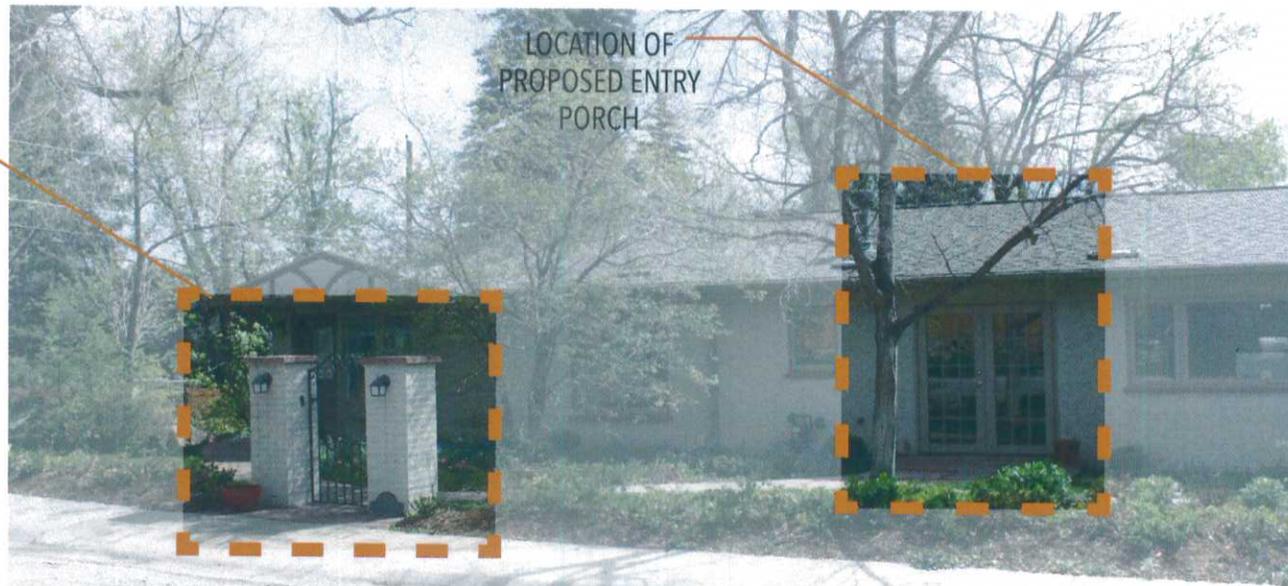


PROPOSED PLAN

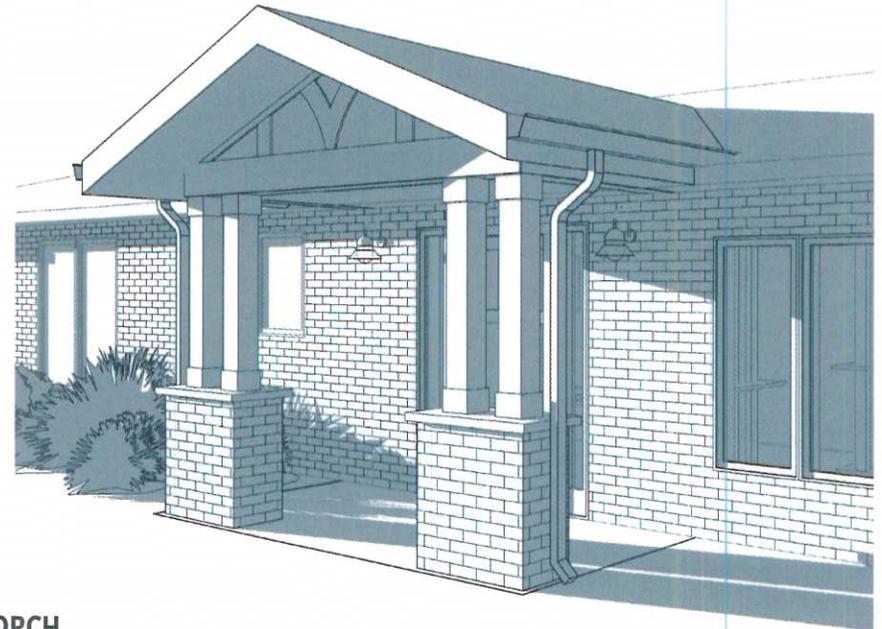
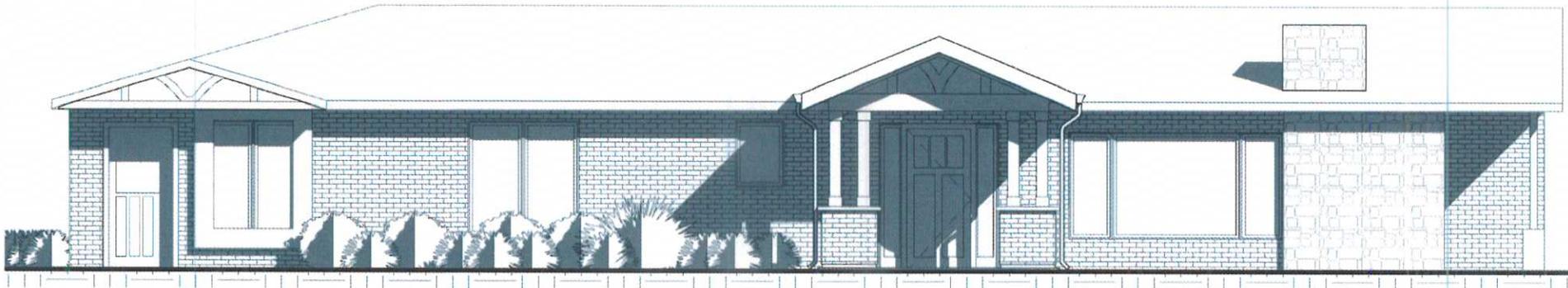
1/8"



EXISTING ELEVATION ALONG 17TH ST.



EXISTING ELEVATION ALONG 17TH ST.



**PROPOSED ENTRY PORCH**



**SIGN POSTING REQUIREMENTS  
APPLICANT'S ACKNOWLEDGMENT FORM**

Required for Certain Land Use Review, Administrative Review, Technical Document Review, and Board of Zoning Adjustment Applications

**CITY CODE REQUIREMENT FOR SIGN POSTING OF LAND USE REVIEW APPLICATIONS -**

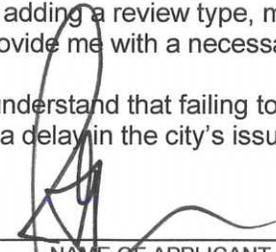
**Excerpt of Section 9-4-3(c), B.R.C. 1981:** Public Notice of Application: The city manager will provide the following public notice of a development review application:

(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, John Guilliams, am filing a Land Use Review, Administrative Review, Technical Document Review, or BOZA application [on behalf of] Jim & Lynda McNeil for the property located at 1701 Mariposa Ave.. I have read the city's sign posting requirements above and acknowledge and agree to the following:

1. I understand that I must use the sign(s) that the city will provide to me at the time that I file my application. The sign(s) will include information about my application and property location to provide required public notice.
2. I am responsible for ensuring that the sign(s) is posted on the property described above in such a way that meets the requirements of Section 9-4-3(c), B.R.C. 1981 (listed above), including visibility of the sign(s) and time and duration of the sign(s) posting, and including reposting any signs that are removed, damaged, or otherwise displaced from the site. As necessary, I shall obtain a replacement sign(s) from the city for reposting.
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

8-23-16  
\_\_\_\_\_  
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.



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

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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: 470 Japonica Way
- Legal Description: Lot 2 Block \_\_\_\_\_ Subdivision Teets (Or attach description.)
- Existing Use of Property: Single family residence
- Description of proposal:  
Enclose existing carport to convert to garage.

*Total floor area of existing building:	<u>3686</u>	*Total floor area proposed:	<u>363</u>
*Building coverage existing:	<u>2257</u>	*Building coverage proposed:	<u>363</u>
*Building height existing:	<u>25.2</u>	*Building height proposed:	<u>25.2</u>

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

- ◆ Name of Owner: Timothy Ryan
- Address: 497 Kalmia Ave Telephone: 303-489-3862
- 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. BOZ 2016-00019 Date Filed 9-20-16 Zone R12-2 Hearing Date \_\_\_\_\_  
 Application received by: C. Tese Date Fee Paid \_\_\_\_\_ Misc. Rect # \_\_\_\_\_

**APPLICATION TYPES**

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

**APPLICATION REQUIREMENTS**

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

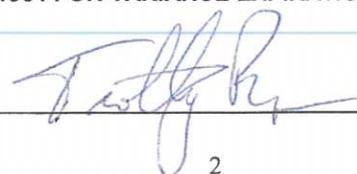
- If applicant is other than owner, the written consent of the owners of the property for which the variance is requested;
- An Improvement Location Certificate or Site Improvement Survey and legal description by a registered surveyor (**4 copies**);
- A site development plan including building heights,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

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

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

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

Applicant / Owner Signature  Date 9/20/16

**SIGN POSTING REQUIREMENTS  
APPLICANT'S ACKNOWLEDGMENT FORM**

Required for Certain Land Use Review, Administrative Review, Technical Document Review, and Board of Zoning Adjustment 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, Timothy Ryan, am filing a Land Use Review, Administrative Review, Technical Document Review, or BOZA application [on behalf of] \_\_\_\_\_ for the property located at 470 Japonica Way. I have read the city's sign posting requirements above and acknowledge

(PRINT NAME OF APPLICANT OR CONTACT PERSON) (PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT) (PRINT PROPERTY ADDRESS OR LOCATION)

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.

Timothy Ryan  
NAME OF APPLICANT/OR CONTACT PERSON

9/19/16  
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.

Tim Ryan  
497 Kalmia Ave  
Boulder, CO 80304

Board of Zoning Adjustment  
City of Boulder  
Planning and Development Services  
1739 Broadway, Third Floor  
Boulder, CO 80306

September 19, 2016

Dear BOZA,

I am filing an application to request a setback variance on the property located at 470 Japonica Way in Boulder for the purpose of enclosing an existing carport into a garage.

The home is located on a wedge-shaped lot on a cul-de-sac in north Boulder, near the intersection of Juniper Ave and Fourth St. The zoning is RR-2 where combined setbacks must equal 25' or more. There are four homes located in the cul-de-sac, all have an enclosed garage, except for this property. (See attached photos.)

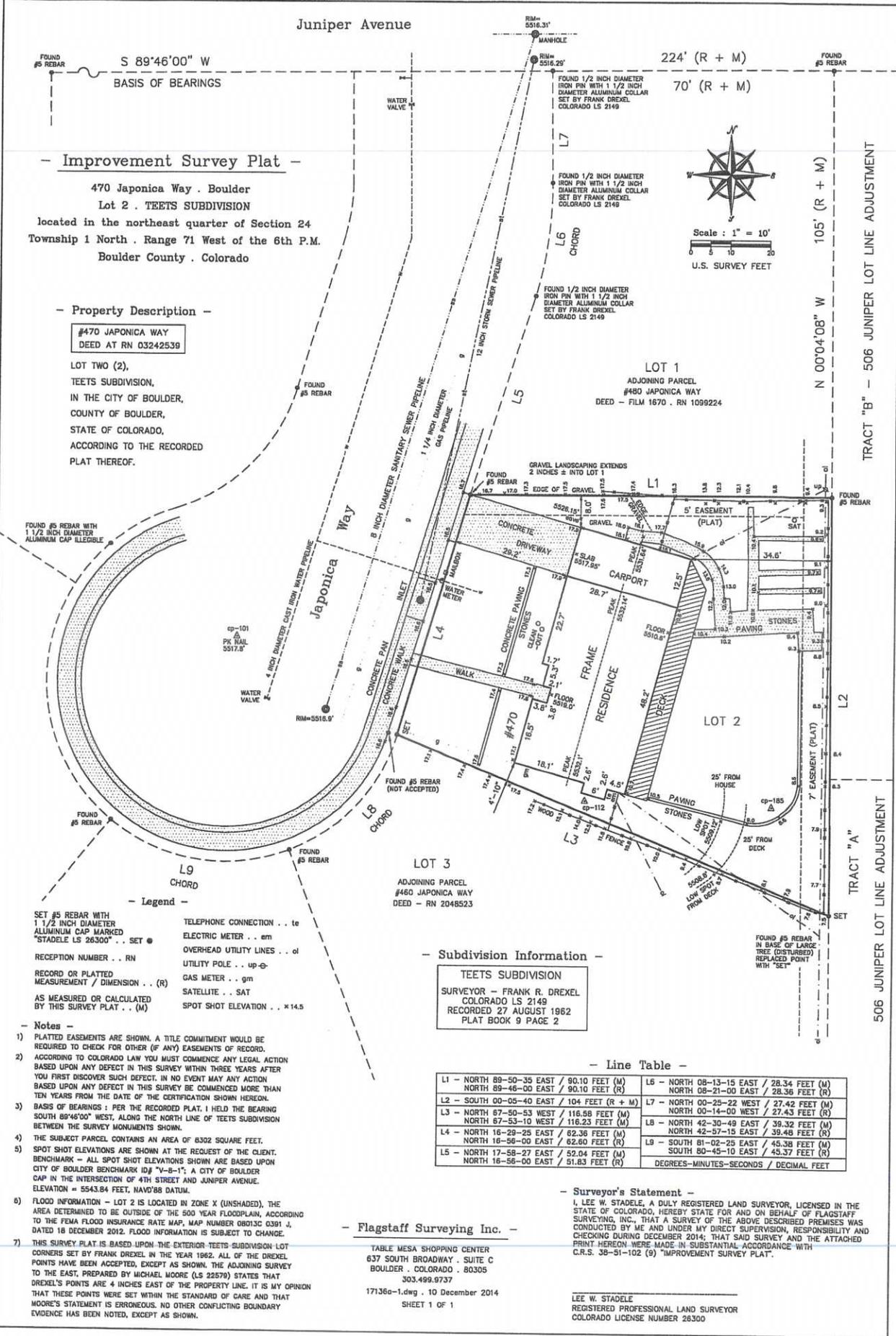
I believe that granting this variance would not alter the essential character of the neighborhood or district, in fact, it would make the style of the house more similar to those around it. Nor would granting this variance impact the reasonable use and enjoyment or development of adjacent properties. In fact, I have already spoken with the residents on either side of the property, both support my application for a variance and have indicated that they will assist me in this application, as have the other residents on the street. (Ken and Paula Osbourne at 480 Japonica Way, and Don and Christine Springer of 460 Japonica Way.)

All new construction to enclose the garage would take place under an existing roof and within existing support columns. This is the minimum modification required to create a garage and would have no impact on solar access for any surrounding property.

The availability of a garage is seen a necessity for many residents in this area. In addition to securing a vehicle, garages also serve as storage areas for many residents. Keeping bicycles and other valuables locked inside and out of sight, and trash cans out of reach of wildlife are benefits to the security and well-being of our community.

Thank you for your consideration,





**- Improvement Survey Plat -**

470 Japonica Way . Boulder  
 Lot 2 . TEETS SUBDIVISION  
 located in the northeast quarter of Section 24  
 Township 1 North . Range 71 West of the 6th P.M.  
 Boulder County . Colorado

**- Property Description -**

#470 JAPONICA WAY  
 DEED AT RN 03242539

LOT TWO (2),  
 TEETS SUBDIVISION,  
 IN THE CITY OF BOULDER,  
 COUNTY OF BOULDER,  
 STATE OF COLORADO,  
 ACCORDING TO THE RECORDED  
 PLAT THEREOF.

FOUND #5 REBAR WITH  
 1 1/2 INCH DIAMETER  
 ALUMINUM CAP ELEGIBLE

**- Legend -**

- SET #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP MARKED "STADLE LS 26300" . . . SET
- RECEPTION NUMBER . . . RN
- RECORD OR PLATTED MEASUREMENT / DIMENSION . . . (R)
- AS MEASURED OR CALCULATED BY THIS SURVEY PLAT . . . (M)
- TELEPHONE CONNECTION . . . te
- ELECTRIC METER . . . em
- OVERHEAD UTILITY LINES . . . ol
- UTILITY POLE . . . up
- GAS METER . . . gm
- SATELLITE . . . SAT
- SPOT SHOT ELEVATION . . . \*14.5

**- Notes -**

- 1) PLATTED EASEMENTS ARE SHOWN. A TITLE COMMITMENT WOULD BE REQUIRED TO CHECK FOR OTHER (IF ANY) EASEMENTS OF RECORD.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT 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.
- 3) BASIS OF BEARINGS : PER THE RECORDED PLAT, I HELD THE BEARING SOUTH 89°46'00" WEST, ALONG THE NORTH LINE OF TEETS SUBDIVISION BETWEEN THE SURVEY MONUMENTS SHOWN.
- 4) THE SUBJECT PARCEL CONTAINS AN AREA OF 8302 SQUARE FEET.
- 5) SPOT SHOT ELEVATIONS ARE SHOWN AT THE REQUEST OF THE CLIENT. BENCHMARK - ALL SPOT SHOT ELEVATIONS SHOWN ARE BASED UPON CITY OF BOULDER BENCHMARK ID# "V-8-1"; A CITY OF BOULDER CAP IN THE INTERSECTION OF 4TH STREET AND JUNIPER AVENUE. ELEVATION = 5543.64 FEET, NAVD'88 DATUM.
- 6) FLOOD INFORMATION - LOT 2 IS LOCATED IN ZONE X (UNSHADED), THE AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 08030 0391 J, DATED 18 DECEMBER 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 7) THIS SURVEY PLAT IS BASED UPON THE EXTERIOR TEETS SUBDIVISION LOT CORNERS SET BY FRANK DREXEL IN THE YEAR 1962. ALL OF THE DREXEL POINTS HAVE BEEN ACCEPTED, EXCEPT AS SHOWN. THE ADJOINING SURVEY TO THE EAST, PREPARED BY MICHAEL MOORE (LS 22579) STATES THAT DREXEL'S POINTS ARE 4 INCHES EAST OF THE PROPERTY LINE. IT IS MY OPINION THAT THESE POINTS WERE SET WITHIN THE STANDARD OF CARE AND THAT MOORE'S STATEMENT IS ERRONEOUS. NO OTHER CONFLICTING BOUNDARY EVIDENCE HAS BEEN NOTED, EXCEPT AS SHOWN.

**- Subdivision Information -**

TEETS SUBDIVISION  
 SURVEYOR - FRANK R. DREXEL  
 COLORADO LS 2149  
 RECORDED 27 AUGUST 1962  
 PLAT BOOK 9 PAGE 2

**- Line Table -**

L1 - NORTH 89-50-35 EAST / 90.10 FEET (M) NORTH 89-46-00 EAST / 90.10 FEET (R)	L6 - NORTH 08-13-15 EAST / 28.34 FEET (M) NORTH 08-21-00 EAST / 28.36 FEET (R)
L2 - SOUTH 00-05-40 EAST / 104 FEET (R + M)	L7 - NORTH 00-25-22 WEST / 27.42 FEET (M) NORTH 00-14-00 WEST / 27.43 FEET (R)
L3 - NORTH 87-50-53 WEST / 116.58 FEET (M) NORTH 87-53-10 WEST / 116.23 FEET (M)	L8 - NORTH 42-30-49 EAST / 39.32 FEET (M) NORTH 42-37-15 EAST / 39.48 FEET (R)
L4 - NORTH 16-39-25 EAST / 62.36 FEET (M) NORTH 16-56-00 EAST / 62.80 FEET (R)	L9 - SOUTH 81-02-25 EAST / 45.38 FEET (M) SOUTH 80-45-10 EAST / 45.37 FEET (R)
L5 - NORTH 17-58-27 EAST / 52.04 FEET (M) NORTH 16-56-00 EAST / 51.63 FEET (R)	DEGREES-MINUTES-SECONDS / DECIMAL FEET

**- Surveyor's Statement -**

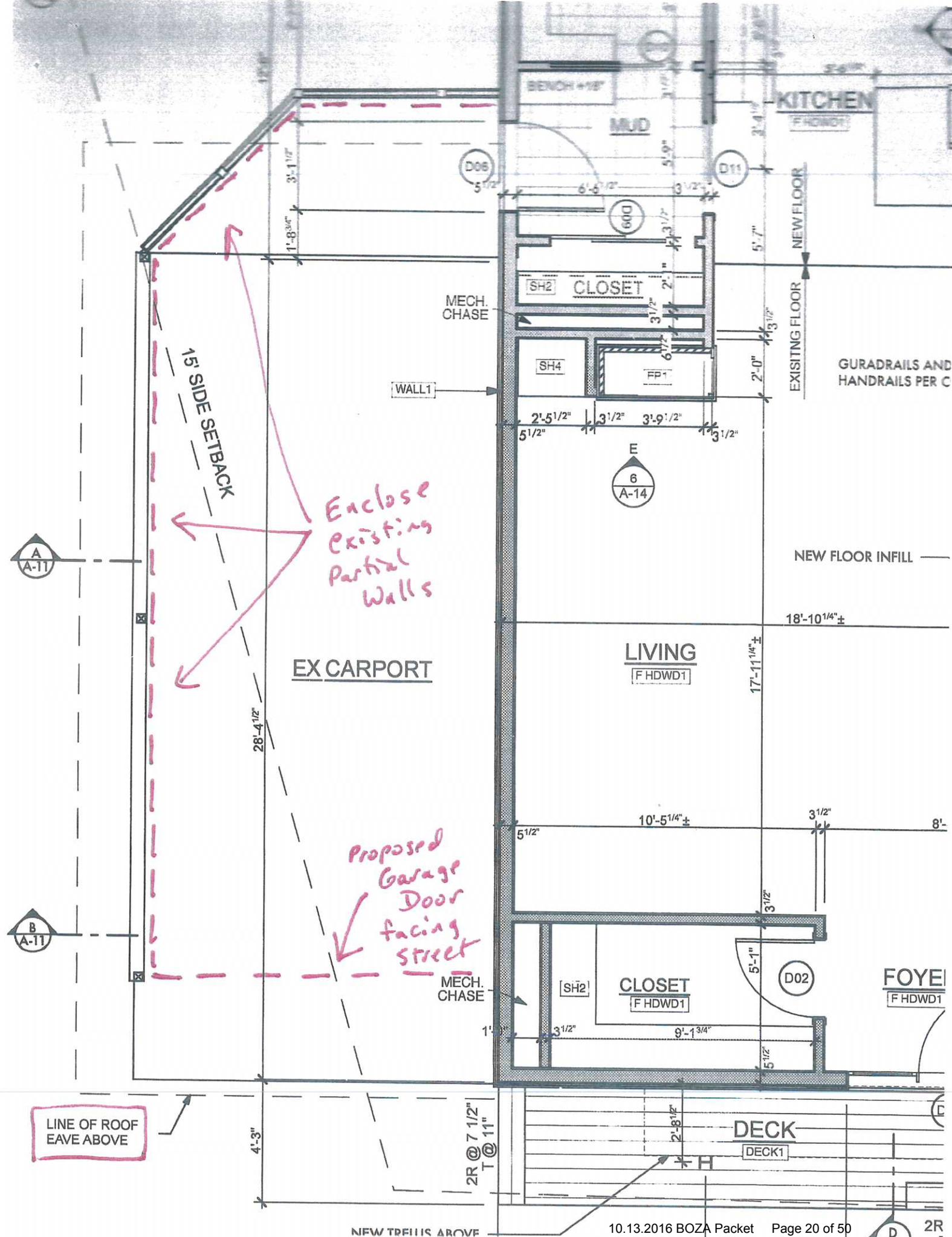
I, LEE W. STADELE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING DECEMBER 2014; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

**- Flagstaff Surveying Inc. -**

TABLE MESA SHOPPING CENTER  
 637 SOUTH BROADWAY . SUITE C  
 BOULDER . COLORADO . 80305  
 303.499.9737  
 17136e-1.dwg . 10 December 2014  
 SHEET 1 OF 1

LEE W. STADELE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 COLORADO LICENSE NUMBER 26300





15' SIDE SETBACK

Enclose existing Partial Walls

Proposed Garage Door facing street

LINE OF ROOF EAVE ABOVE

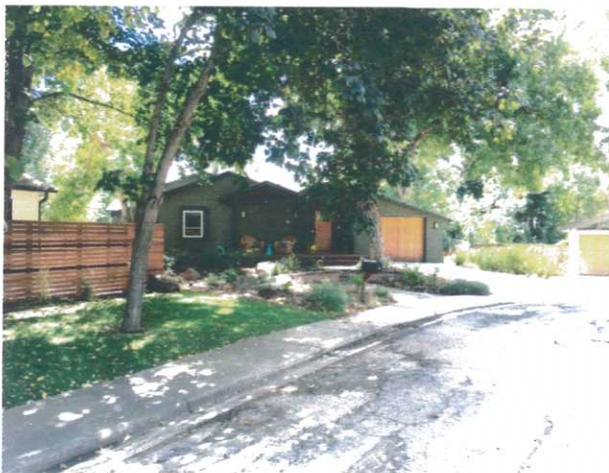
NEW TRELLIS ABOVE

# Japonica Way Garages

470 Japonica



460 Japonica



450 Japonica



440 Japonica



## Wyler, Robbie

---

**From:** christine.springer@comcast.net  
**Sent:** Monday, October 03, 2016 8:49 PM  
**To:** Wyler, Robbie  
**Cc:** timothyryan\_1@yahoo.com  
**Subject:** Variance at 470 Japonica Way, Boulder

Dear Mr. Wyler,

We are writing in regards to the requested variance at 470 Japonica Way in Boulder. We live at 460 Japonica, the house immediately to the south and we would like to inform you that we support the homeowner's request for a variance. Nearly every home in this neighborhood has an enclosed garage and we believe that a garage is perfectly in keeping with the other homes on this street. We also believe that an enclosed garage helps to keep our neighborhood safer by keeping cars, bikes and other valuables out of sight, and trash away from animals.

Also, we would like to note that Tim and his crew have been extremely thoughtful to the neighbors while remodeling his house. They were consistently courteous, kept the property clean and kept us informed of the process.

If you have any questions, please do not hesitate to contact us.

Best,  
Christine and Don Springer

**Wyler, Robbie**

---

**From:** Christine Ellison <ccellison3139@gmail.com>  
**Sent:** Thursday, October 06, 2016 9:01 AM  
**To:** Wyler, Robbie  
**Subject:** 470 Japonica Way variance

Dear Mr. Wyler,

I am writing in regards to the variance request for 470 Japonica Way in Boulder. My husband and I own 440 Japonica Way, the house directly across the street. We have discussed the proposed work with Mr. Ryan and understand that he would like to enclose the carport into a garage. I believe that an enclosed garage is a better storage solution than the existing carport and the proposed design would fit perfectly with the other homes in our neighborhood. We have no objections to the variance request.

Kind regards,

Christine Ellison  
440 Japonica Way  
303-476-3050



**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

RECEIVED  
SEP 21 2016

BY \_\_\_\_\_

**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: 2028 18<sup>th</sup> ST. BOULDER, CO
- Legal Description: Lot B Block 90 Subdivision "WHITTIER" ? (Or attach description.)
- Existing Use of Property: SINGLE FAMILY RESIDENCE w/ DETACHED ACCESSORY STRUCTURE
- Description of proposal:  
FIRST FLOOR & SECOND FLOOR ADDITIONS TO AN EXISTING RESIDENCE. CREATION OF ONE OFF STREET PARKING SPACE WITHIN THE LANDSCAPE FRONT YARD SET BACK.

*Total floor area of existing building: <u>749+132</u>	*Total floor area proposed: <u>1656</u>
*Building coverage existing: <u>932</u>	*Building coverage proposed: <u>1293</u>
*Building height existing: <u>17'</u>	*Building height proposed: <u>25'</u>

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

- ♦ **Name of Owner:** BOB BACA
- Address: 2028 18<sup>th</sup> STREET. Telephone: 720 256 0739
- City: BOULDER. State: CO Zip Code: 80502 FAX: \_\_\_\_\_
- ♦ **Name of Contact (if other than owner):** MATHEW STACKPOLE
- Address: 3082 STERLING CIRCLE Telephone: 3/473 9542
- City: BOULDER State: CO Zip Code: 80301 FAX: \_\_\_\_\_

### STAFF USE ONLY

Doc. No. Boz 2016-00020 Date Filed 9-21-16 Zone \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Application received by: \_\_\_\_\_ Date Fee Paid 9-21-16 Misc. Rect # \_\_\_\_\_

**APPLICATION TYPES**

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

**APPLICATION REQUIREMENTS**

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

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

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

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

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

Applicant / Owner Signature  Date 9/21/16





9/21/2016

Re: 2028 18<sup>th</sup> St.  
Boulder, CO 80302

To: Board of Zoning Adjustments

**Proposed Project Item A – (Request for front and rear yard set-back Variance)**

The proposed project is FOR a main floor addition (242 SF) consisting of an Entry/Mud Room area with a laundry closet and cubby storage for home organizing. This floor area will also serve as circulation with a stair to the new second floor. The Main Floor addition will also unite the existing accessory structure to the principle residence to provide an additional master bed room area with a (3) piece bath, & closet at the main floor. The project also includes a second floor addition (484 SF) over the rear portion of the existing building footprint. (This proposal maintains more than 50% of the existing roof structure/area.) The second floor area is to be located at this portion of the property minimizing its dominance over the existing structure and the street frontage in proximity. The second floor area is to serve as a master bedroom area with closet and bathroom with minimal storage space, and a landing area at the top of the stairs.

**Proposed Project Item B – (Request for parking in landscape setback Variance)**

The proposed project also includes one off street parking space located within the landscaped front yard set-back. This is one more parking space than currently exists on the property, as the accessory structure is not used for parking vehicles. The size of the existing accessory structure is 18.2' x 10.2' to the exterior face of the exterior walls. This existing structure thus yields an interior dimension of 17.3' x 9.3' which is less than the required dimensions for legal parking space. The existing accessory structure would thus need to be modified and added onto just to bring it into compliance and for a premium cost to gain enclosed parking the owner would rather invest this into living space.



**(h) Criteria for Variances**

**(I) Physical Conditions**

**Building Coverage**

The lot size at the subject property is 50.1 ft. by 59.7 ft. for a total existing lot area of 2,992.16 SF. The property, has an existing principle residence floor area of 750 SF. with an existing accessory structure of 182 SF and a street facing covered porch of 73 SF. The existing basement consists of a dug out area for mechanical equipment with a head room of less than 6'-0" totaling 148 SF, and the remaining subterranean area is unexcavated with low head room crawl space. The existing building coverage is equal to 932 SF, and with a total allowable building coverage of 1293 SF., the zoning code would allow for a total additional "use by right" lot coverage of 361 SF.

**Floor Area Ratio**

The total of new floor areas contributing to Floor Area Ratios, including the 241 SF first floor area, and the 484 SF of second floor area, is 725 SF... Combined with the existing accessory structure area of 182 SF, and the existing first floor area of 749 SF. is a total FAR or 1656 SF....The proposed FAR is 71% of the allowable 2333 sq. ft. for this small 2,992 SF lot.

**Site Conditions**

The size of this lot makes it near impossible to construct in accordance with the RMX-1 zoning requirements. The Existing principle residence encroaches on building set-backs on the east side (rear yard set-back) by 17'-6" ±, and on the west side (front yard set back) by 22'-7" ±, and on the south side (interior side yard) by 11". The new first floor building footprint area lies within these existing encroachments as shown on the Site Plan Exhibit V1 & V3.

The accessory building on the north east side of (2028 18<sup>th</sup> St.) currently encroaches on the required 55 ft. front yard set back by 19 ft. (see survey) and was originally located when built, presumably in 1908.

The current principle residence and accessory structure are separated by more than 6'-0" with a distance of 8'-6". The proposed floor plan will join the two structures for a single principle structure to exist on the lot.



- (A) The property is unique in various ways with the most significant element being that it is less than 3,000 sq. ft. In a neighborhood of predominantly 6,000 sq. ft. lots. The majority of the homes in the surrounding neighborhood and are not consistent with this nonconforming lot size. This property is unique in the Whittier neighborhood, which is known for being one of Boulder's more expensive and exclusive neighborhoods. Upon completion the project will be an extremely modest 3 bedroom, 3 bath home, of 1656 sq. ft. which is well within existing FAR limits and well within assumptive real estate values for the City of Boulder.
  
- (B) The unusual physical conditions of this property being its size and location of the existing structures are virtually unique within Whittier neighborhood and most certainly do not exist throughout the neighborhood or zoning district.
  
- (C) The property cannot otherwise be reasonably developed as there is no way to locate a structure on this restricted site conforming to the required setbacks. If the required front and rear yard setbacks were adhered to, there would literally be no use-by-right building area. Neither the Existing residence, the existing accessory structure nor the addition would be in conformity with the provisions of Section 9-7-1, "schedule of Form and Bulk Standards".
  
- (D) The non-standard lot size and the non-standard siting of the principle structure and accessory building were purchased as is with conditions not created by the current owner/applicant.



### **Discussion points in support of the proposal;**

- The main floor area addition is primarily for circulation to allow this home to live with more adequate elbow room and enabling better furniture layouts, use of general spaces, with a distinction between public and private areas preferable for a family with children and visitors, shared by many common homes today.
- The main floor plan with its additional bedroom at the existing accessory structure would yield a space for “aging in place” with minimal stair access as compared to the proposed second floor bedroom location.
- The current owner is fine with one exterior parking space (uncovered) as they enjoy the proximity of this lot to the downtown district thus alleviating the need for additional vehicle storage/parking.
- The location of the existing curb cut is to remain with no additional work to the right of way necessary to establish parking at the proposed location.
- Should the request for parking to be relocated within the existing landscaped front yard set back be denied, the additional bedroom proposed at the existing accessory structure location would be relocated to the second floor. This is would impose additional bulk and mass to the property which we are trying to avoid as seen in Exhibit-V9.
- Parking cannot be achieved from the Public Alley without additional deconstruction and impacts to the existing residential structure which does not benefit the overall site usage or floor plan layouts, and thus become cost prohibitive.



**5) Requirements for all Variance Approvals;**

- (A) This project will not alter the essential and existing character of the neighborhood or the district where it is located. The original 1908 house will be restored and will continue to be the dominant and most visible part of the parcel and the proposed project.
- (B) This project will not substantially or permanently impair the reasonable use, enjoyment, or ability to develop the adjacent neighboring properties. The addition conforms to the city of Boulder’s Solar Access, Side Yard Bulk Plane Requirements, and the Side Wall Articulation requirements.
- (C) The proposed design converts an existing 749 sq. ft.(2) bedroom home to a livable 3 bedroom home with minimal apparent mass as possible, producing a home of 1664 sq. ft. above grade, whose highest point is lower than the roof ridge lines of the adjacent mixed use structures to the south and equal in height to the adjacent residential structures to the east and across the street to the west. Please refer to Exhibit V10
- (D) The addition conforms to the provisions set forth in Section 9.9.17, “Solar Access”, B.R.C. 1981. Please Refer to the RMX-1 zone district for a solar access area – II with a solar fence of 25’ tall. We subsequently will not be in violation as our building max. height is 25’-0” and this occurs near the parcels center ground.

Thank you for considering the proposed project with its two variance requests.....

Sincerely,

\_\_\_\_\_  
Bob Baca  
Owner Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mathew Stackpole  
Senior Architectural Associate

\_\_\_\_\_  
Date



3082 Sterling Circle  
 Boulder, CO 80301  
 TEL: 303.473.9542  
 FAX: 303.516.4008

www.meltondb.com

**BACA RESIDENCE**  
 2028 18TH STREET  
 Boulder, Colorado 80302

BOZA

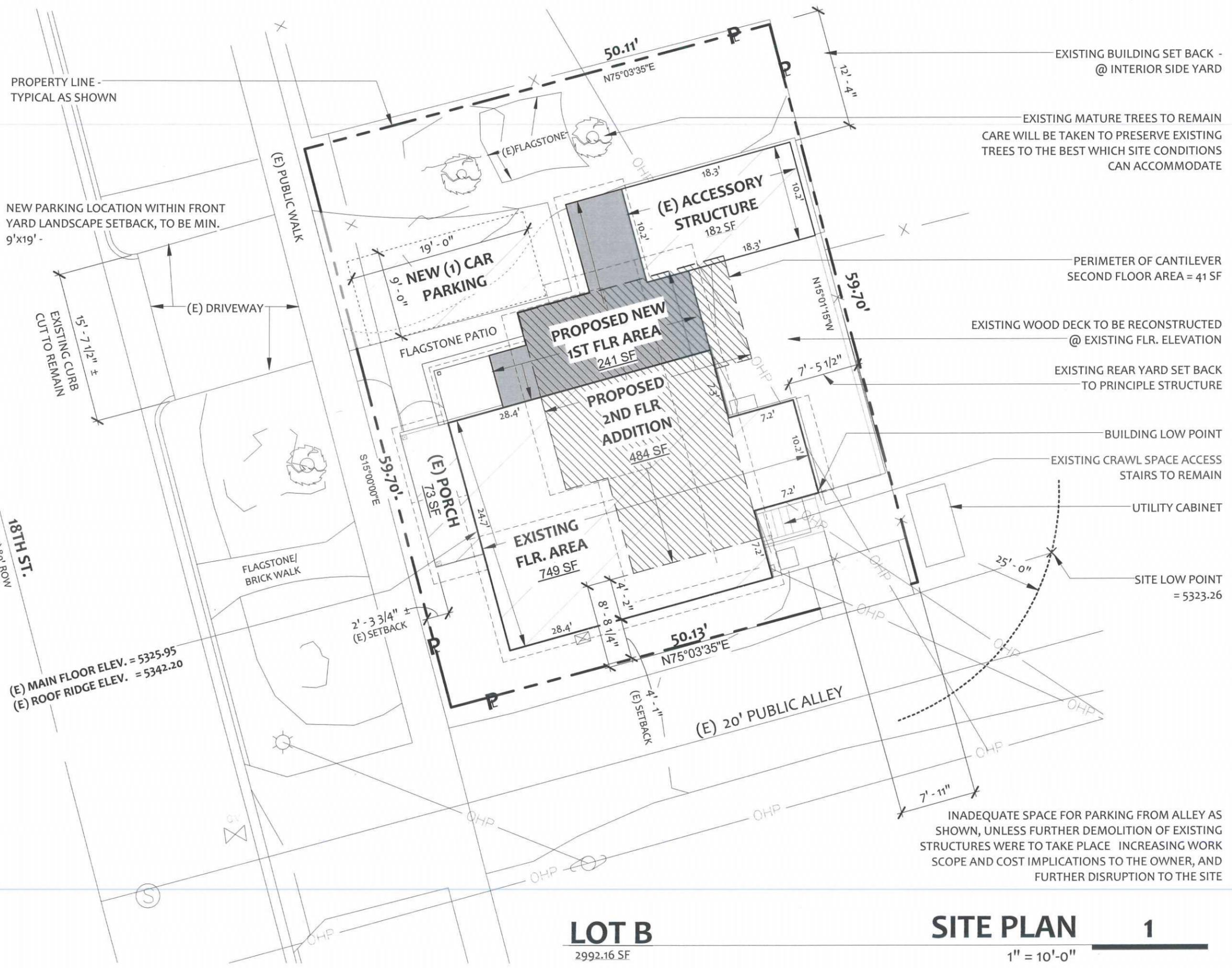
PROPOSED SITE PLAN

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.1**



**LOT B**  
 2992.16 SF

**SITE PLAN 1**  
 1" = 10'-0"

INADEQUATE SPACE FOR PARKING FROM ALLEY AS SHOWN, UNLESS FURTHER DEMOLITION OF EXISTING STRUCTURES WERE TO TAKE PLACE INCREASING WORK SCOPE AND COST IMPLICATIONS TO THE OWNER, AND FURTHER DISRUPTION TO THE SITE

EXISTING BUILDING SET BACK - @ INTERIOR SIDE YARD

EXISTING MATURE TREES TO REMAIN CARE WILL BE TAKEN TO PRESERVE EXISTING TREES TO THE BEST WHICH SITE CONDITIONS CAN ACCOMMODATE

PERIMETER OF CANTILEVER SECOND FLOOR AREA = 41 SF

EXISTING WOOD DECK TO BE RECONSTRUCTED @ EXISTING FLR. ELEVATION

EXISTING REAR YARD SET BACK TO PRINCIPLE STRUCTURE

BUILDING LOW POINT

EXISTING CRAWL SPACE ACCESS STAIRS TO REMAIN

UTILITY CABINET

SITE LOW POINT = 5323.26

PROPERTY LINE - TYPICAL AS SHOWN

NEW PARKING LOCATION WITHIN FRONT YARD LANDSCAPE SETBACK, TO BE MIN. 9'x19' -

EXISTING CURB CUT TO REMAIN

18TH ST. (E) 80' ROW

(E) MAIN FLOOR ELEV. = 5325.95  
 (E) ROOF RIDGE ELEV. = 5342.20



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Boulder, CO 80301  
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2028 18TH STREET  
Boulder, Colorado 80302

BOZA

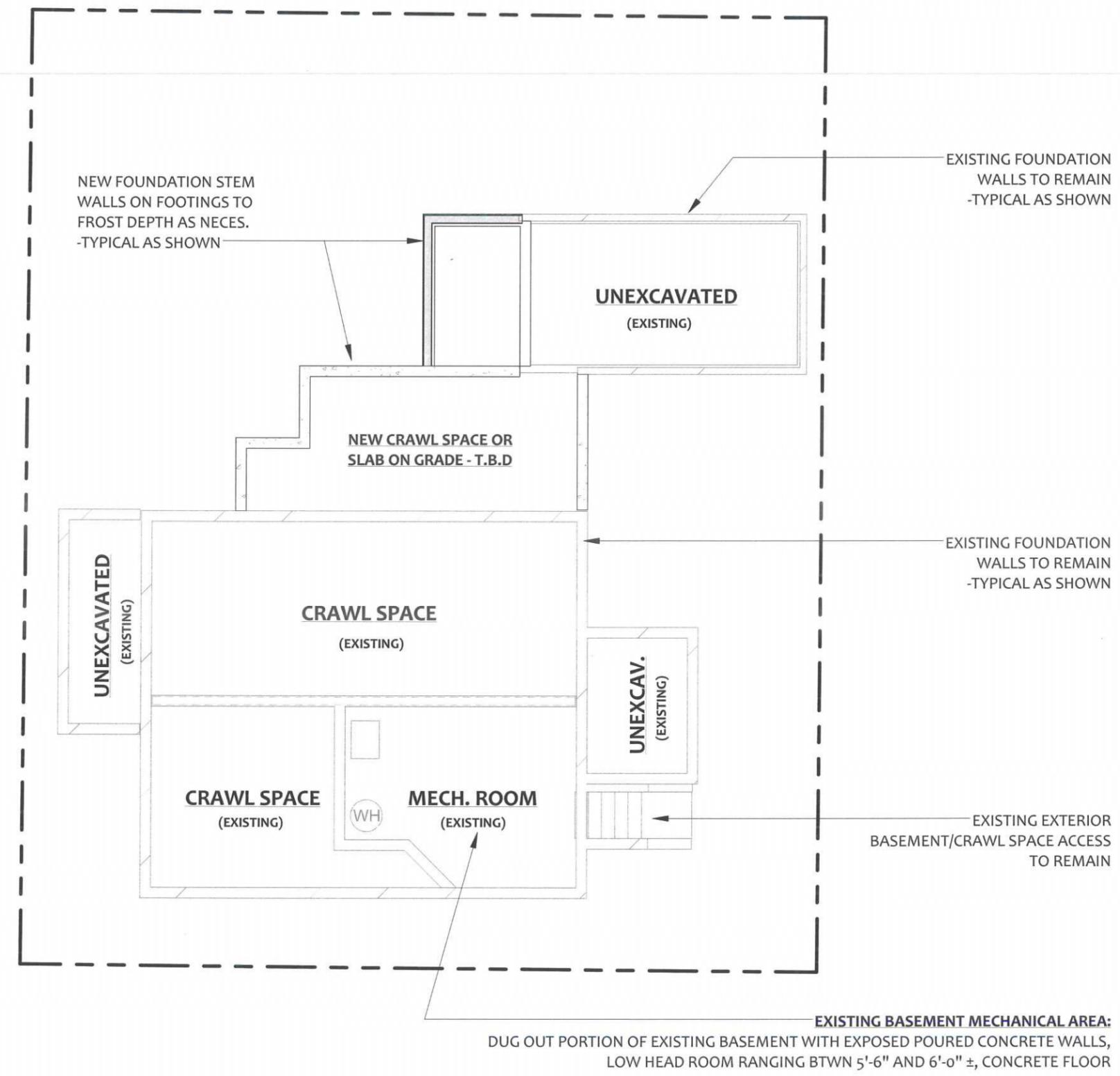
PROPOSED  
BASEMENT

SHEET SIZE: 11X17

JOB NO: 12345

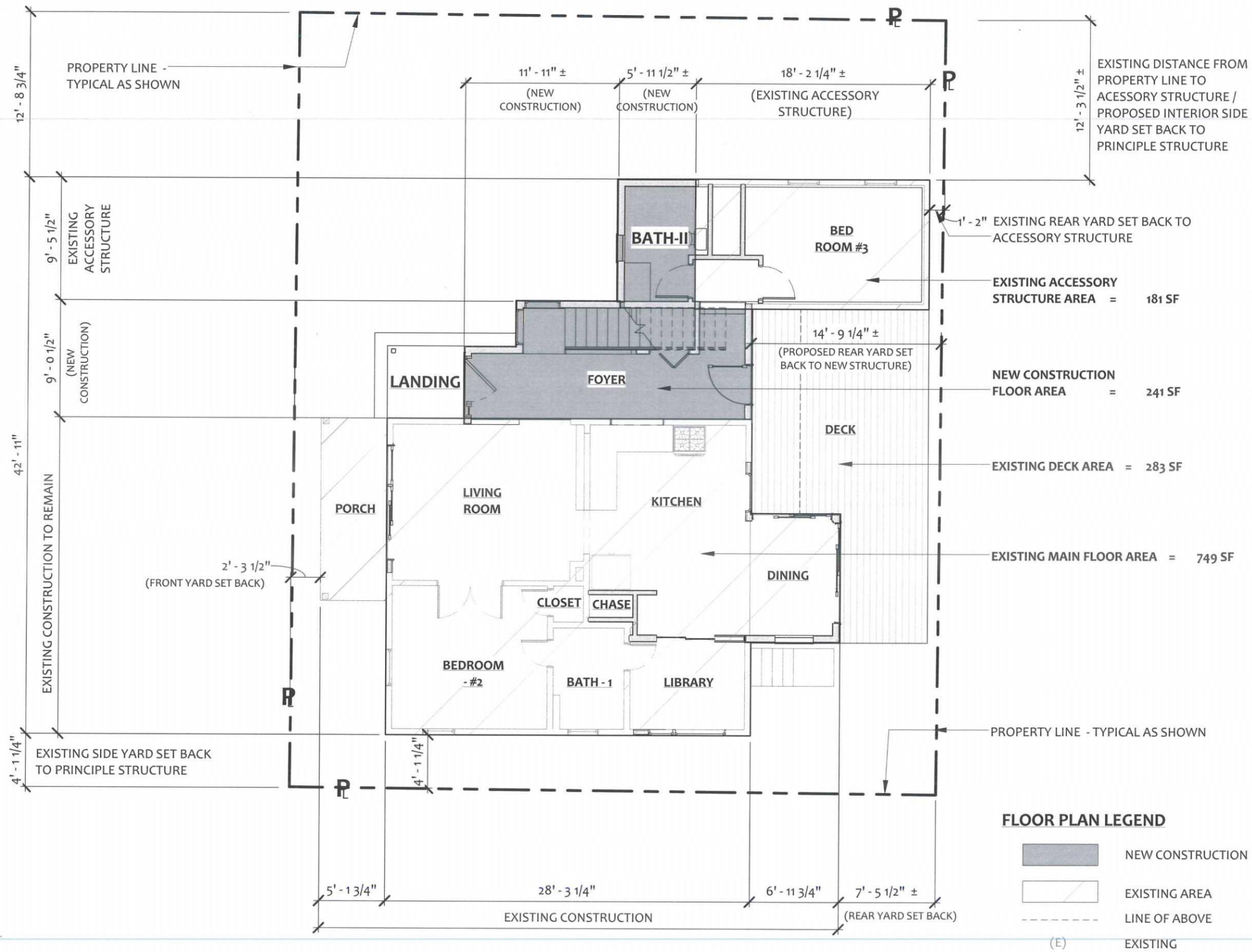
DATE: 09/21/16

**V.2**



# PROPOSED SUBTERRANEAN PLAN 1

1/8" = 1'-0"



**MAIN LEVEL PLAN - 1/8"**

**1**

1/8" = 1'-0"



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 Boulder, CO 80301  
 TEL: 303.473.9542  
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**BACA RESIDENCE**  
 2028 18TH STREET  
 Boulder, Colorado 80302

BOZA  
 PROPOSED MAIN FLOOR PLAN  
 SHEET SIZE: 11X17  
 JOB NO: 12345  
 DATE: 09/21/16

**V.3**



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 TEL: 303.473.9542  
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 2028 18TH STREET  
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BOZA

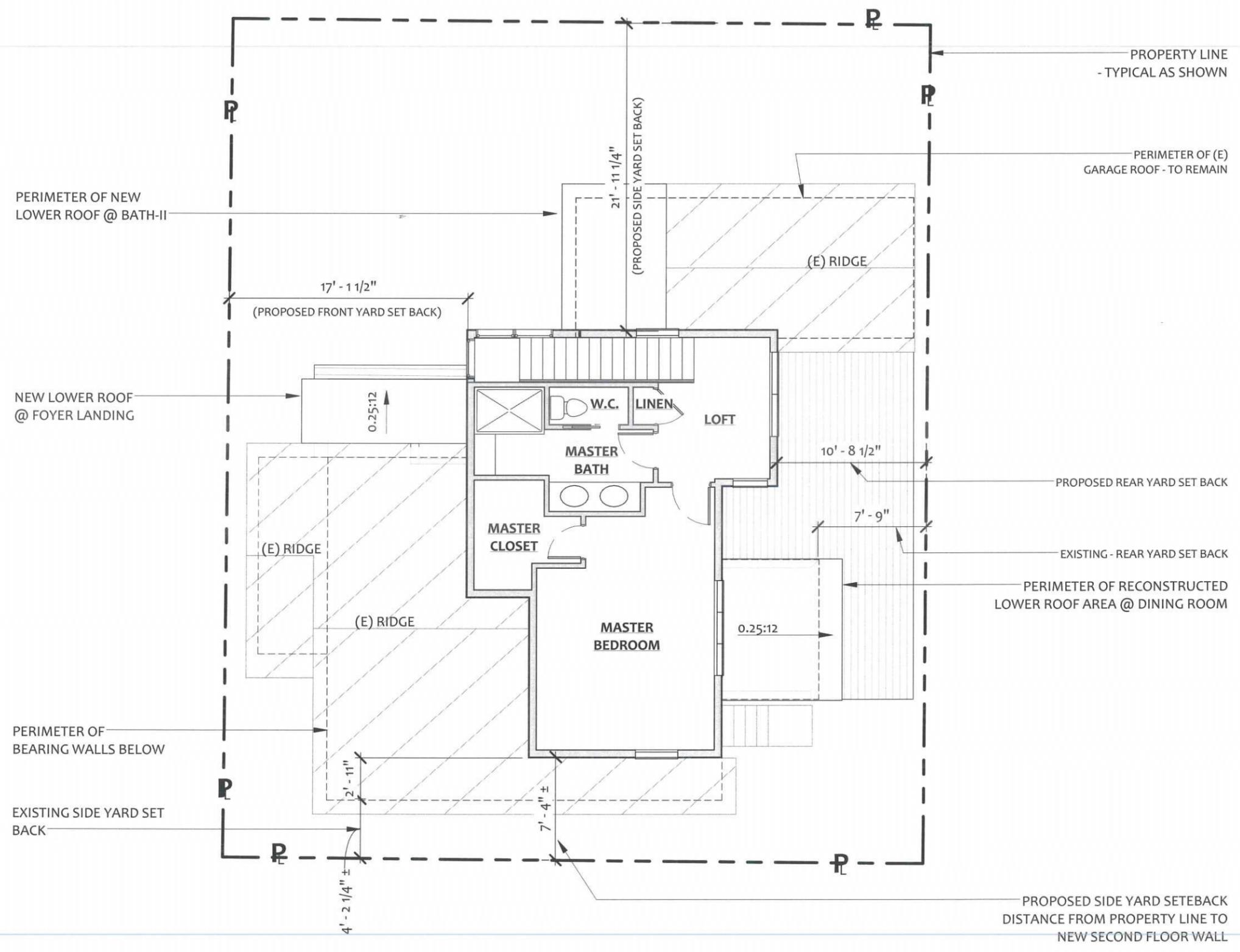
PROPOSED SEC. FLOOR PLAN

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

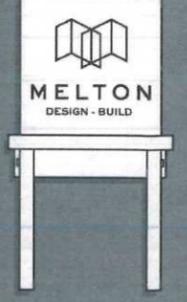
**V.4**



**UPPER LEVEL PLAN - 1/8"**

1/8" = 1'-0"

**1**



3082 Sterling Circle  
Boulder, CO 80301  
TEL: 303.473.9542  
FAX: 303.516.4008

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**BACA RESIDENCE**  
2028 18TH STREET  
Boulder, Colorado 80302

BOZA

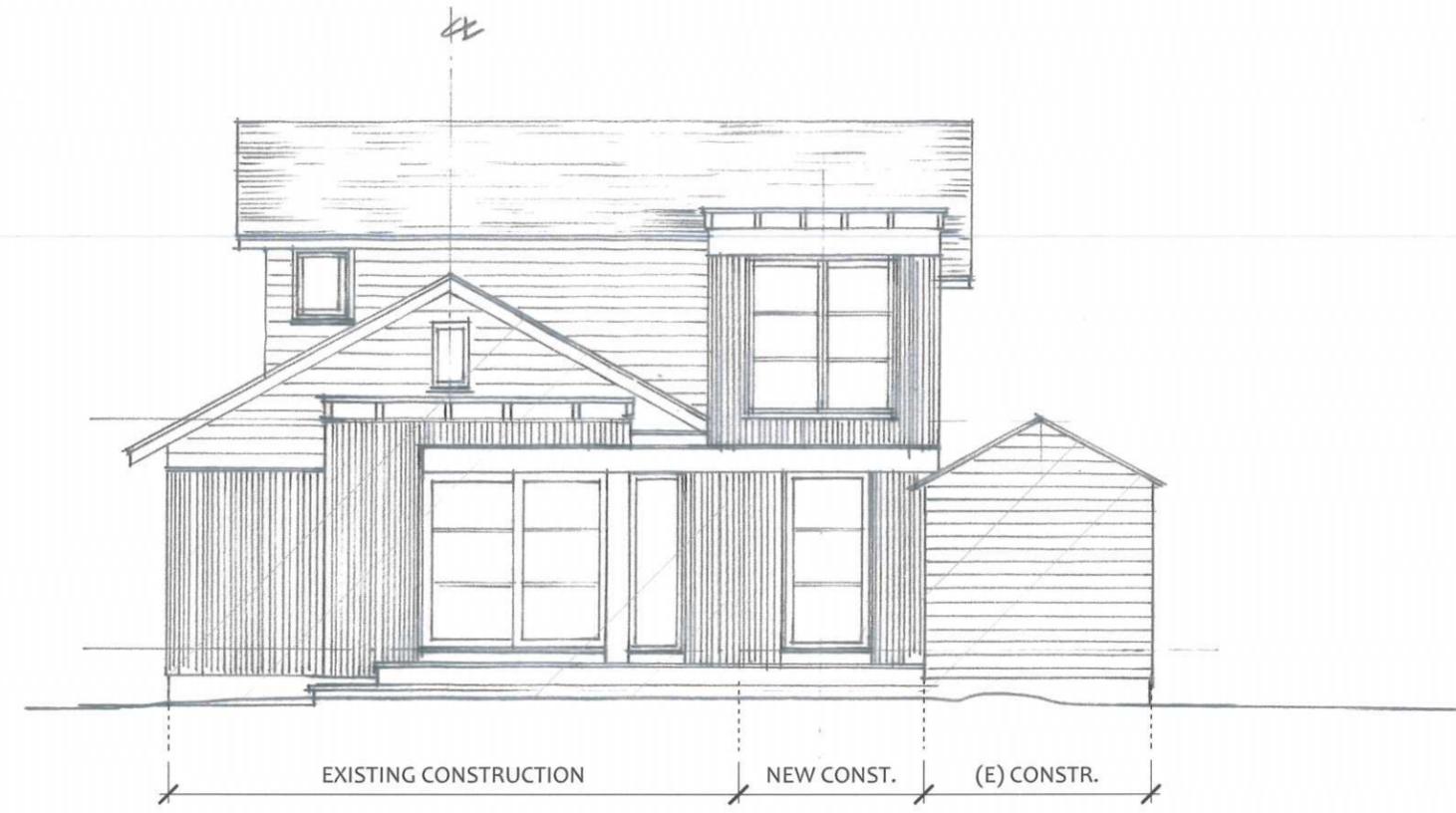
PROPOSED  
ELEVATIONS E/N

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.5**



**PROPOSED - EAST ELEVATION**

**1**

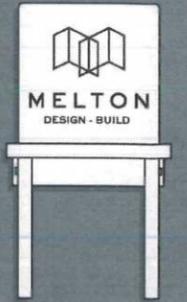
1/8" = 1'-0"



**PROPOSED - NORTH ELEVATION**

**2**

1/8" = 1'-0"



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 Boulder, CO 80301  
 TEL: 303.473.9542  
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 2028 18TH STREET  
 Boulder, Colorado 80302

BOZA

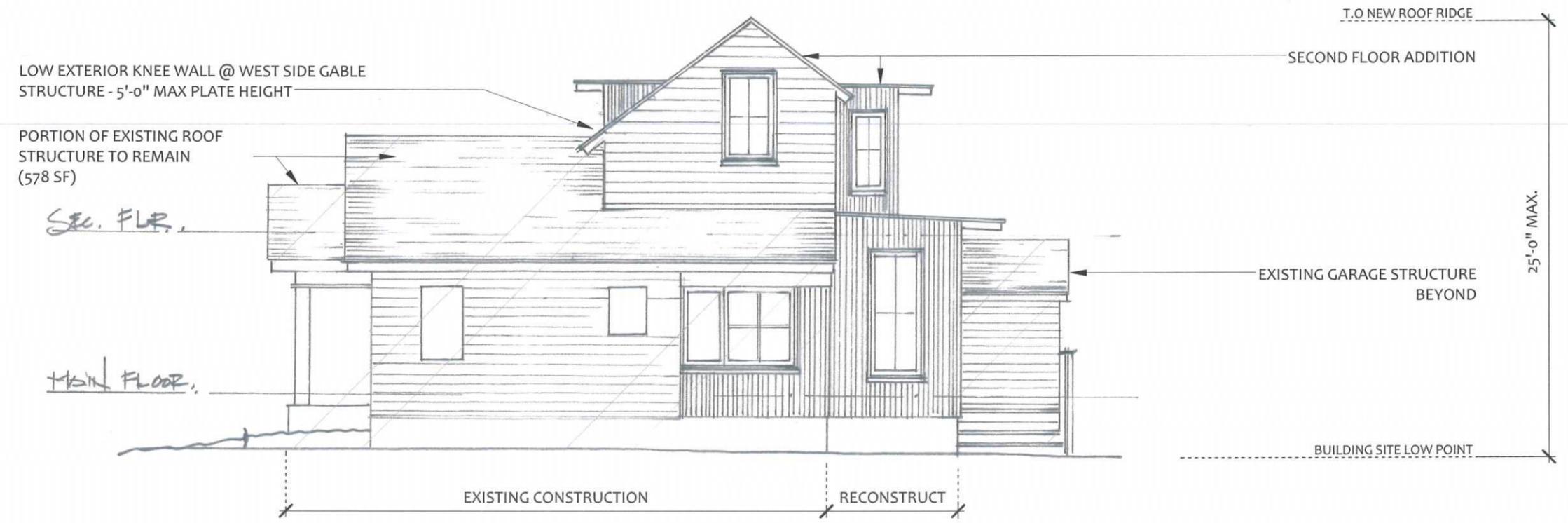
PROPOSED ELEVATIONS W/S

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.6**



**PROPOSED - SOUTH ELEVATION 2**

(E) = EXISTING ELEMENT

1/8" = 1'-0"



**PROPOSED - WEST ELEVATION 1**

(E) = EXISTING ELEMENT

1/8" = 1'-0"



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**BACA RESIDENCE**  
 2028 18TH STREET  
 Boulder, Colorado 80302

BOZA

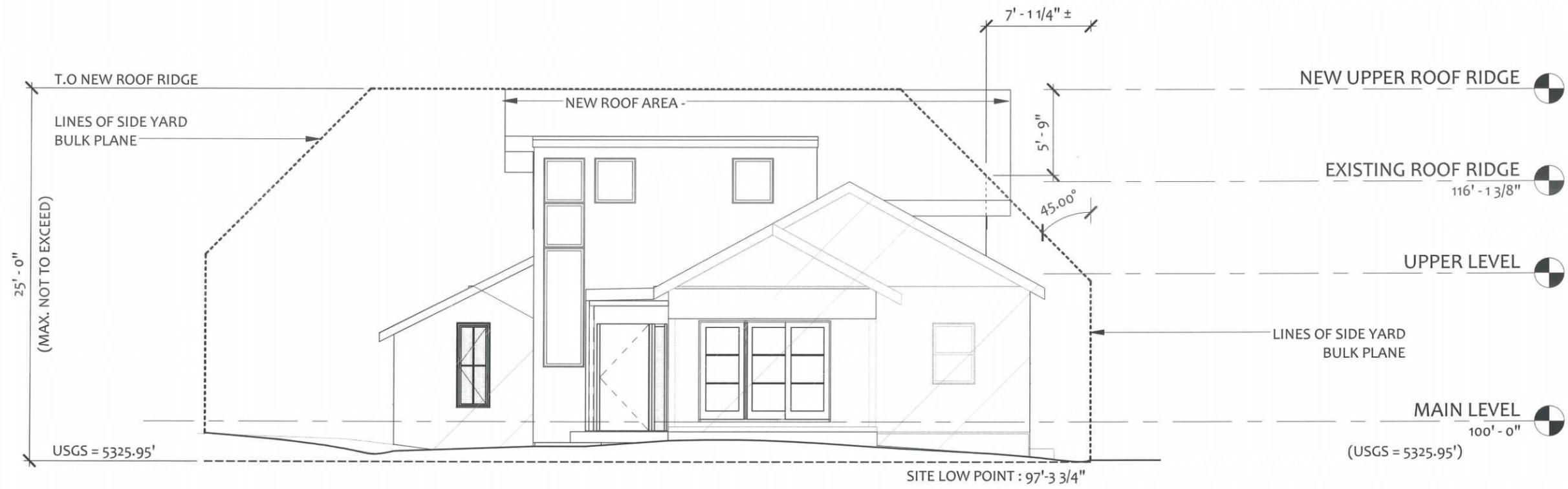
ELEVATION DATA  
 SCHEMATIC

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.8**



PROPOSED ELEVATION WITH BULK PLANE

**WEST ELEVATION**

**1**

1/8" = 1'-0"



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 Boulder, CO 80301  
 TEL: 303.473.9542  
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**BACA RESIDENCE**  
 2028 18TH STREET  
 Boulder, Colorado 80302

BOZA

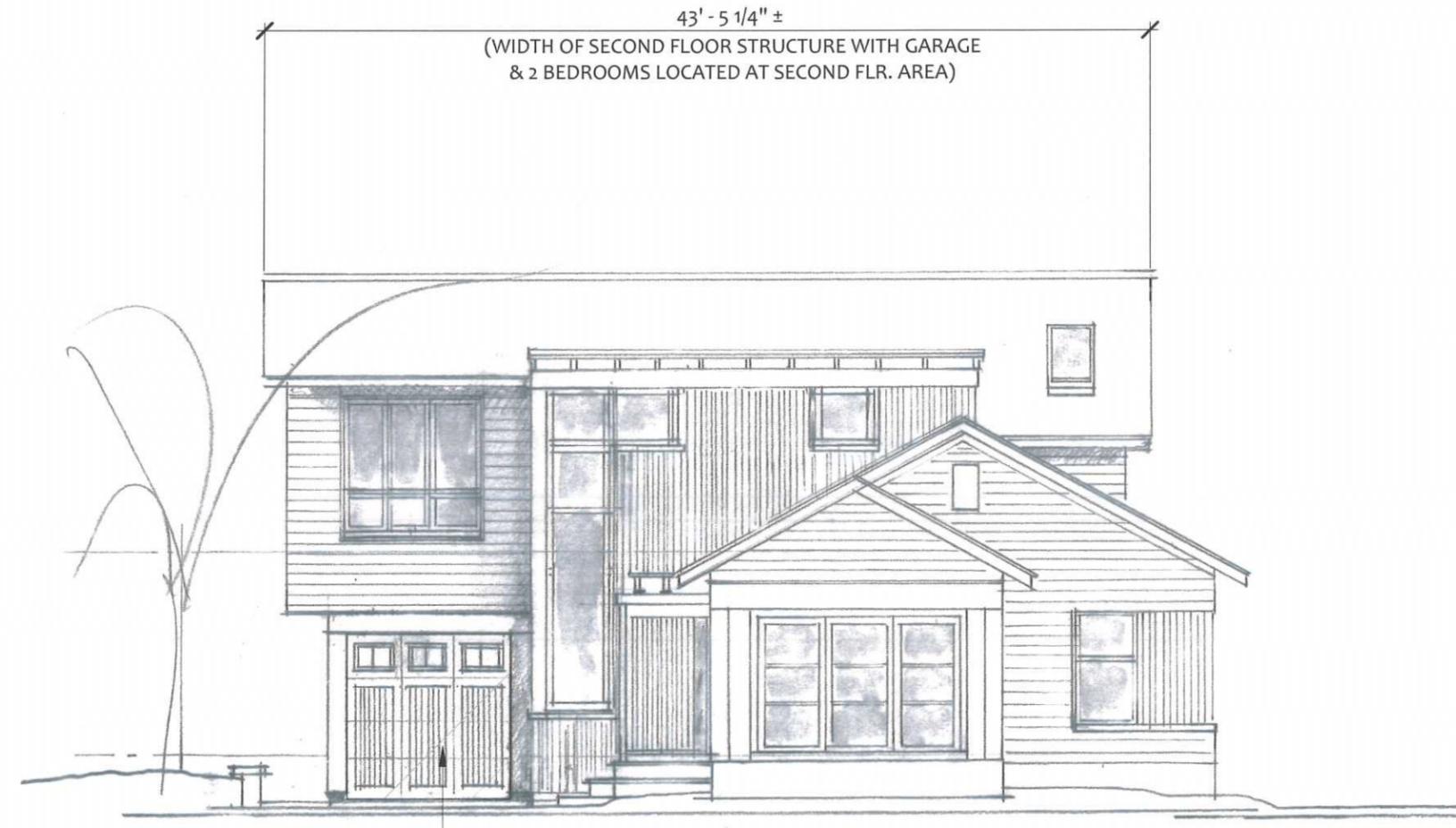
ALT - B  
 ELEVATION

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.9**



NEW GARAGE DOOR,  
 IN NEW FRAMED WALL

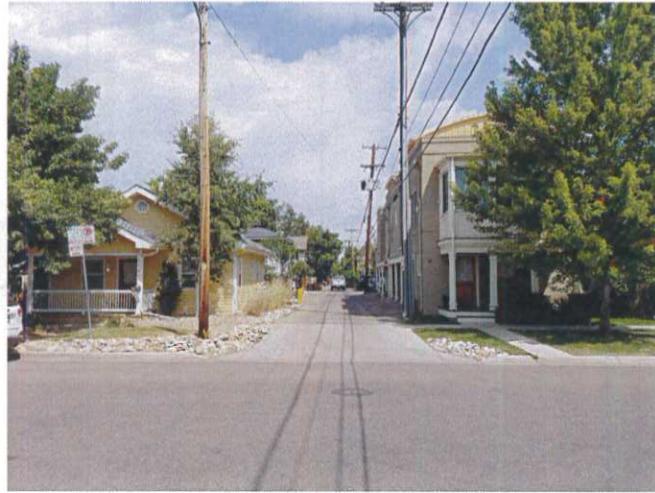
**NOTE:**  
 IF NO PARKING VARIANCE IS GRANTED  
 THEN PARKING IS TO REMAIN @ EXISTING ACCESSORY  
 STRUCTURE, WHICH DISPLACES THE 3rd BEDROOM TO THE  
 SECOND FLOOR ABOVE THE EXISTING ACCESSORY STRUCTURE

**PROPOSED - ALT B WEST ELEVATION 1**

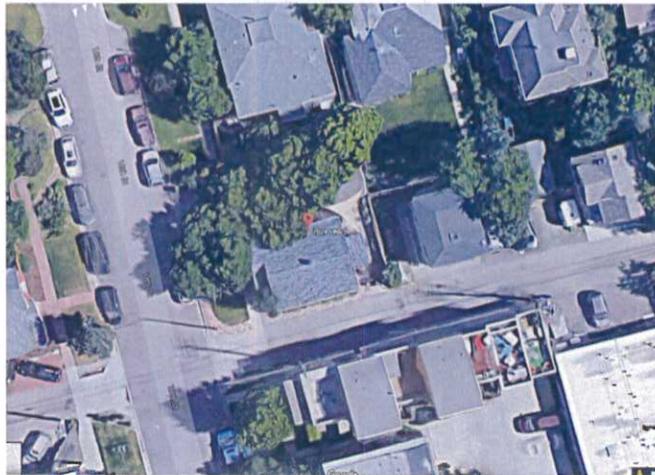
1/8" = 1'-0"



2028 18th Street \_ S. West View



2028 18th Street \_ West View



2028 18th Street \_ Aerial View



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Boulder, CO 80301  
TEL: 303.473.9542  
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[www.meltondb.com](http://www.meltondb.com)

**BACA RESIDENCE**  
2028 18TH STREET  
Boulder, Colorado 80302

BOZA

Neighborhood  
Context

SHEET SIZE: 11X17

JOB NO: 44888

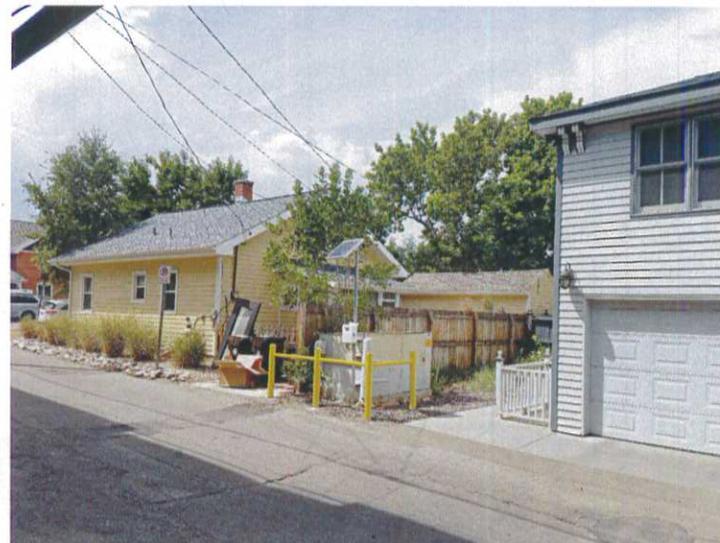
DATE: 10/03/16

**V.10**



**2028 18TH Street - Alley View**

2 Story Structure Consistent with Neighboring Alley Context



**2028 18TH Street - Alley View**

Proposed second floor structure would be situated nestled between the existing tree canopy shown in this photograph of the existing site.



**2 STORY STRUCTURE ACROSS STREET FROM PROPOSED PROJECT @ 2028 18TH ST.**



3082 Sterling Circle  
Boulder, CO 80301  
TEL: 303.473.9542  
FAX: 303.516.4008

www.meltondb.com

**BACA RESIDENCE**  
2028 18TH STREET  
Boulder, Colorado 80302

BOZA

NEIGHBORHOOD  
CONTEXT

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/03/16

**V.11**



NEIGHBORING ALLEY STRUCTURE - 2 STORY



NEIGHBORING ALLEY STRUCTURE - 2 STORY



NEIGHBORING ALLEY STRUCTURES - PARKING IN R.O.W



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 2028 18TH STREET  
 Boulder, Colorado 80302

BOZA

Neighborhood  
 Context

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/03/16

**V.12**

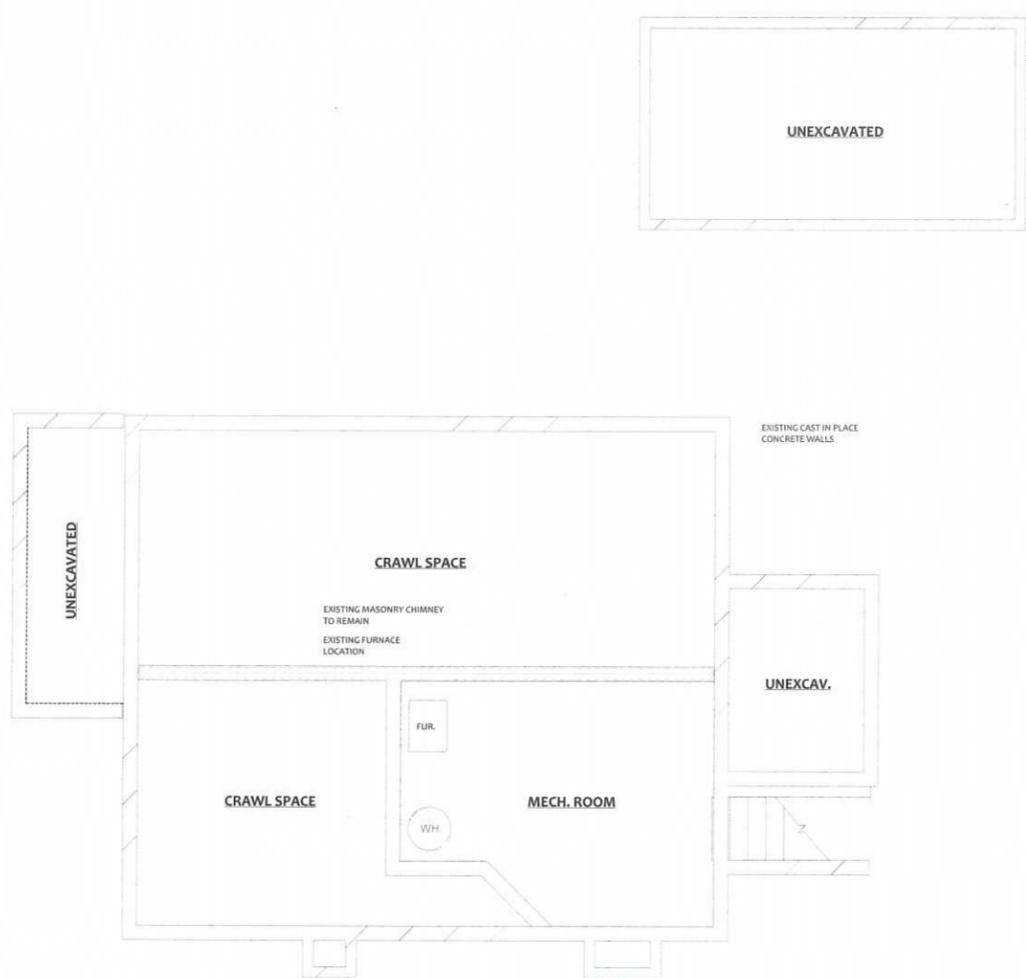
NOT FOR CONSTRUCTION

**DECONSTRUCTION PLAN LEGEND**

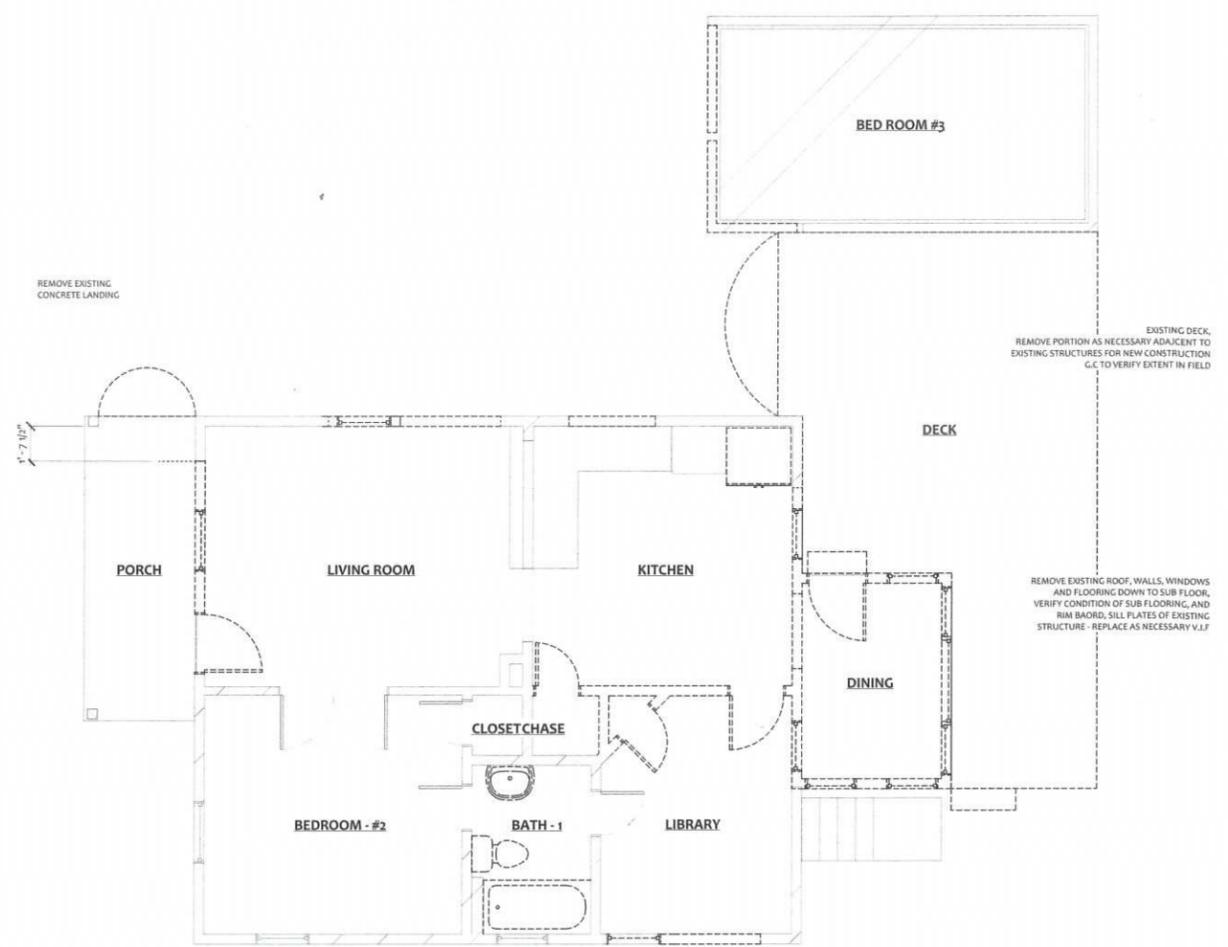
— TYPICAL EXISTING WALLS TO REMAIN

- - - DEMO EXISTING WALLS

- - - DEMO EXISTING CABINET, COUNTER, FIXTURE.



**LOWER LEVEL DECONSTRUCTION PLAN 1**  
1/4" = 1'-0"



**MAIN LEVEL DECONSTRUCTION PLAN 2**  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE

**BACA RESIDENCE**  
REMODEL AND ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE  
2028 18TH STREET  
Boulder, Colorado 80302  
LOT 18, BOULDER EAST MINOR

BOZA

LOWER LEVEL DECONSTRUCTION PLAN

SHEET SIZE: 24X36

JOB NO: 12345

DATE: 09/21/16

DRAWN: Author

CHECKED: Checker

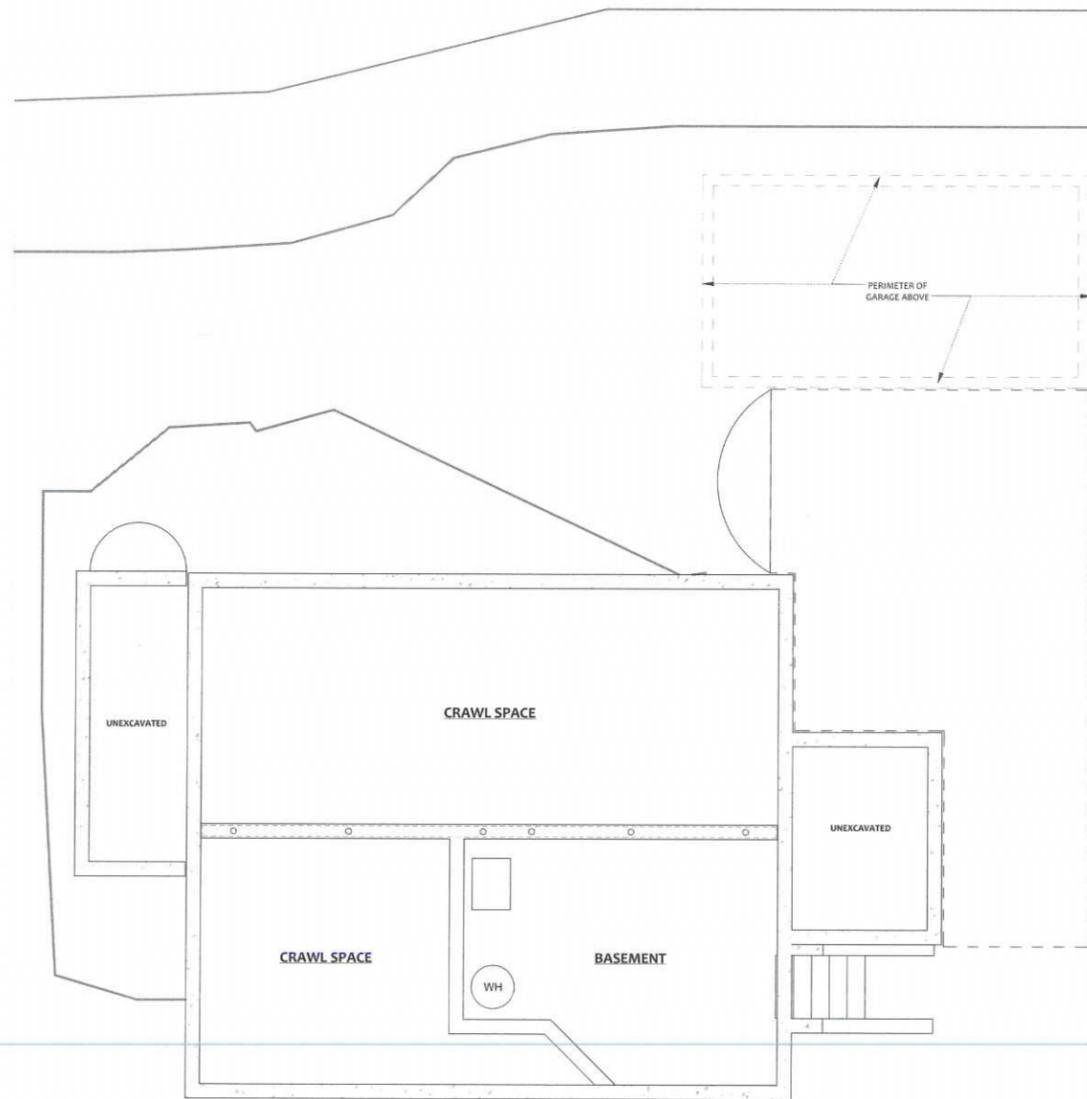
**A2.0**

NOT FOR CONSTRUCTION

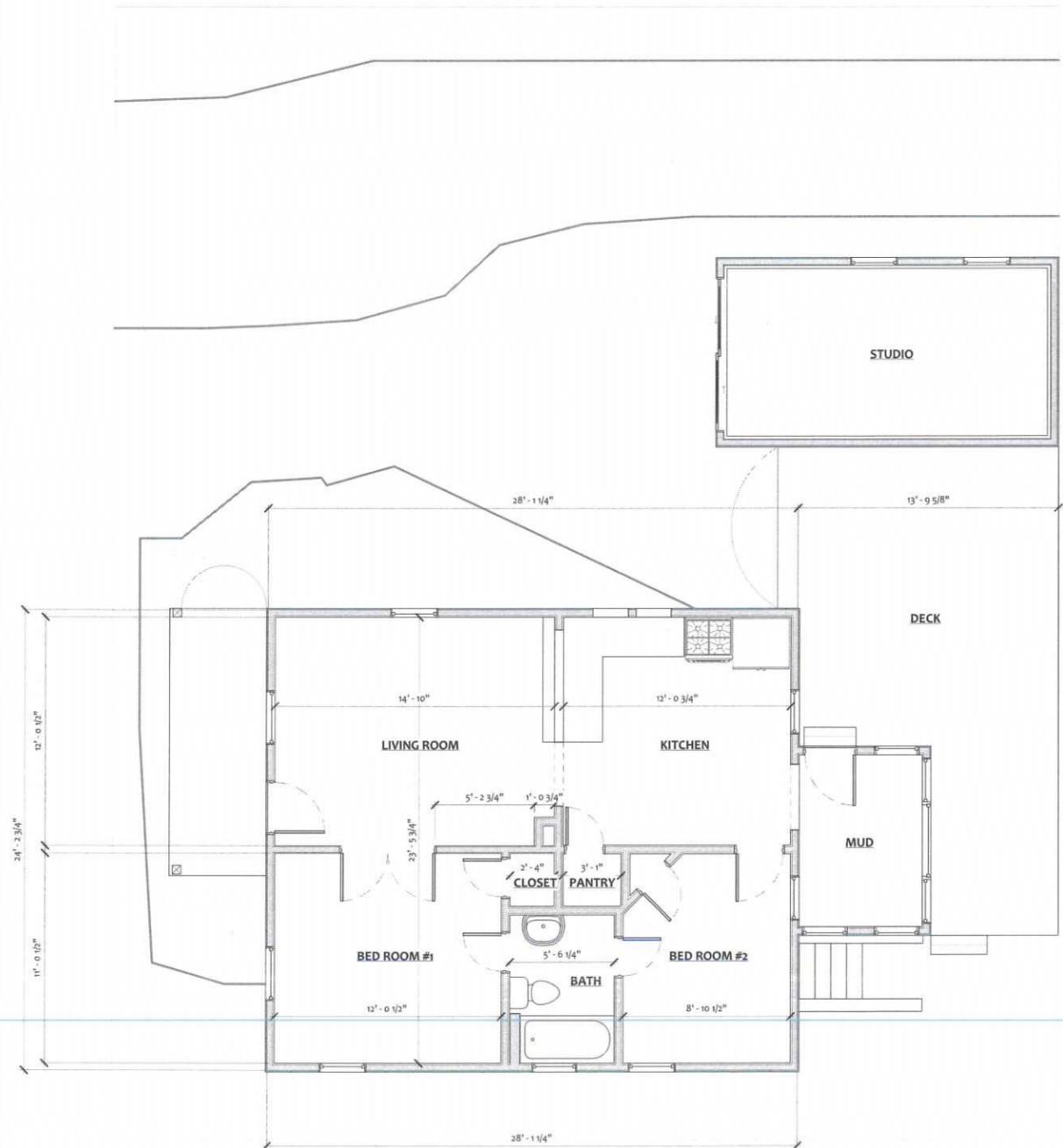
1/12

A360://Baca/Baca - As Built.rvt

7/5/2016 3:17:52 PM



**LOWER LEVEL AS-BUILT PLAN** 1  
 1/4" = 1'-0"



**MAIN LEVEL AS-BUILT PLAN** 2

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

**MELTON**  
 DESIGN-BUILD

3082 Sterling Circle  
 Boulder, CO 80301  
 TEL: 303.473.9542  
 FAX: 303.516.4008  
 www.MeltonDB.com

NO.	REVISION DESCRIPTION	DATE

NO.	REVISION DESCRIPTION	DATE

**BACA RESIDENCE**  
 REMODEL AND ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE  
 2028 18TH STREET  
 Boulder, Colorado 80302  
 LOT 18, BOULDER EAST MINOR

EXISTING CONDITIONS

AS-BUILT PLANS

SHEET SIZE: 24X36

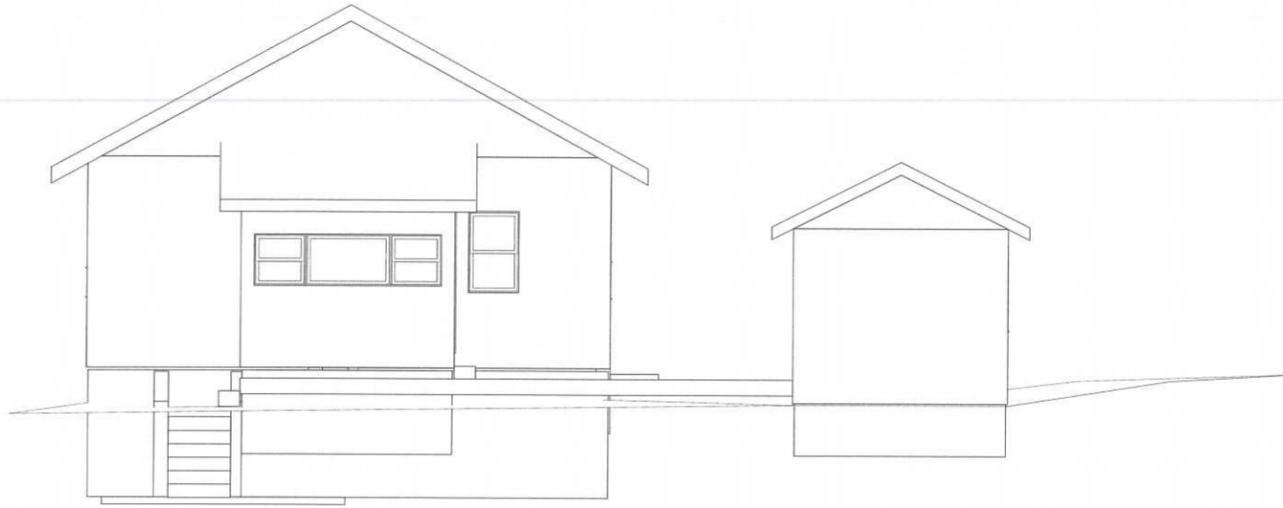
JOB NO: 12345

DATE: 01/01/16

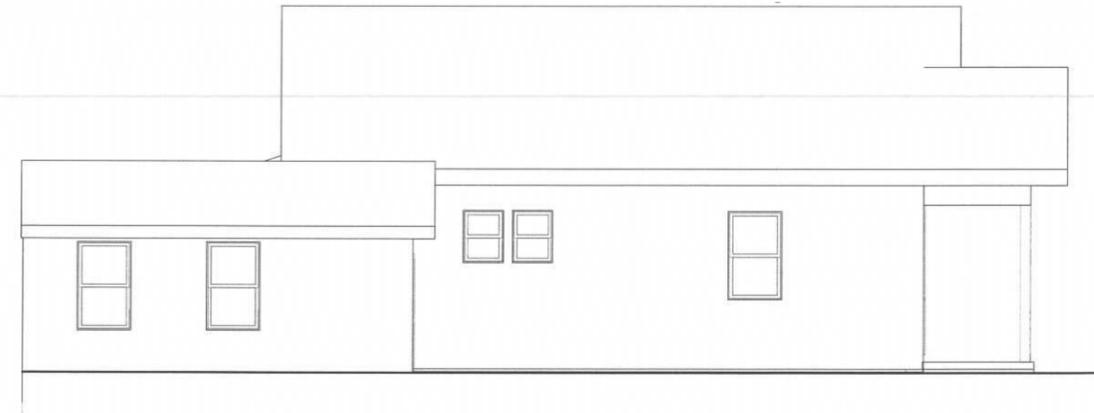
DRAWN: Author

CHECKED: Checker

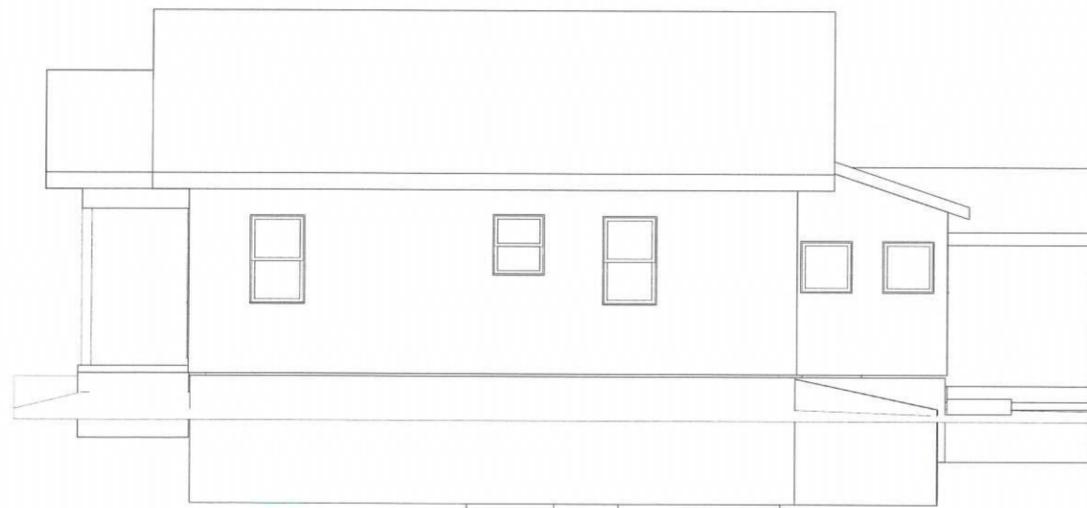
AB1.0



**EAST - AS BUILT** 1  
1/4" = 1'-0"



**NORTH - AS BUILT** 2  
1/4" = 1'-0"



**SOUTH - AS BUILT** 3  
1/4" = 1'-0"



**WEST - AS BUILT** 4  
1/4" = 1'-0"

A360://Baca/Baca - As Built.rvt

7/5/2016 3:17:52 PM

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

**MELTON**  
DESIGN-BUILD

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Boulder, CO 80301  
TEL: 303.473.9542  
FAX: 303.516.4008  
www.MeltonDB.com

NO.	REVISION DESCRIPTION	DATE

**BACA RESIDENCE**  
REMODEL AND ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE  
2028 18TH STREET  
Boulder, Colorado 80302  
LOT B, BOULDER EAST MINOR

EXISTING CONDITIONS

EXTERIOR ELEVATIONS - AS BUILT

SHEET SIZE: 24X36

JOB NO: 12345

DATE: 01/01/16

DRAWN: KL, MTS

CHECKED: MTS

A5.0



**IMPROVEMENT SURVEY PLAT**  
 A PORTION OF THE SE 1/4 OF SECTION 30, T1N, R70W OF THE 6TH P.M.  
 COUNTY OF BOULDER, STATE OF COLORADO



**LEGAL DESCRIPTION:**

LOT B,  
 MINOR SUBDIVISION OF LOT 6, BLOCK 90, EAST BOULDER,  
 COUNTY OF BOULDER,  
 STATE OF COLORADO.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT J. RUBINO, A REGISTERED LAND SURVEYOR IN THE STATE COLORADO, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY. THIS IMPROVEMENT SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

ROBERT J. RUBINO  
 COLORADO P.L.S. 14142

**NOTES:**

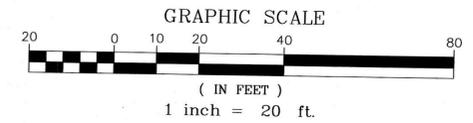
1) ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN HEREON SUBJECT TO THE RECEIPT OF A CURRENT TITLE COMMITMENT POLICY. THIS SURVEY OR PLAT DOES NOT DETERMINE OWNERSHIP. ITS PURPOSE IS TO INDICATE, BOTH ON THE GROUND AND GRAPHICALLY, THE CORNER MARKERS AND LINES OF THE DESCRIPTION PROVIDED BY THE CLIENT.

2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 CERTIFICATION SHOWN HEREON.

**INDEXING STATEMENT:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_

- LEGEND**
- L/S LANDSCAPING
  - RM GAS METER
  - RM WINDOW WELL
  - EM ELECTRIC METER
  - A/C UNIT
  - TREE
  - WOOD FENCE
  - OVER HEAD UTILITY LINES
  - UTILITY POLE
  - LIGHT POLE
  - GAS VALVE
  - MANHOLE
  - CONCRETE CURB AND GUTTER



prepared by:  
 RUBINO SURVEYING  
 3312 AIRPORT ROAD  
 BOULDER, COLORADO 80301  
 (303) 464-9515  
 FAX: (303) 464-7792

REVISIONS	
DRAWING NO: 16168.DWG	SHEET 1 OF 1
DATE OF SURVEY: 8/09/16	DATE OF DRAWING: 8/10/16
DRAWN BY: BR	PROJECT NO.: 16168

**CITY OF BOULDER**  
**BOARD OF ZONING ADJUSTMENT**  
**ACTION MINUTES**  
**September 8, 2016, 5 p.m.**  
**1777 Broadway, Council Chambers**

**Board Members Present:** David Schafer (Chair), Jill Grano (V. Chair),  
Jill Lester, Michael Hirsch, Ellen McCready

**Board Members Absent:** N/A

**City Attorney Representing Board:** Erin Poe

**Staff Members Present:** Brian Holmes, Cindy Spence

**1. CALL TO ORDER:**

**J. Grano** called the meeting to order at 5:06 p.m.

**2. BOARD HEARINGS:**

**A. Docket No.:** BOZ2016-16

**Address:** 2069 Bluff Street

**Applicant:** James and Leah Brasseur

**Side Yard Wall Articulation Variance:** ITEM CONTINUED FROM 8/11/16 BOZA MEETING. As a part of a proposal to remove an existing sunroom and to construct a new entry and 2<sup>nd</sup> floor room above, the applicants are requesting a variance to the Side Yard Wall Articulation standards for the resulting wall. The proposed wall will be 43' in length where the maximum allowed wall length is 40' (for walls within 14' of the side yard property line that are in excess of 14' in height). Section of the Land Use Code to be modified: Section 9-7-10, BRC 1981.

**Staff Presentation:**

**B. Holmes** presented the item to the board.

**Board Questions:**

**B. Holmes** answered questions from the Board.

**Applicant's Presentation:**

**Peter Stewart**, the applicant's representative and architect with Stewart Architecture, presented the item to the board.

**Board Questions:**

**Peter Stewart**, the architect, answered questions from the Board.

**Public Hearing:**

**Stuart Naegele** spoke in support of the project.

**Board Discussion:**

- **M. Hirsch** stated that BOZA is not charged with reinterpreting or varying the code. The board must look at this proposal as a lot specific request. While the proposed infill in the rear meets the code, the work seems too burdensome for the applicant to achieve compliance. The proposed notch in front aids greatly in intent of the code and breaks up the wall.
- **J. Lester**, while she appreciates the applicant's attempt to comply with the existing code, the lot configuration is unusual with the existing setback and typography, therefore the code does not apply.
- **E. McCready** stated that if the board were to deny the applicant, then the applicant would be more likely to accomplish their needs by filling in the grade in the rear of the lot than by doing the proposed notch. The proposed notch out of the existing second floor is not reasonable. She stated that she would support the proposal but has hesitation based on the factors and uniqueness of the lot. She expressed concern where there are many examples of side-wall articulation that the code does not apply.
- **J. Grano** agreed with the previous comments of **J. Lester** and **E. McCready**. She is not concerned with precedent setting.
- **D. Schafer** reminded the board that last month, the board neared a decision of denial due to minimum relief. The obvious solution was to create a notch on the proposed cantilevered terrace. He stated that the current proposal is supportable due to the unusual circumstances of the lot's typography and building placement and the applicant presented minimal relief. He stated that the proposal as originally submitted, with no notch needed, is supportable.
- **M. Hirsch** stated that he would be inclined to approve with the notch.

**Motion:**

On a motion by **J. Lester**, seconded by **J. Grano**, the Board of Zoning Adjustment approved (4-1, **M. Hirsch** objected) the application (**Docket 2016-16**) as originally submitted for the August 11, 2016 BOZA meeting without a notch and without requiring the applicant to fill in the backyard to comply with the code.

**3. GENERAL DISCUSSION:**

**A. Approval of Minutes**

On a motion by **M. Hirsch**, seconded by **J. Lester**, the Board of Zoning Adjustments voted 5-0 to approve the August 11, 2016 minutes.

**B. Matters from the Board**

There were no matters from the Board.

**C. Matters from the City Attorney**

There were no matters from the City Attorney.

**D. Matters from Planning and Development Services**

- **B. Holmes** informed the board the Council Member Jan Burton had to postpone her presentation to BOZA until December 2016.
- **B. Holmes** informed the board that he will be taking a leave of absence for the month of October 2016.
- **C. Spence** reminded the board that the BOZA meetings for October and November 2016 will take place in the Main Library.

**4. ADJOURNMENT:**

There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 5:47 P.M

APPROVED BY

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Board Chair

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DATE