



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

**DATE:** Thursday, November 10, 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.: BOZ2016-20**

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

**Applicant:** Bob Boca

**Setback & Parking within Landscape Setback Variances:** (*Continuance From October 13, 2016 Meeting*) 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 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 [October 13, 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**

**1. Letter to Council**

**4. ADJOURNMENT**

**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

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





10/25/2016

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. The proposed project with additions includes an additional 239 SF. of building coverage resulting in a total Lot coverage of 1171 SF. (delta of 122 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. (delta of

### **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 Boulders 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 set backs 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 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.....

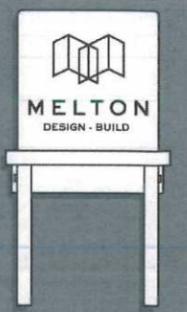
Sincerely,

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

\_\_\_\_\_  
Date

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

10/13/16  
\_\_\_\_\_  
Date



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

BOZA

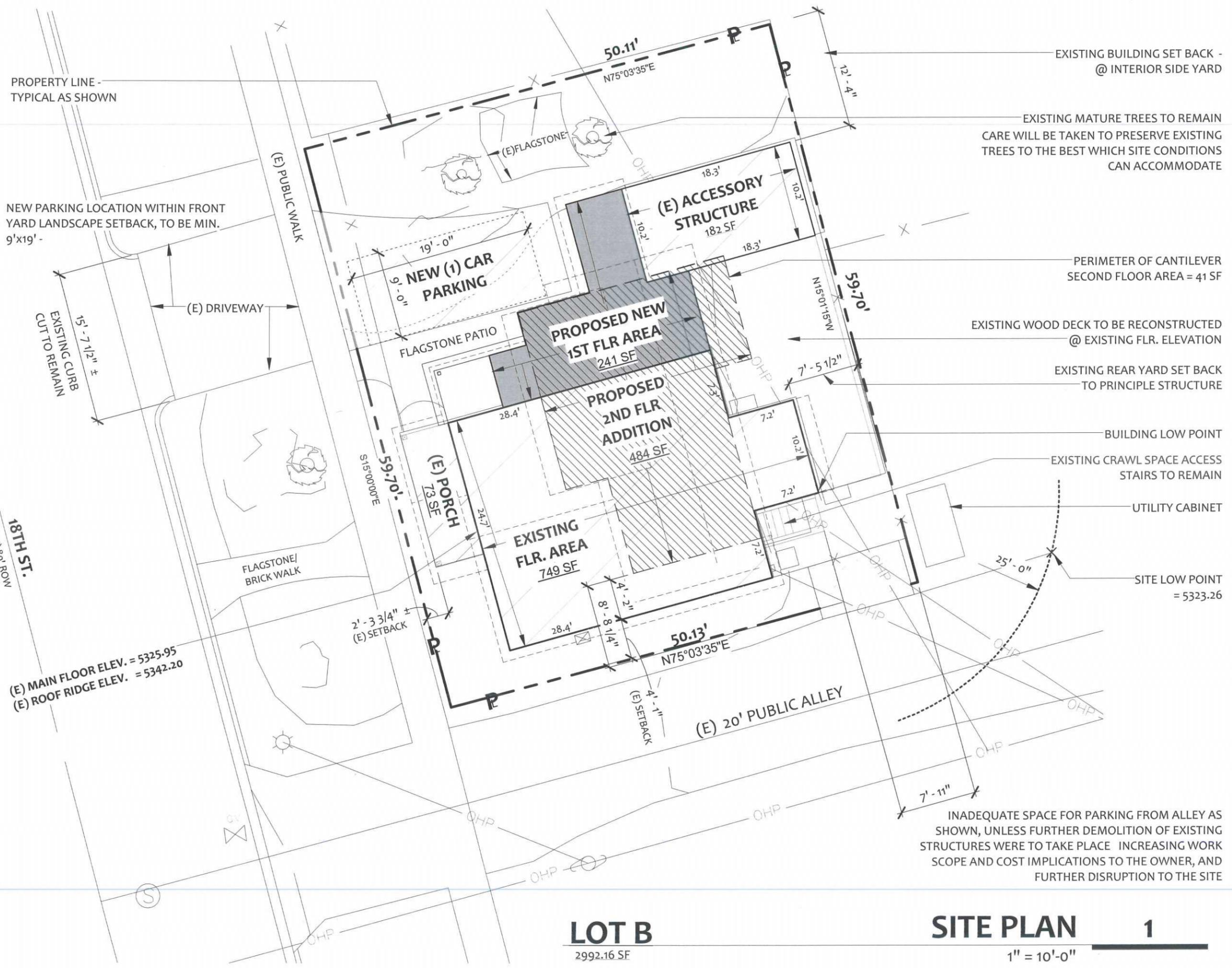
PROPOSED SITE PLAN

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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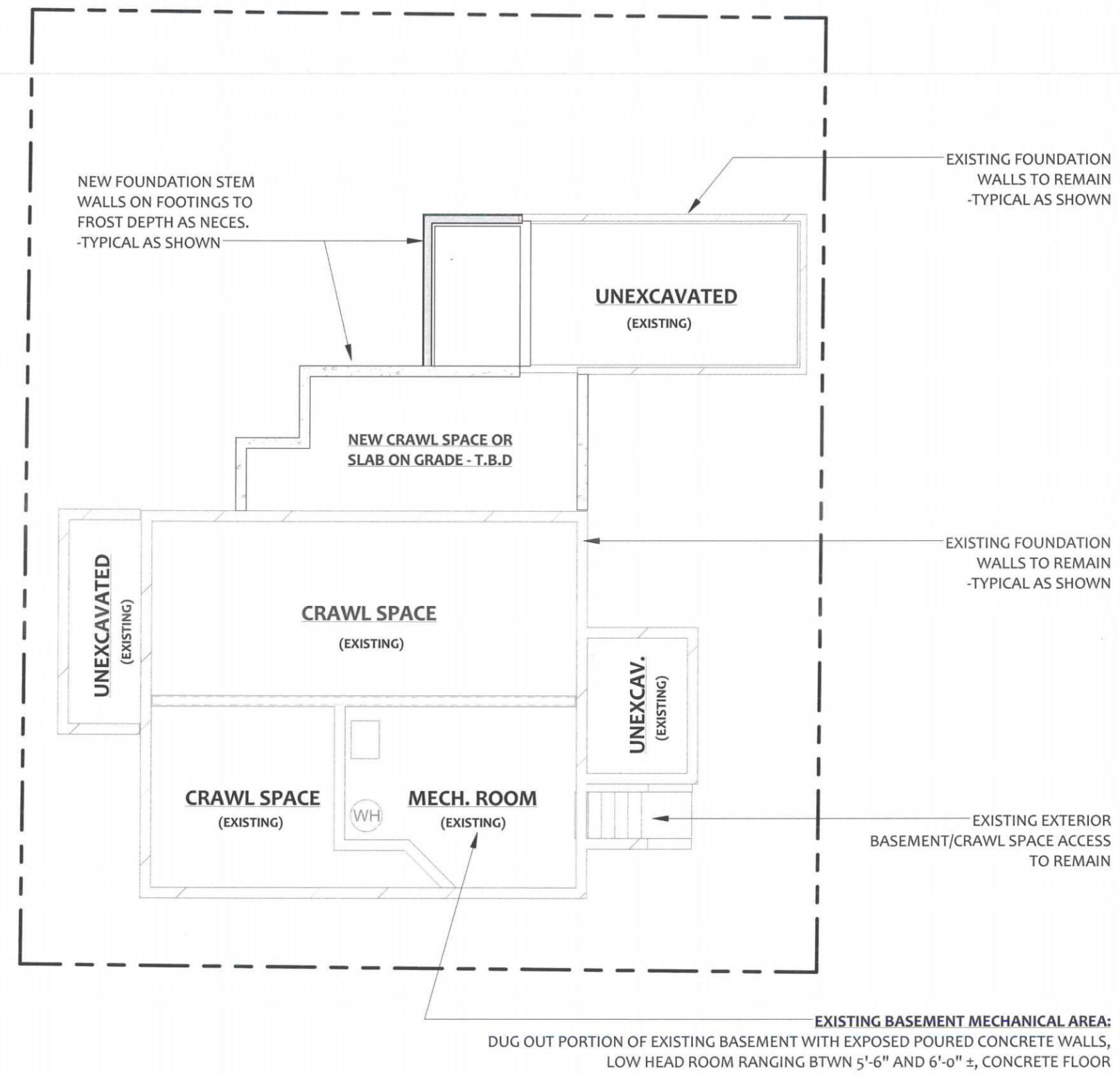
PROPOSED  
 BASEMENT

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.2**



**PROPOSED SUBTERRANEAN PLAN 1**

1/8" = 1'-0"





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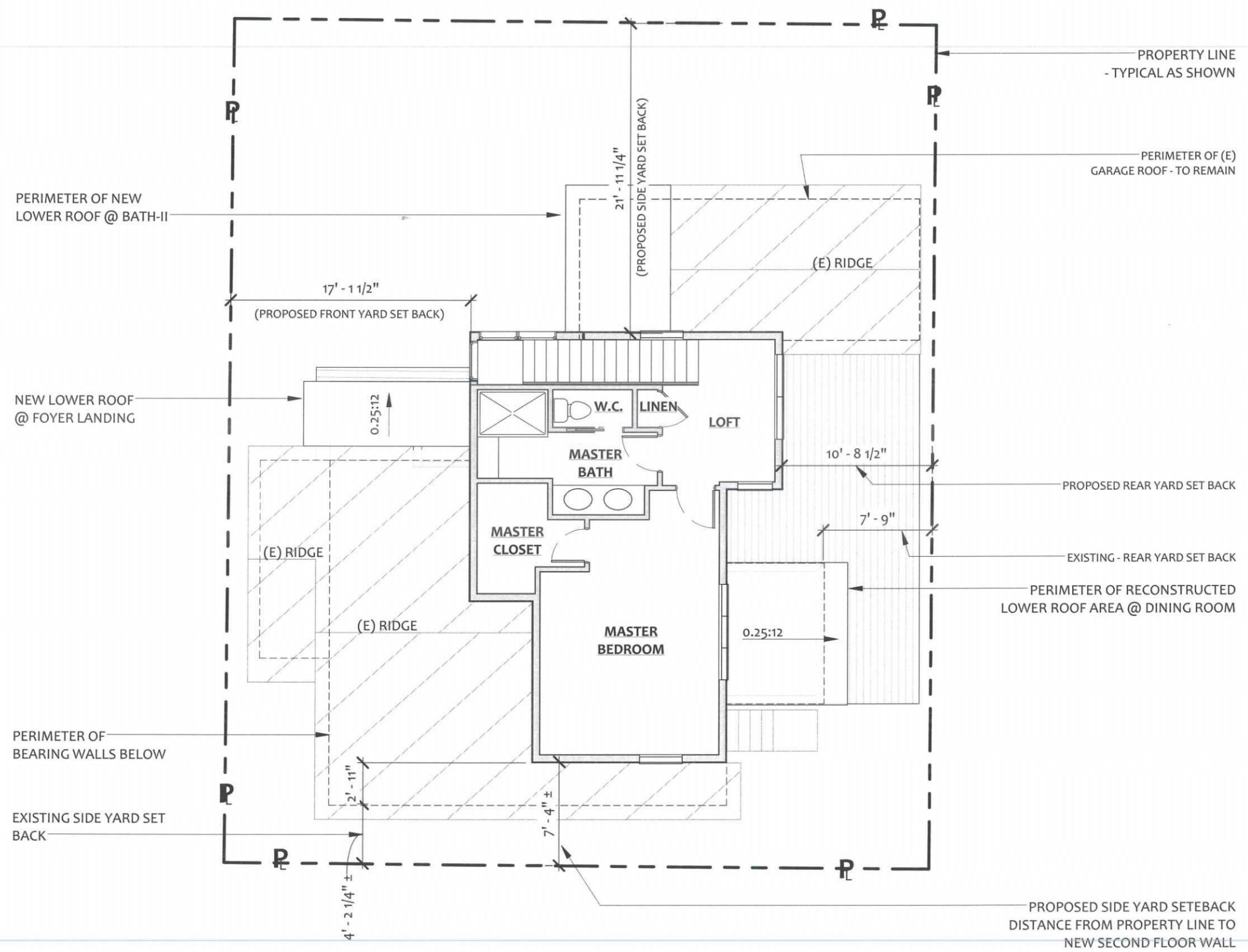
PROPOSED SEC. FLOOR PLAN

SHEET SIZE: 11X17

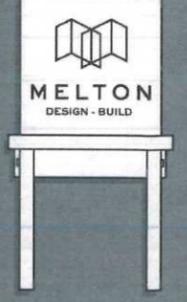
JOB NO: 12345

DATE: 09/21/16

**V.4**



**UPPER LEVEL PLAN - 1/8"** **1**  
 1/8" = 1'-0"



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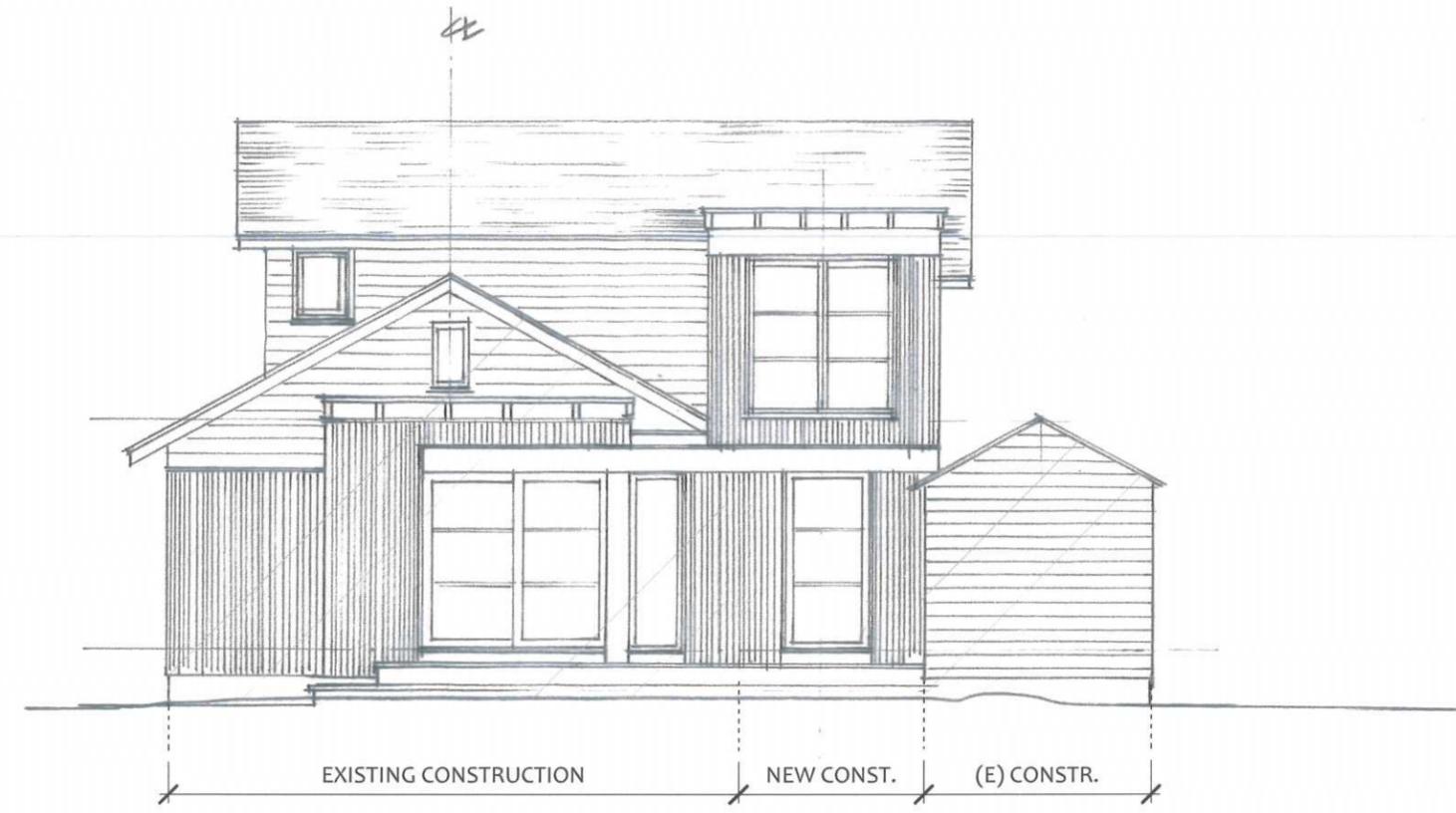
PROPOSED  
ELEVATIONS E/N

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

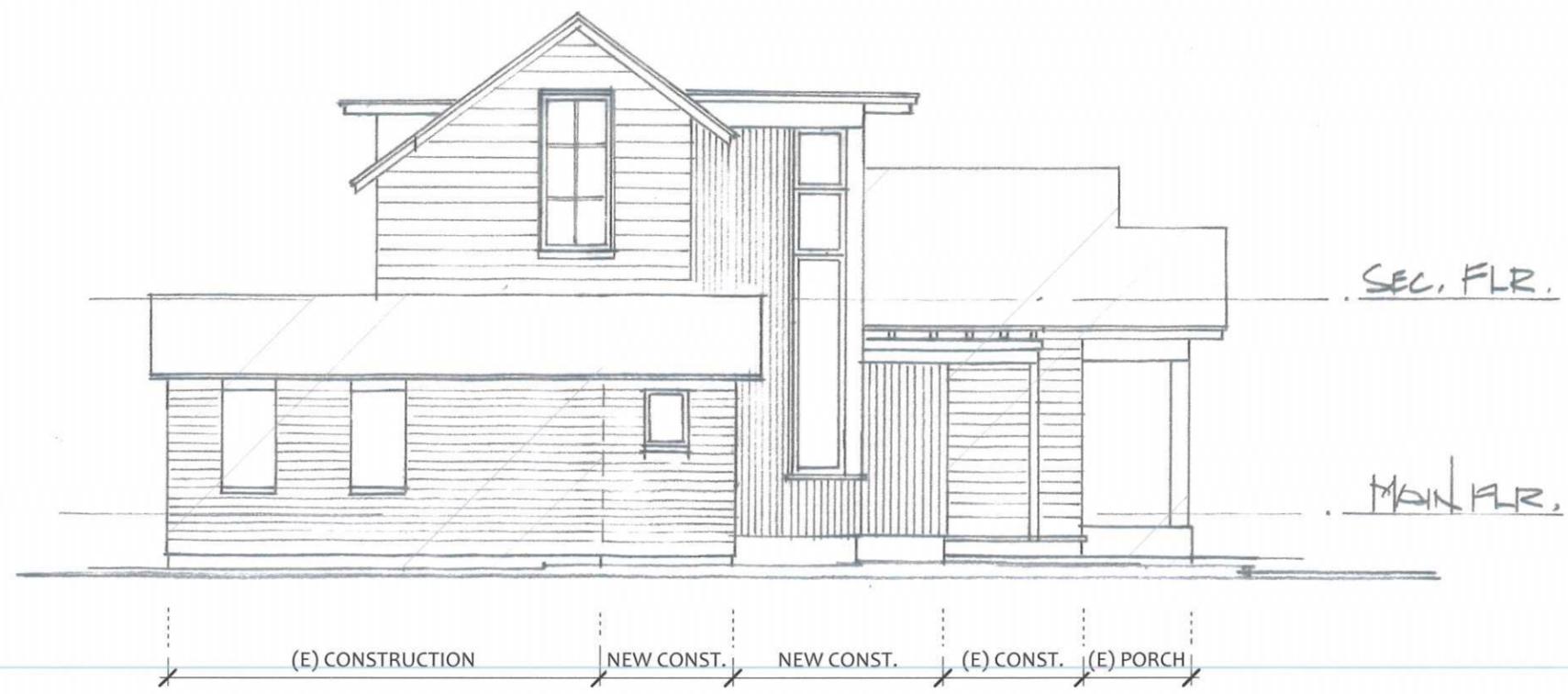
**V.5**



**PROPOSED - EAST ELEVATION**

**1**

1/8" = 1'-0"



**PROPOSED - NORTH ELEVATION**

**2**

1/8" = 1'-0"



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**BACA RESIDENCE**  
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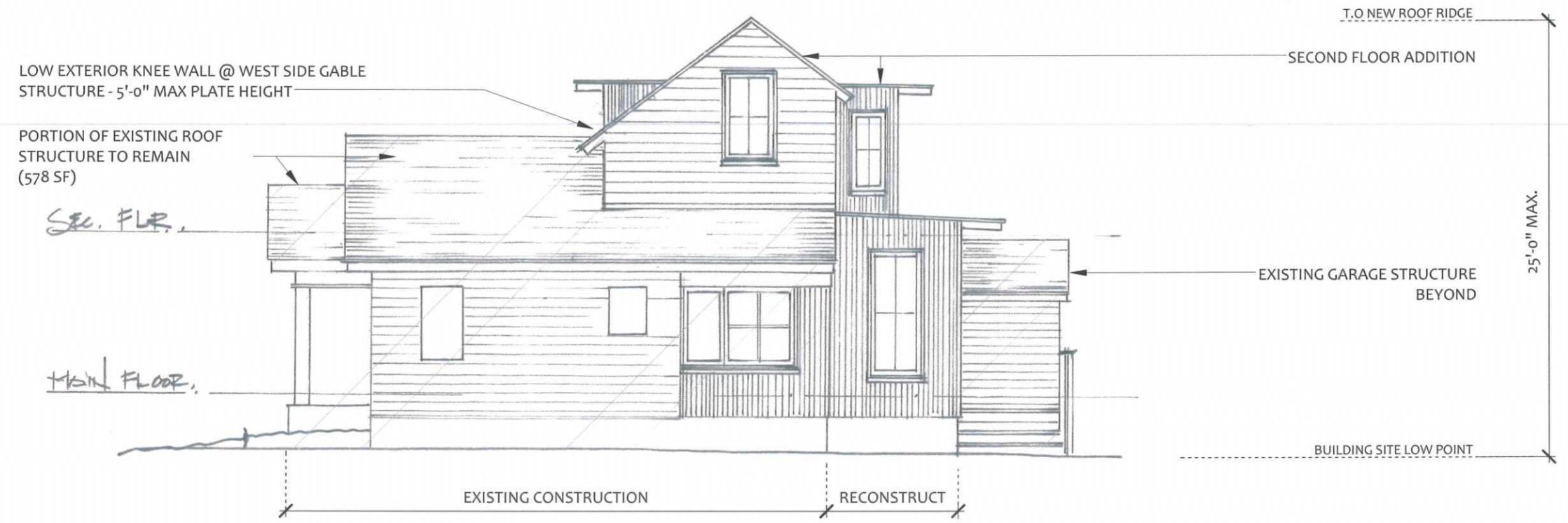
PROPOSED ELEVATIONS W/S

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

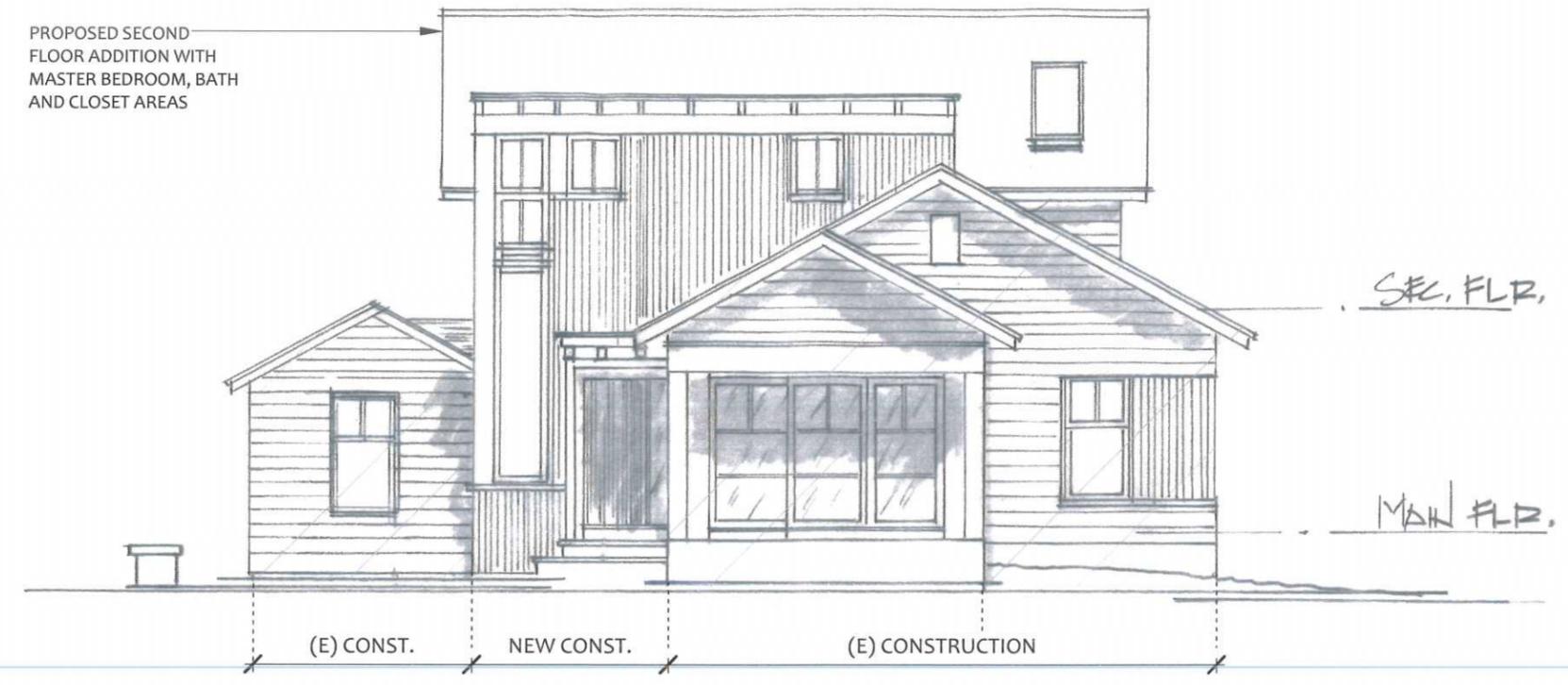
**V.6**



**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**  
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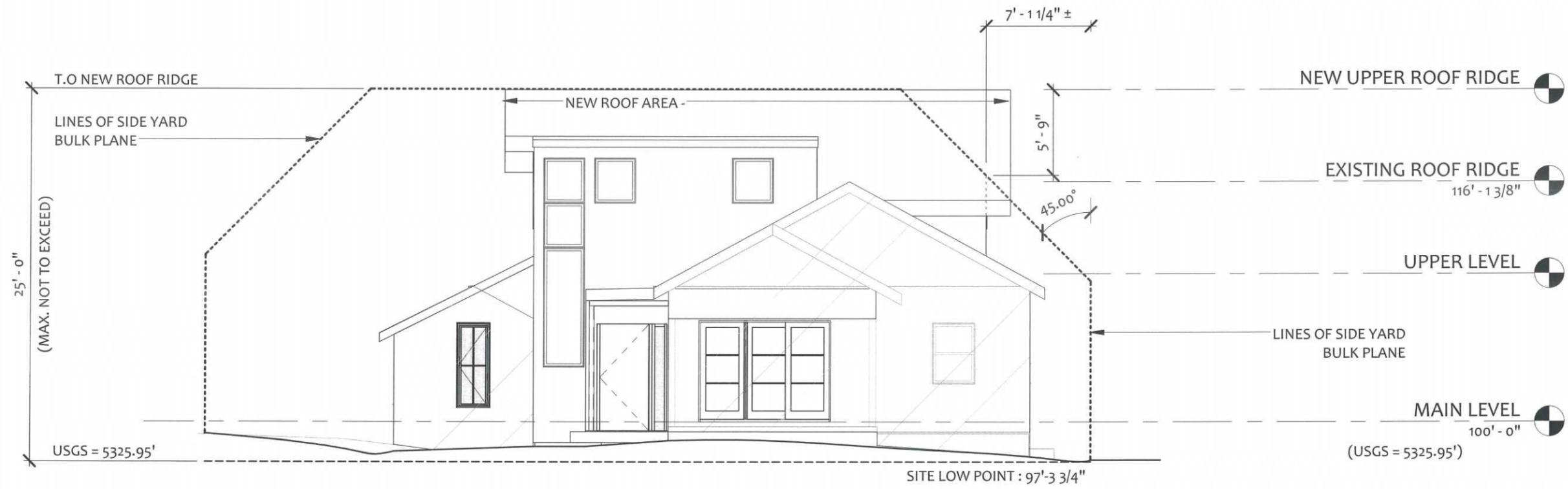
ELEVATION DATA  
 SCHEMATIC

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.8**

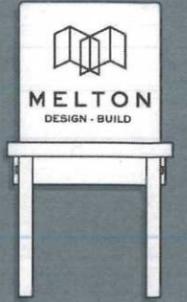


PROPOSED ELEVATION WITH BULK PLANE

**WEST ELEVATION**

**1**

1/8" = 1'-0"



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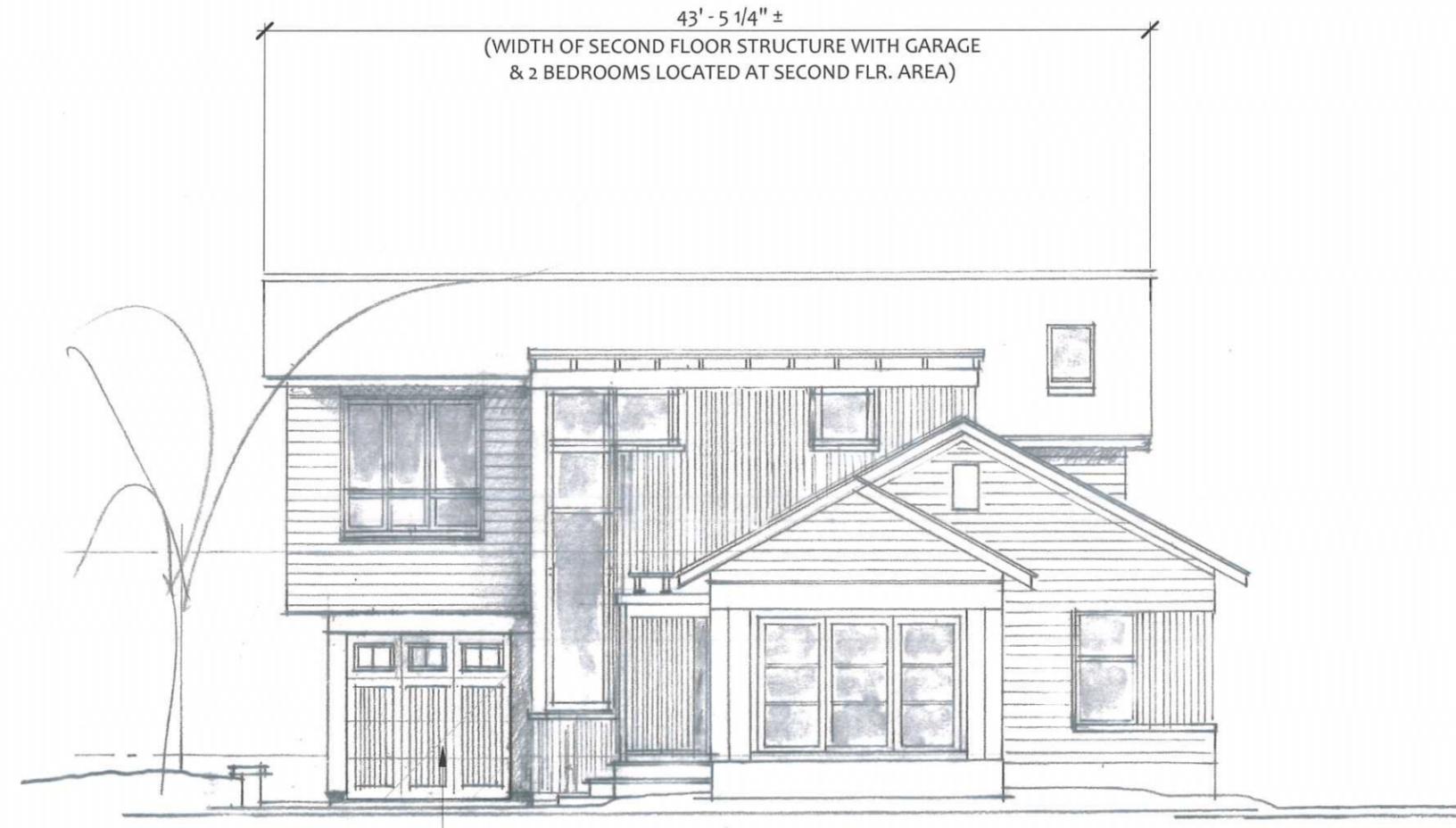
ALT - B  
ELEVATION

SHEET SIZE: 11X17

JOB NO: 12345

DATE: 09/21/16

**V.9**



43'-5 1/4" ±  
(WIDTH OF SECOND FLOOR STRUCTURE WITH GARAGE  
& 2 BEDROOMS LOCATED AT SECOND FLR. AREA)

NEW GARAGE DOOR,  
IN NEW FRAMED WALL

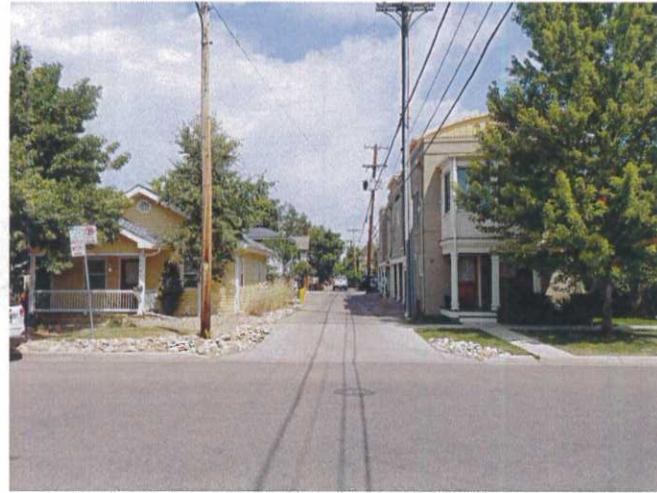
**NOTE:**  
IF NO PARKING VARIANCE IS GRANTED  
THEN PARKING IS TO REMAIN @ EXISTING ACCESSORY  
STRUCTURE, WHICH DISPLACES THE 3rd BEDROOM TO THE  
SECOND FLOOR ABOVE THE EXISTING ACCESSORY STRUCTURE

**PROPOSED - ALT B WEST ELEVATION 1**

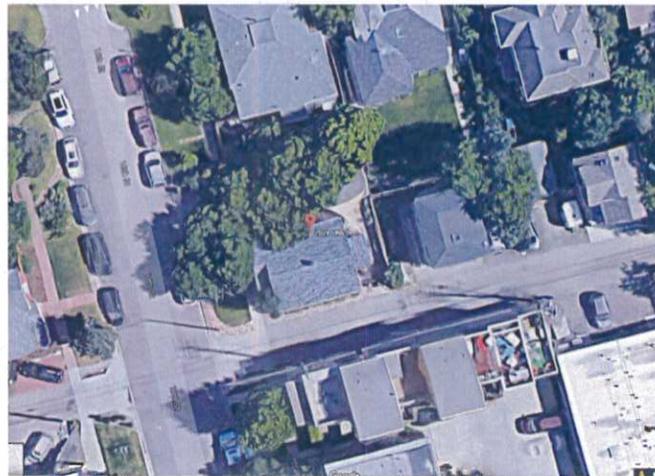
1/8" = 1'-0"



2028 18th Street \_ S. West View



2028 18th Street \_ West View



2028 18th Street \_ Aerial View



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

BOZA

Neighborhood  
 Context

SHEET SIZE: 11X17

JOB NO: 44888

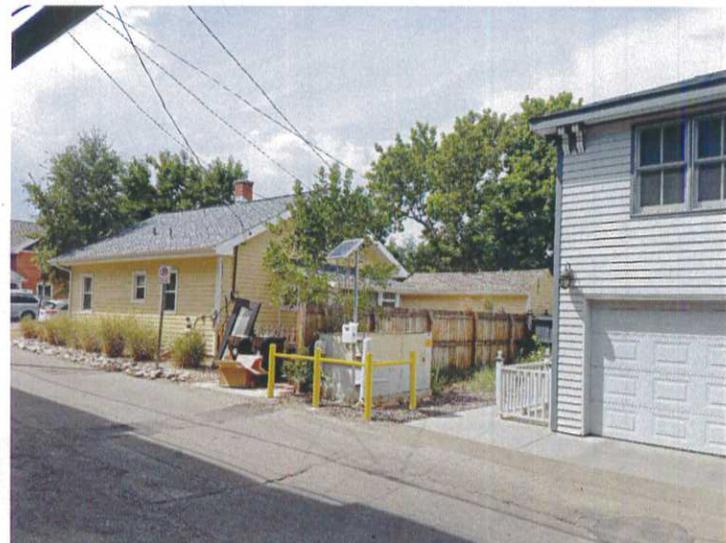
DATE: 10/03/16

**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.**



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**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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BACA RESIDENCE  
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BOZA

Neighborhood  
Context

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/03/16

V.12

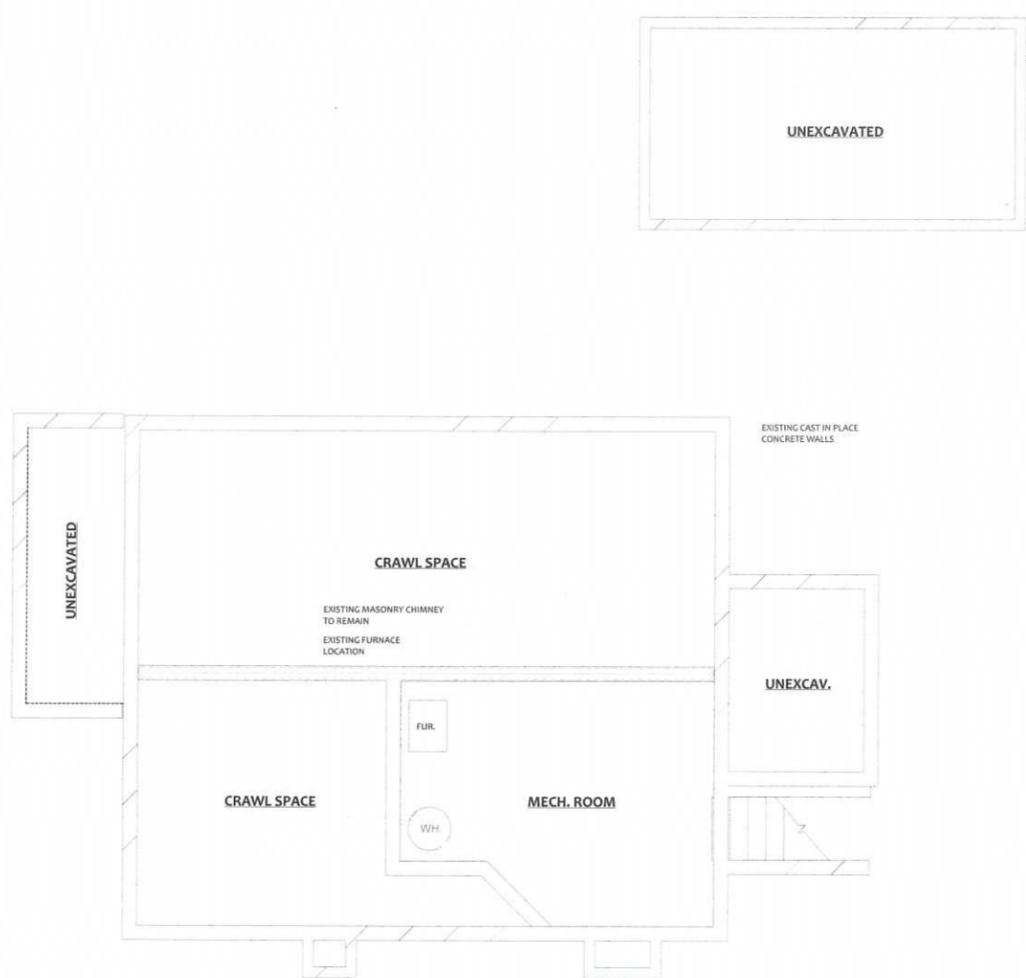
NOT FOR CONSTRUCTION

**DECONSTRUCTION PLAN LEGEND**

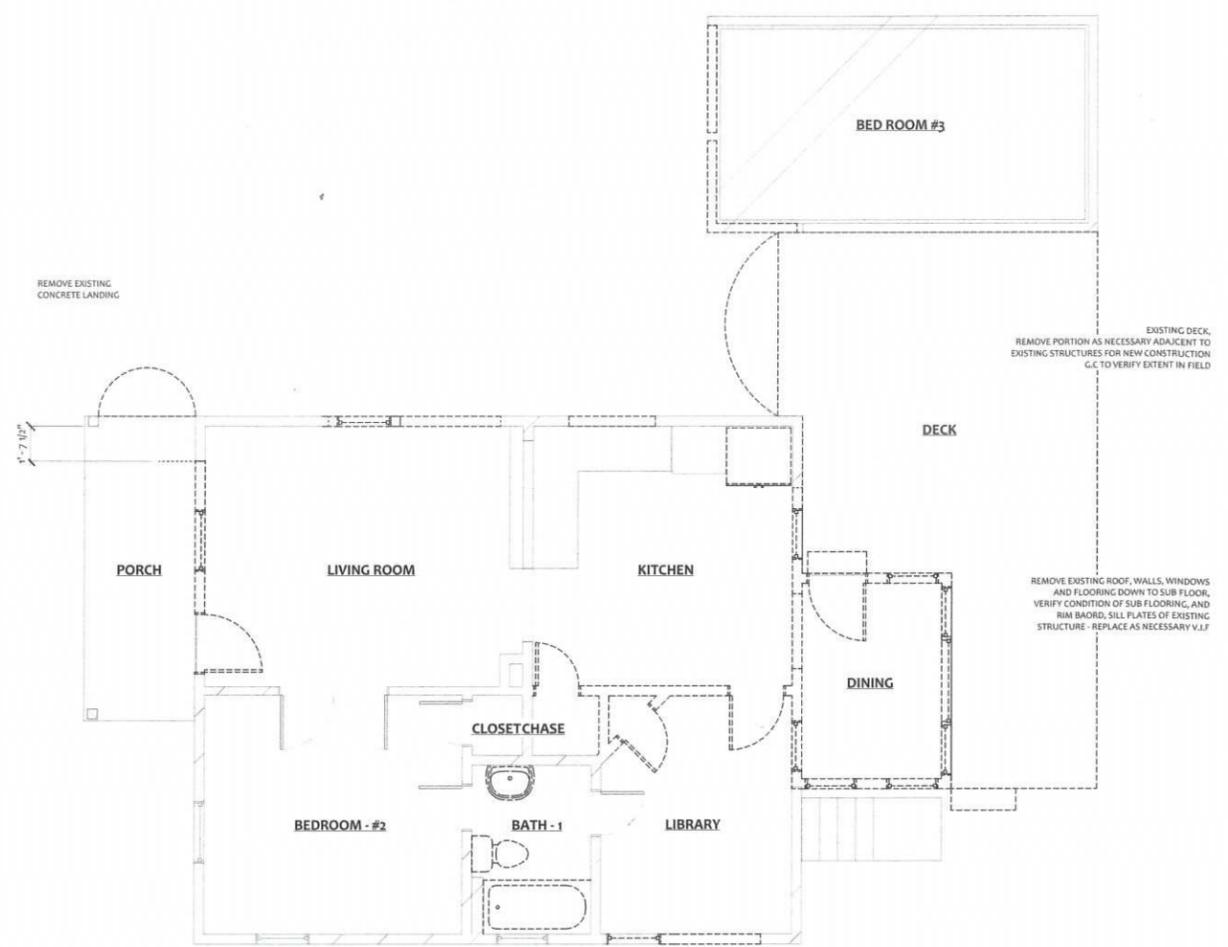
— TYPICAL EXISTING WALLS TO REMAIN

- - - 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

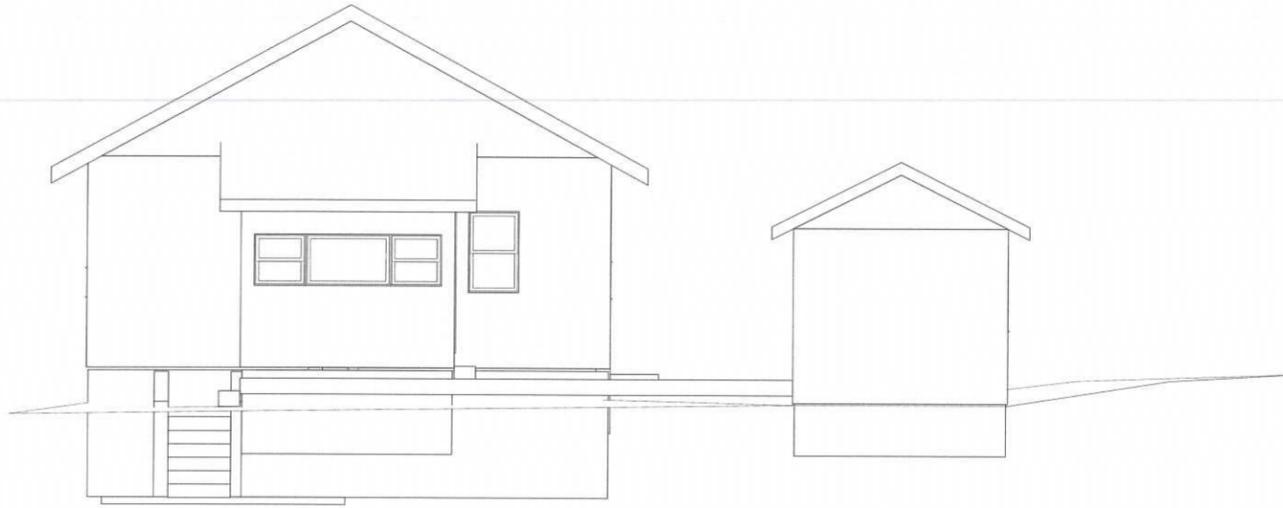
DATE: 09/21/16

DRAWN: Author

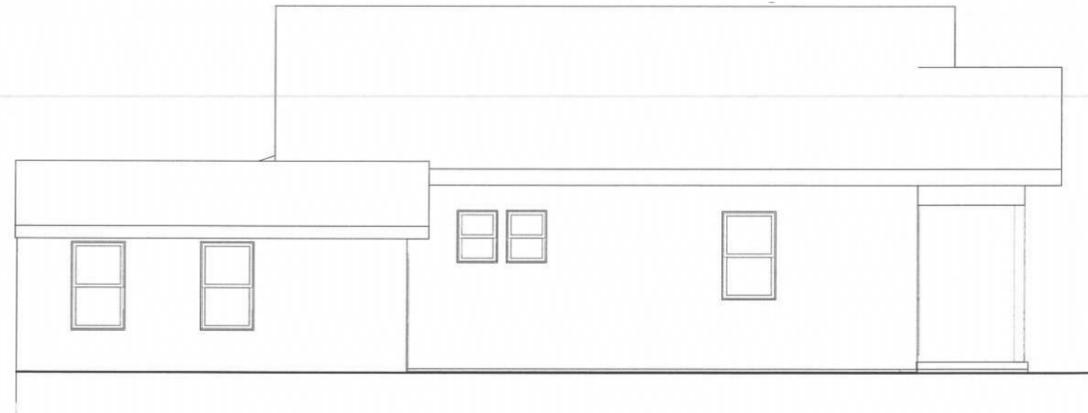
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NOT FOR CONSTRUCTION

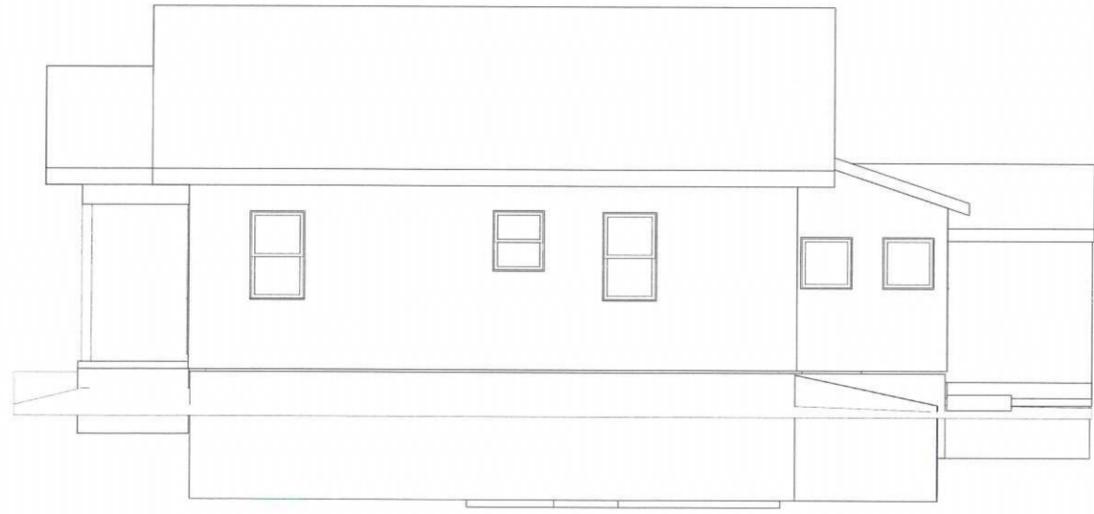




**EAST - AS BUILT** 1  
1/4" = 1'-0"



**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

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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



**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:**

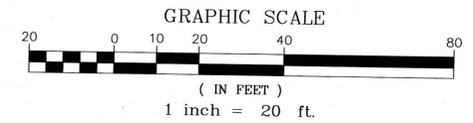
1) ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN HEREON SUBJECT TO THE RECEIPT OF A CURRENT TITLE COMMITMENT POLICY. THIS SURVEY OR PLAT DOES NOT DETERMINE OWNERSHIP. ITS PURPOSE IS TO INDICATE, BOTH ON THE GROUND AND GRAPHICALLY, THE CORNER MARKERS AND LINES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

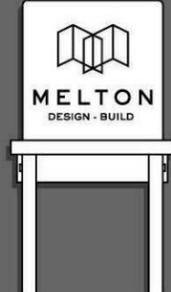
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_

- 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



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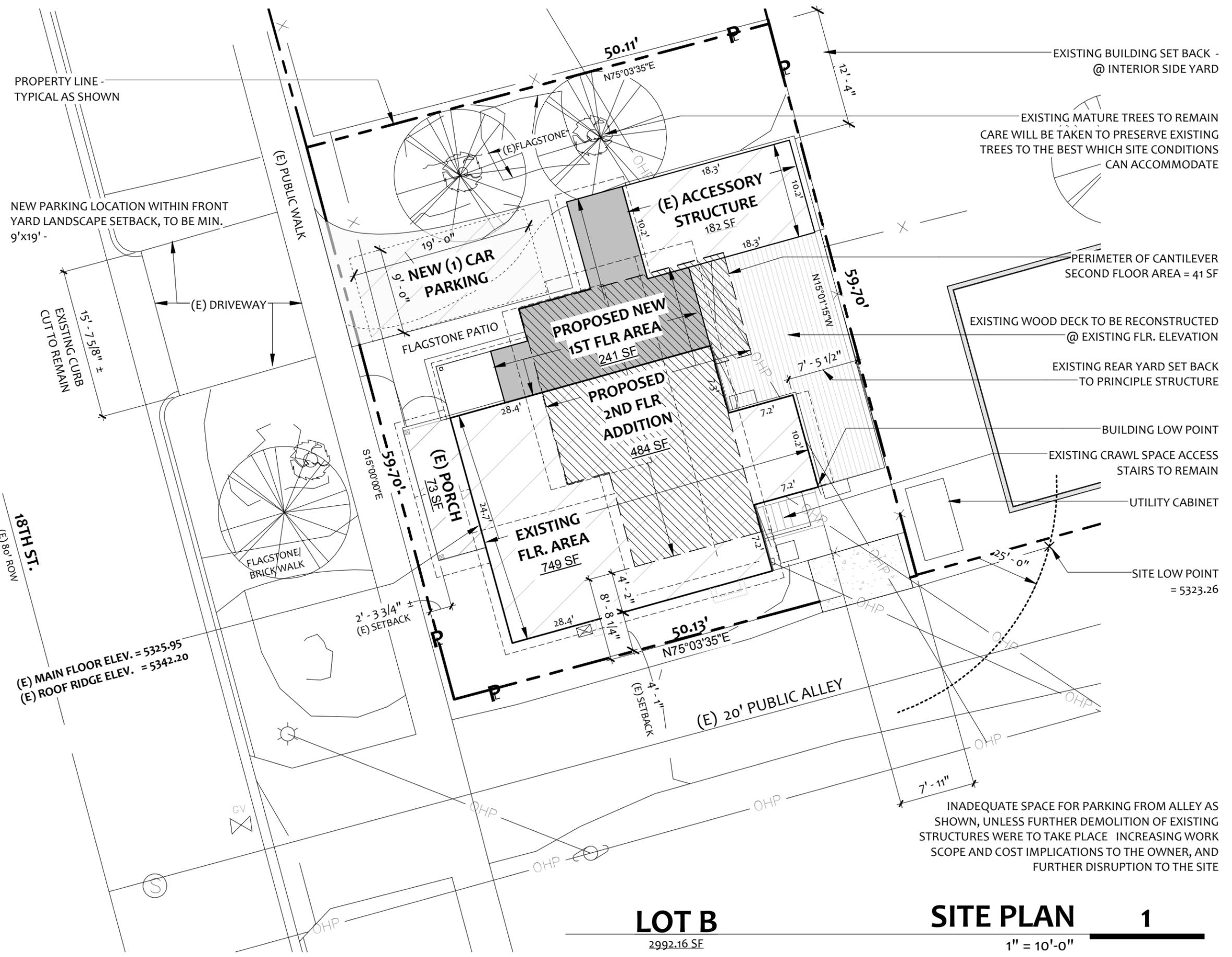
PROPOSED SITE PLAN

SHEET SIZE: 11X17

JOB NO: 44888

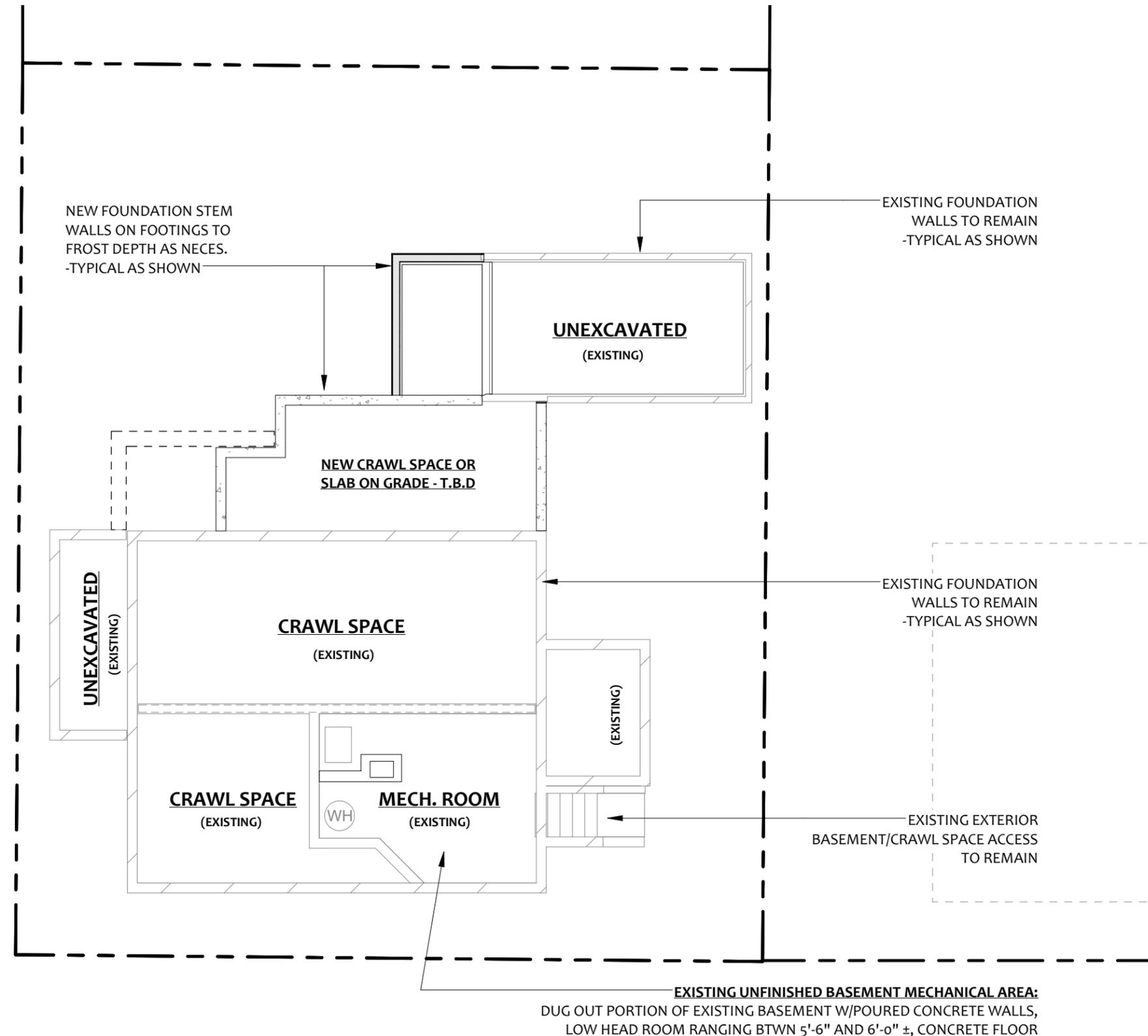
DATE: 10/25/16

**V.1**



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

**LOT B** 2992.16 SF **SITE PLAN** **1**  
 1" = 10'-0"

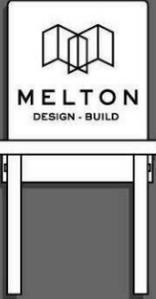


**EXISTING UNFINISHED BASEMENT MECHANICAL AREA:**  
 DUG OUT PORTION OF EXISTING BASEMENT W/POURED CONCRETE WALLS,  
 LOW HEAD ROOM RANGING BTWN 5'-6" AND 6'-0" ±, CONCRETE FLOOR

**PROPOSED SUBTERRANEAN PLAN**

**1**

1/8" = 1'-0"



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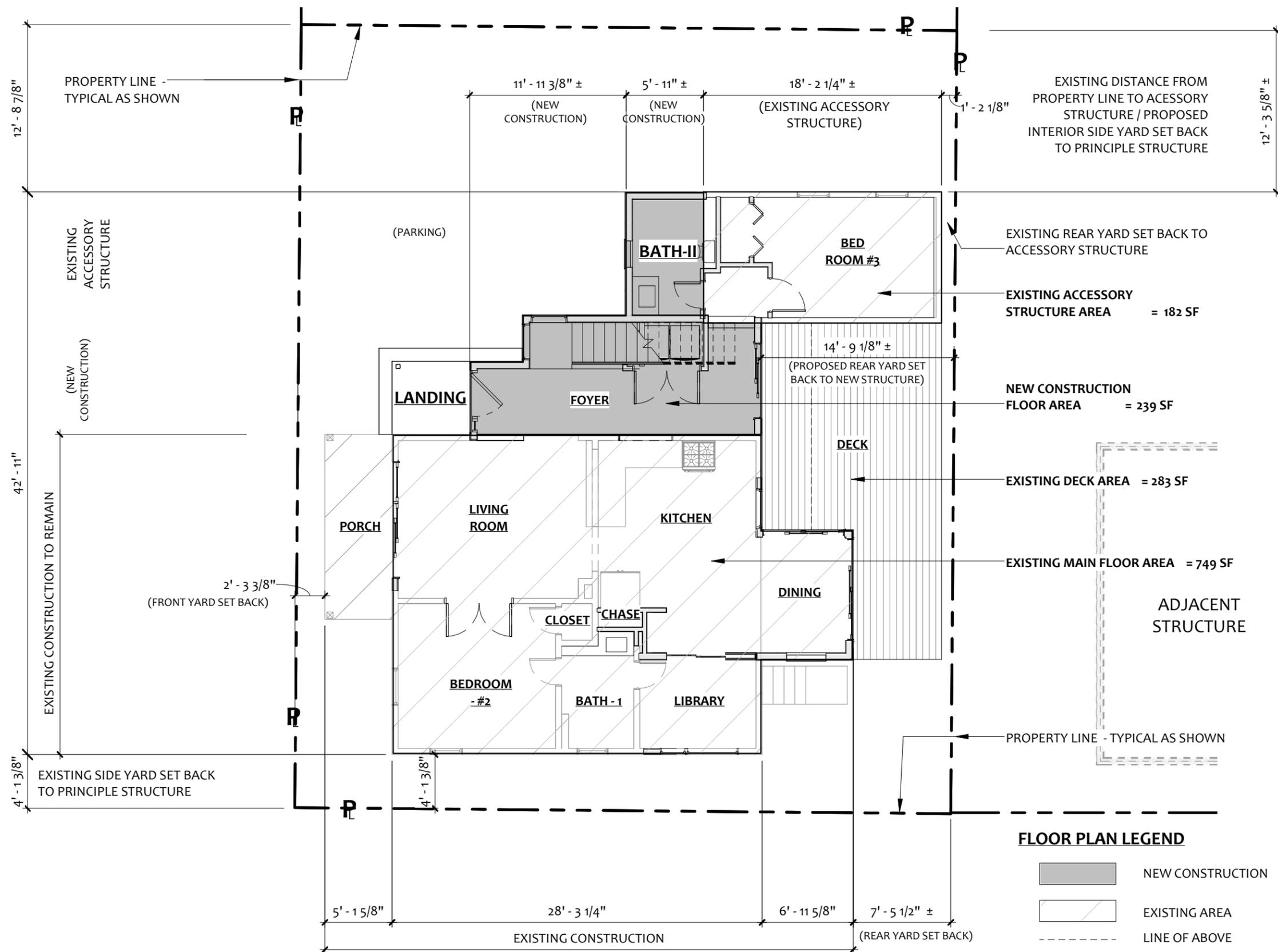
PROPOSED  
 BASEMENT

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.2**



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

1/8" = 1'-0"

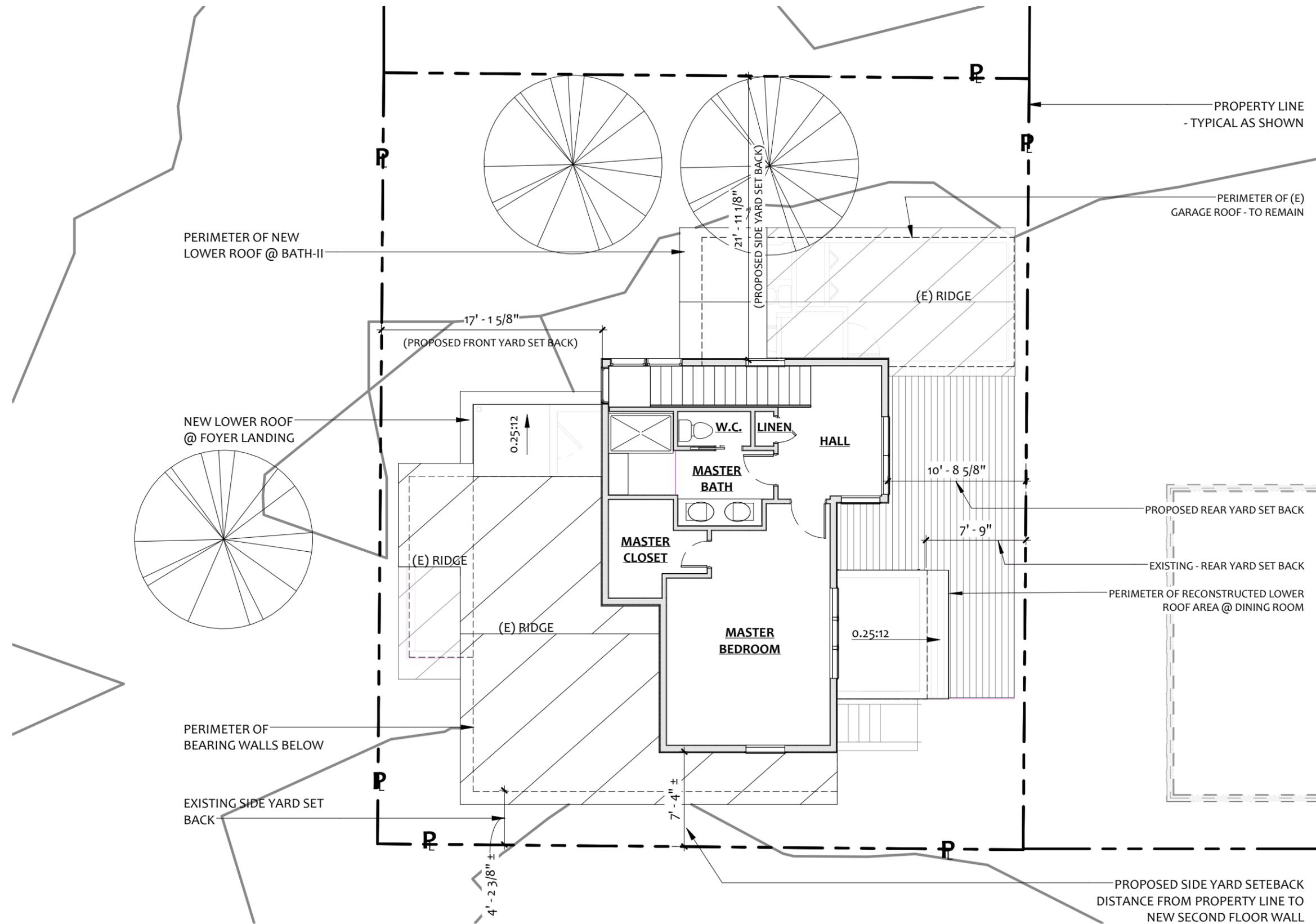
1

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2028 18TH STREET  
Boulder, Colorado 80302

BOZA	
PROPOSED MAIN FLOOR PLAN	
SHEET SIZE: 11X17	
JOB NO:	44888
DATE:	10/25/16
<b>V.3</b>	



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

1/8" = 1'-0"

**1**

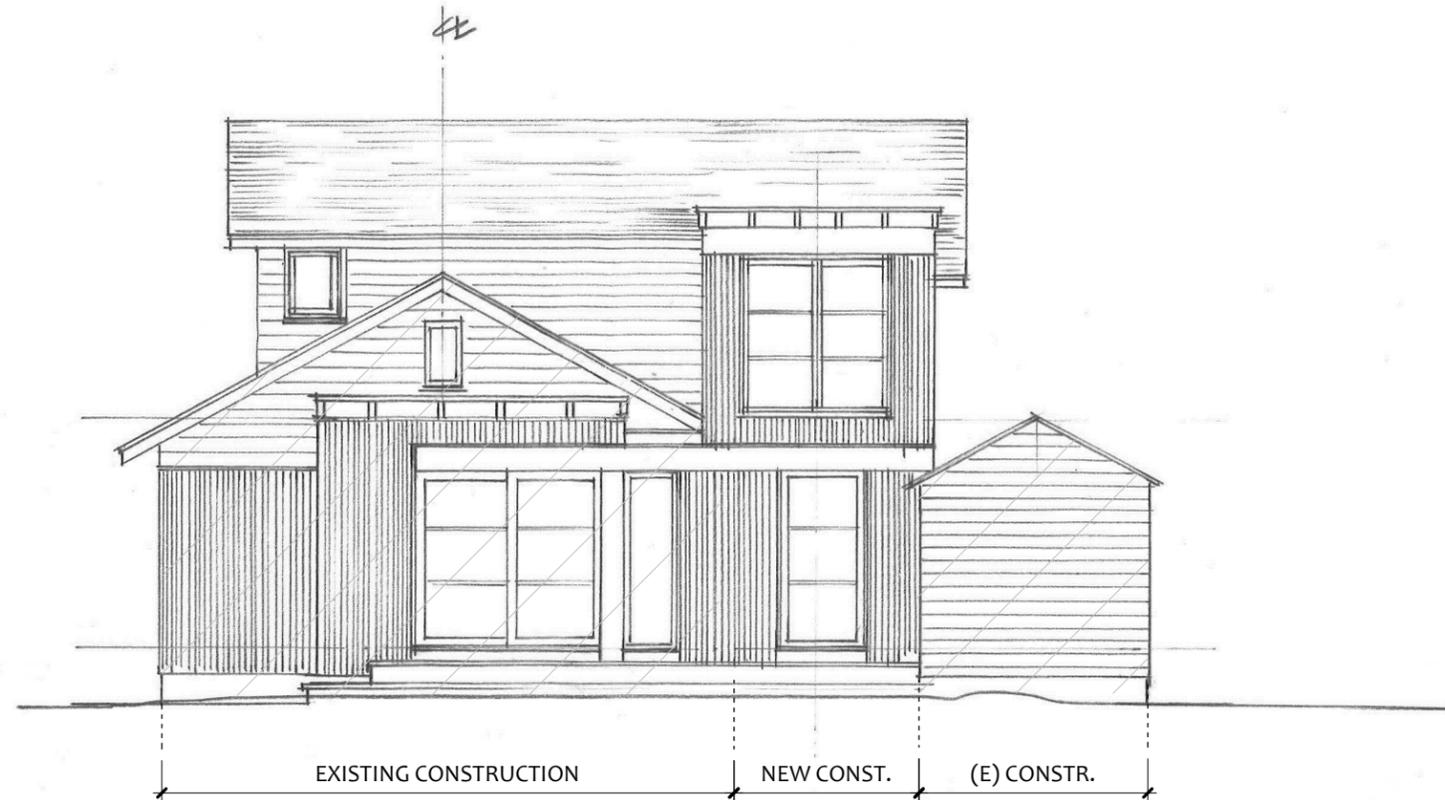
**MELTON**  
DESIGN - BUILD

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

BOZA	
PROPOSED SEC. FLOOR PLAN	
SHEET SIZE: 11X17	
JOB NO:	44888
DATE:	10/25/16

**V.4**



**PROPOSED - EAST ELEVATION**

**1**

1/8" = 1'-0"



**PROPOSED - NORTH ELEVATION**

**2**

1/8" = 1'-0"



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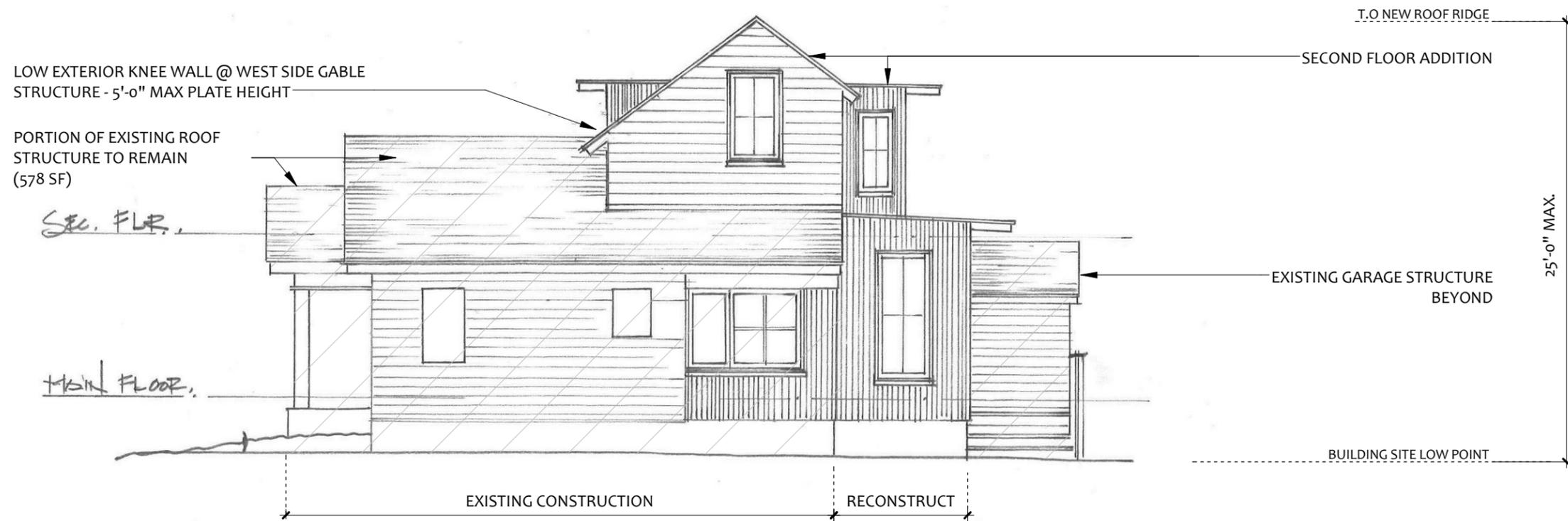
PROPOSED  
ELEVATIONS E/N

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.5**



**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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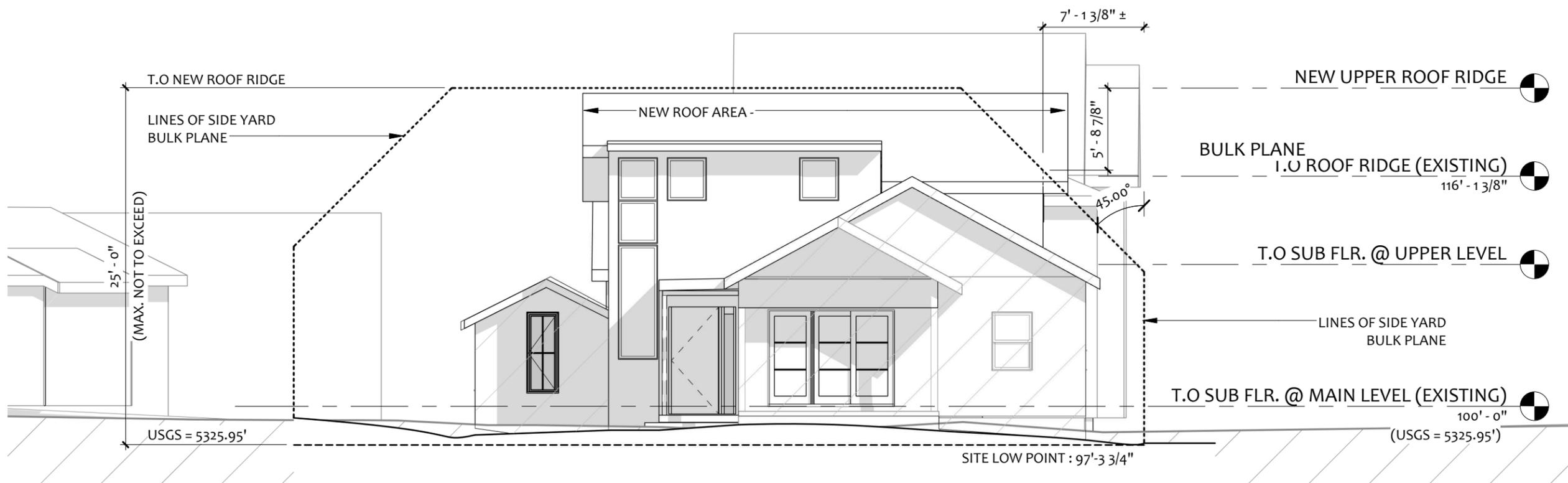
PROPOSED ELEVATIONS W/S

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.6**



PROPOSED ELEVATION WITH BULK PLANE

# WEST ELEVATION

1

1/8" = 1'-0"

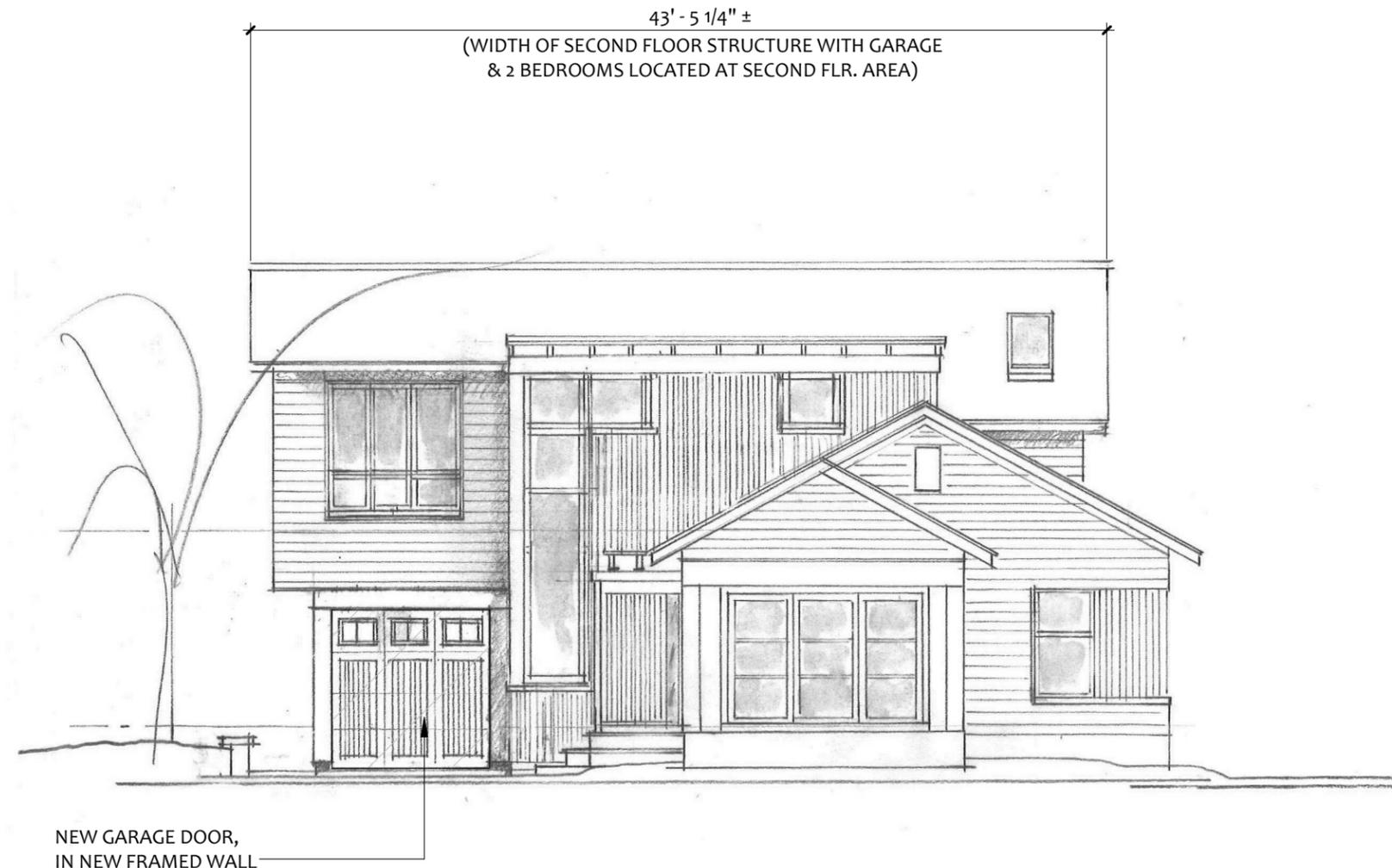
**MELTON**  
DESIGN - BUILD

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

BOZA	
ELEVATION DATA SCHEMATIC	
SHEET SIZE: 11X17	
JOB NO:	44888
DATE:	10/25/16

**V.8**



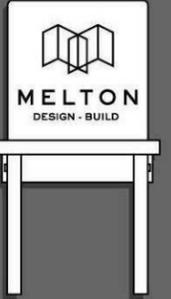
NEW GARAGE DOOR,  
IN NEW FRAMED WALL

**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"



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BOZA

ALT - B  
ELEVATION

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

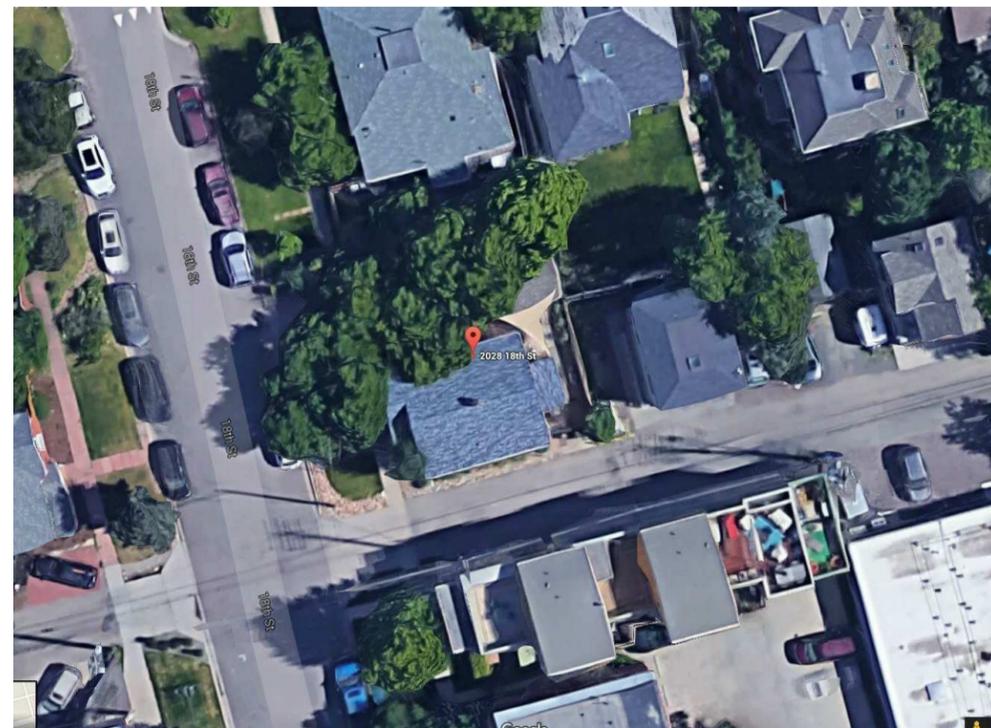
**V.9**



2028 18th Street \_ S. West View



2028 18th Street \_ West View



2028 18th Street \_ Aerial View



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BOZA

Neighborhood  
Context

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.10**



**2028 18TH Street - Alley View**

2 Story Structure Consistent with Neighboring Alley Context

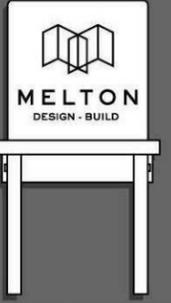


**2028 18TH Street - Alley View**

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.**



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NEIGHBORHOOD  
CONTEXT

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.11**



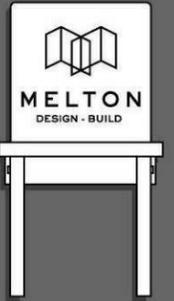
**NEIGHBORING ALLEY STRUCTURE - 2 STORY**



**NEIGHBORING ALLEY STRUCTURE - 2 STORY**



**NEIGHBORING ALLEY STRUCTURES - PARKING IN R.O.W**



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BOZA

Neighborhood  
Context

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.12**



**SITE PLAN - ADJACENT PROPERTIES 1**

1" = 30'-0"



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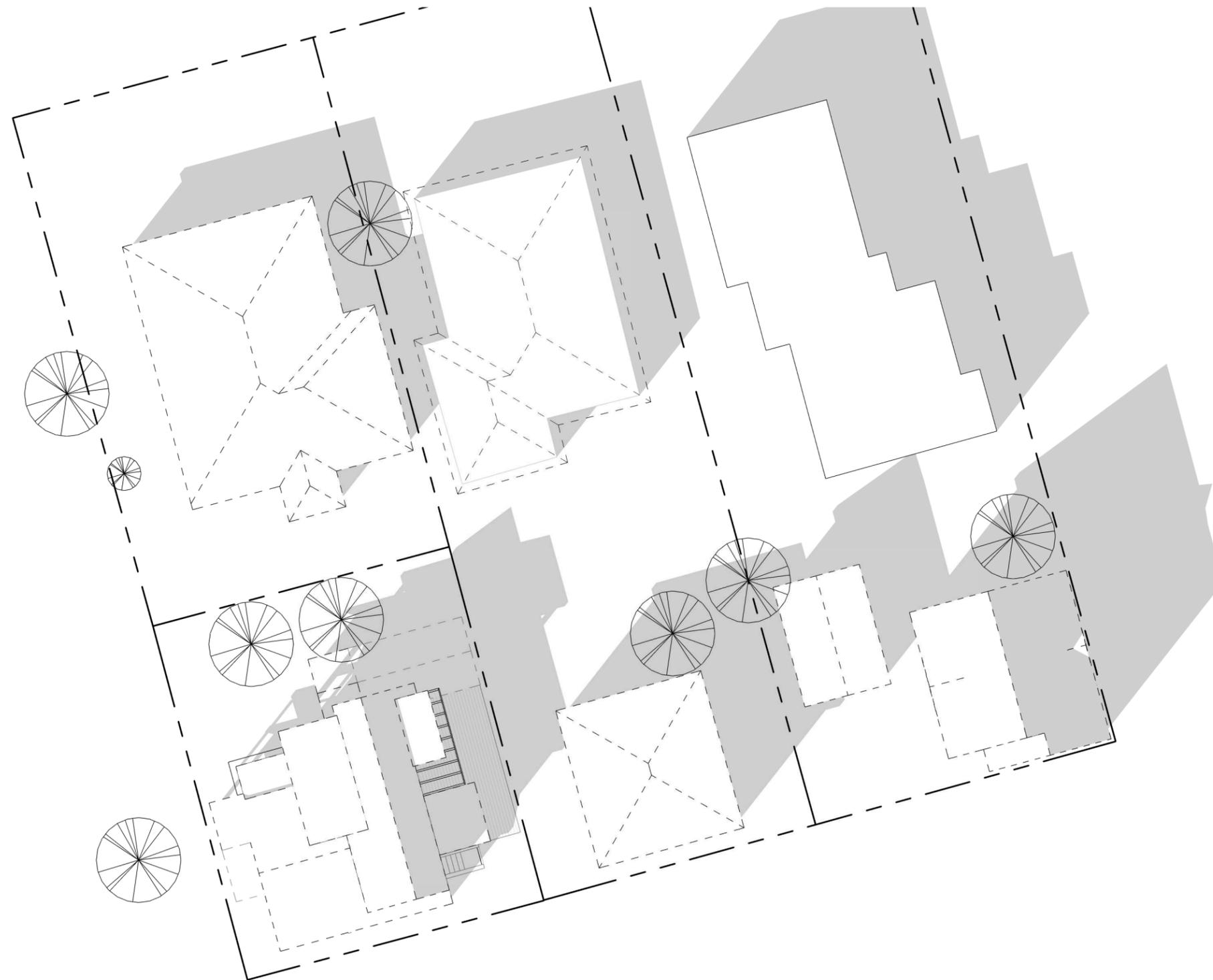
Site Plan - Aerial Image

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.13**

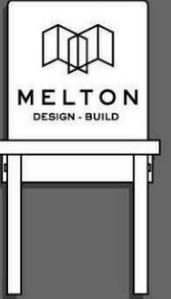


October 25, 2:00 pm (Shadow Illustration)

# SITE PLAN - PM SHADOWS

1

1" = 20'-0"



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BOZA

Site Plan -Figure  
Ground 2 pm

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

# V.14



October 25, 10:00 AM (Shadow Illustration)

# SITE PLAN - AM SHADOWS

1

1" = 20'-0"



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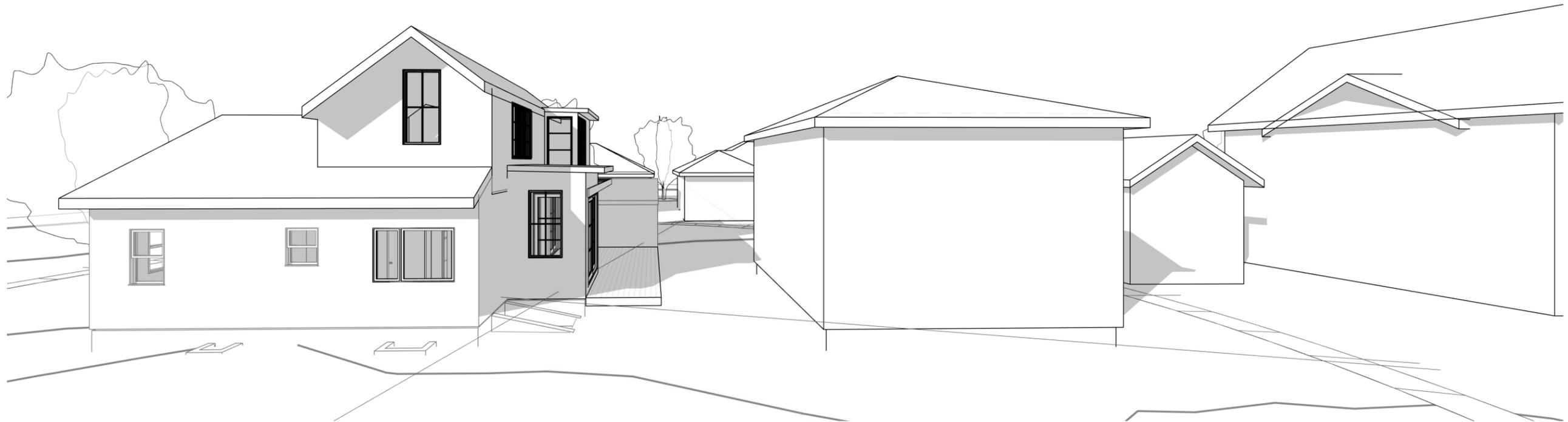
Site Plan -Figure  
Ground 10 am

SHEET SIZE: 11X17

JOB NO: 44888

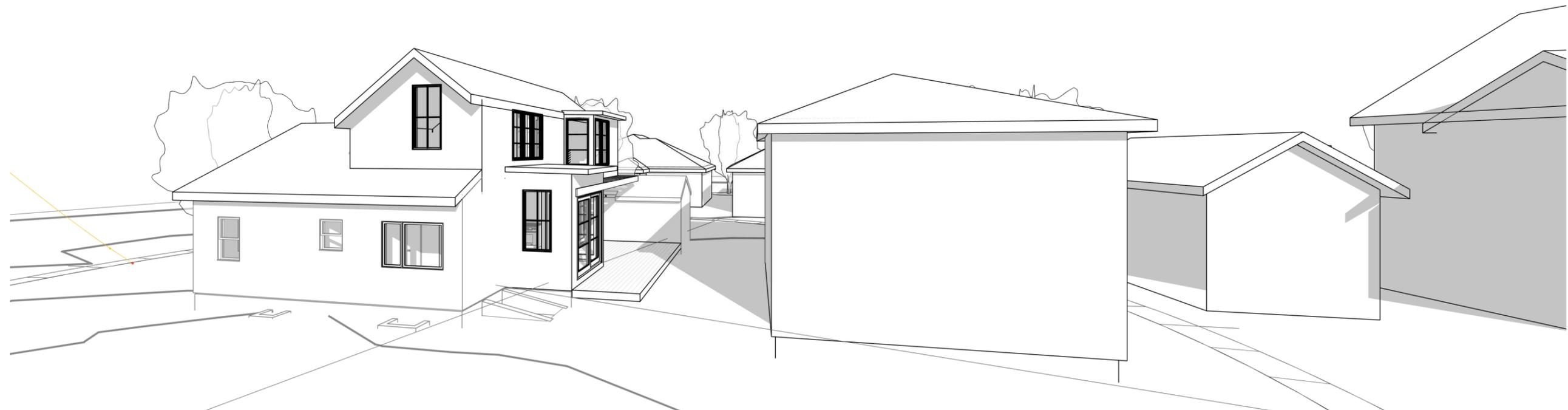
DATE: 10/25/16

# V.15



October 25, 2:00 pm (Shadow Illustration)

**EXTERIOR PERSPECTIVE - ALLEY VIEW - P.M** 1



October 25, 10:00 am (Shadow Illustration)

**EXTERIOR PERSPECTIVE - ALLEY VIEW - A.M** 2



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**BACA RESIDENCE**  
2028 18TH STREET  
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BOZA

Site Context - 3D  
Alley View

SHEET SIZE: 11X17

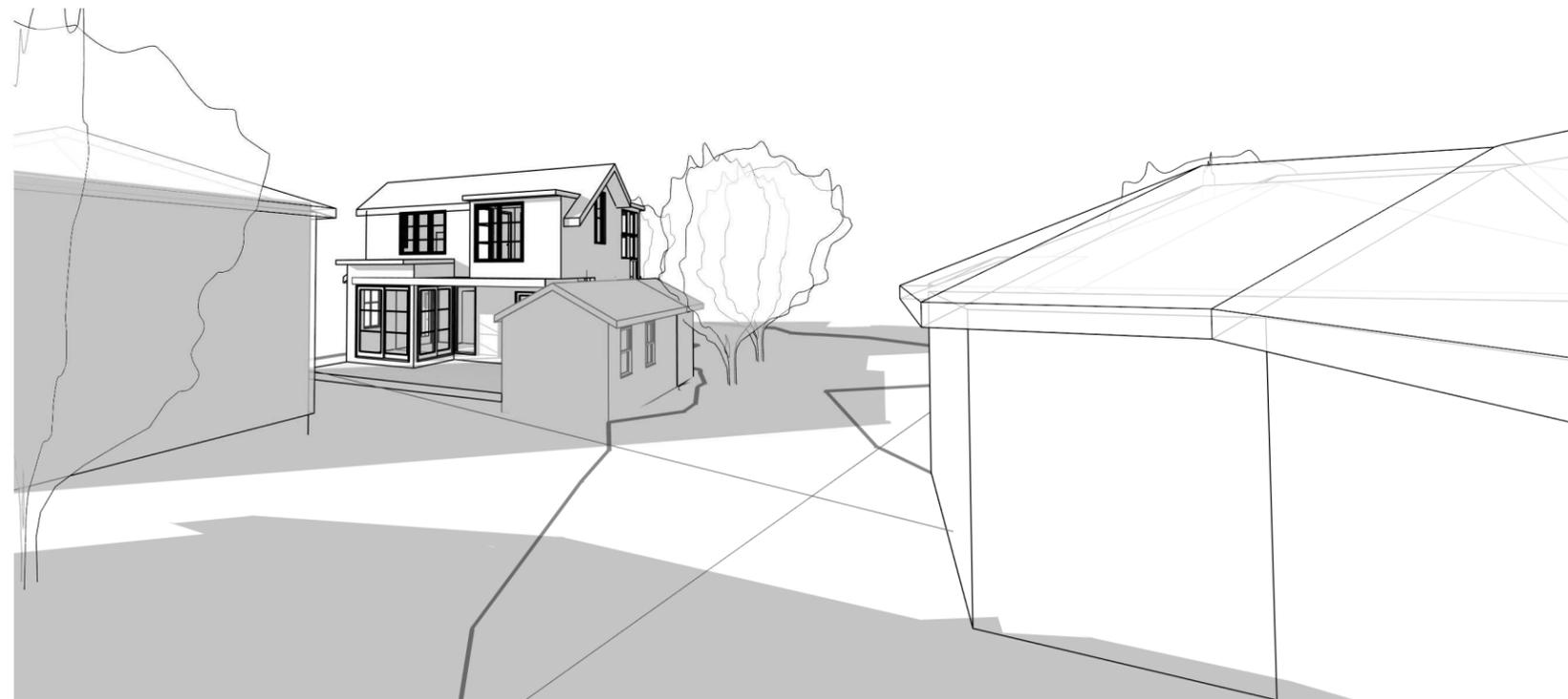
JOB NO: 44888

DATE: 10/25/16

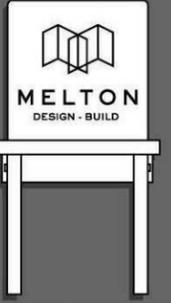
**V.16**



October 25, 2:00 pm (Shadow Illustration) **EXTERIOR PERSPECTIVE - P.M** 1



October 25, 10:00 am (Shadow Illustration) **EXTERIOR PERSPECTIVE - A.M** 2



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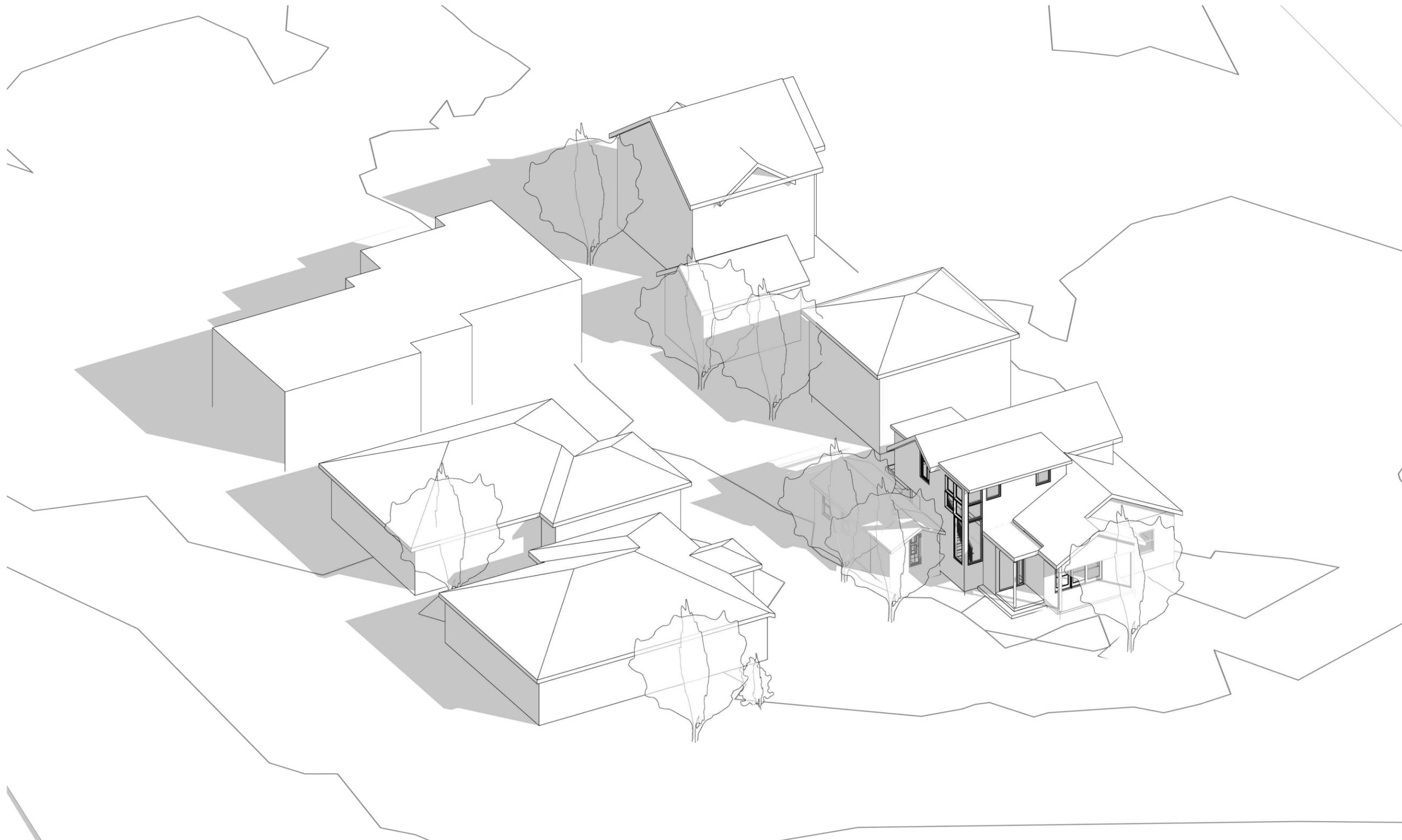
Site Context - 3D  
 Adj Lot

SHEET SIZE: 11X17

JOB NO: 44888

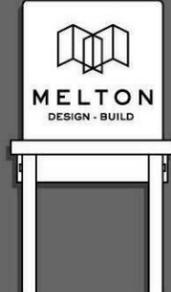
DATE: 10/25/16

**V.17**



October 25, 2:00 pm (Shadow Illustration)

**BIRDS EYE - NW - P.M** 1



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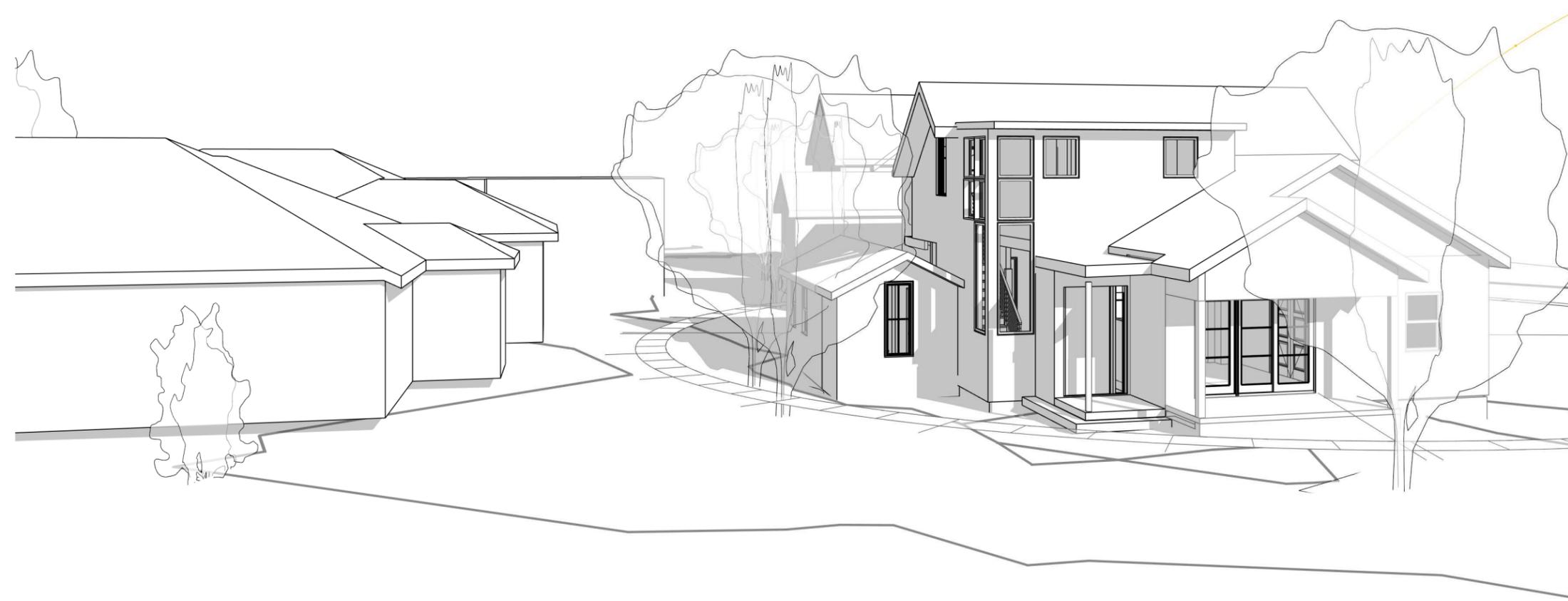
3D BIRDS EYE -  
P.M

SHEET SIZE: 11X17

JOB NO: 44888

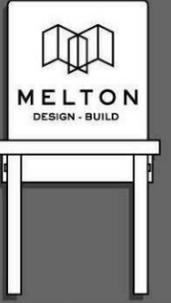
DATE: 10/25/16

**V.18**



October 25, 2:00 pm (Shadow Illustration)

**3D- 18TH ST. 2**



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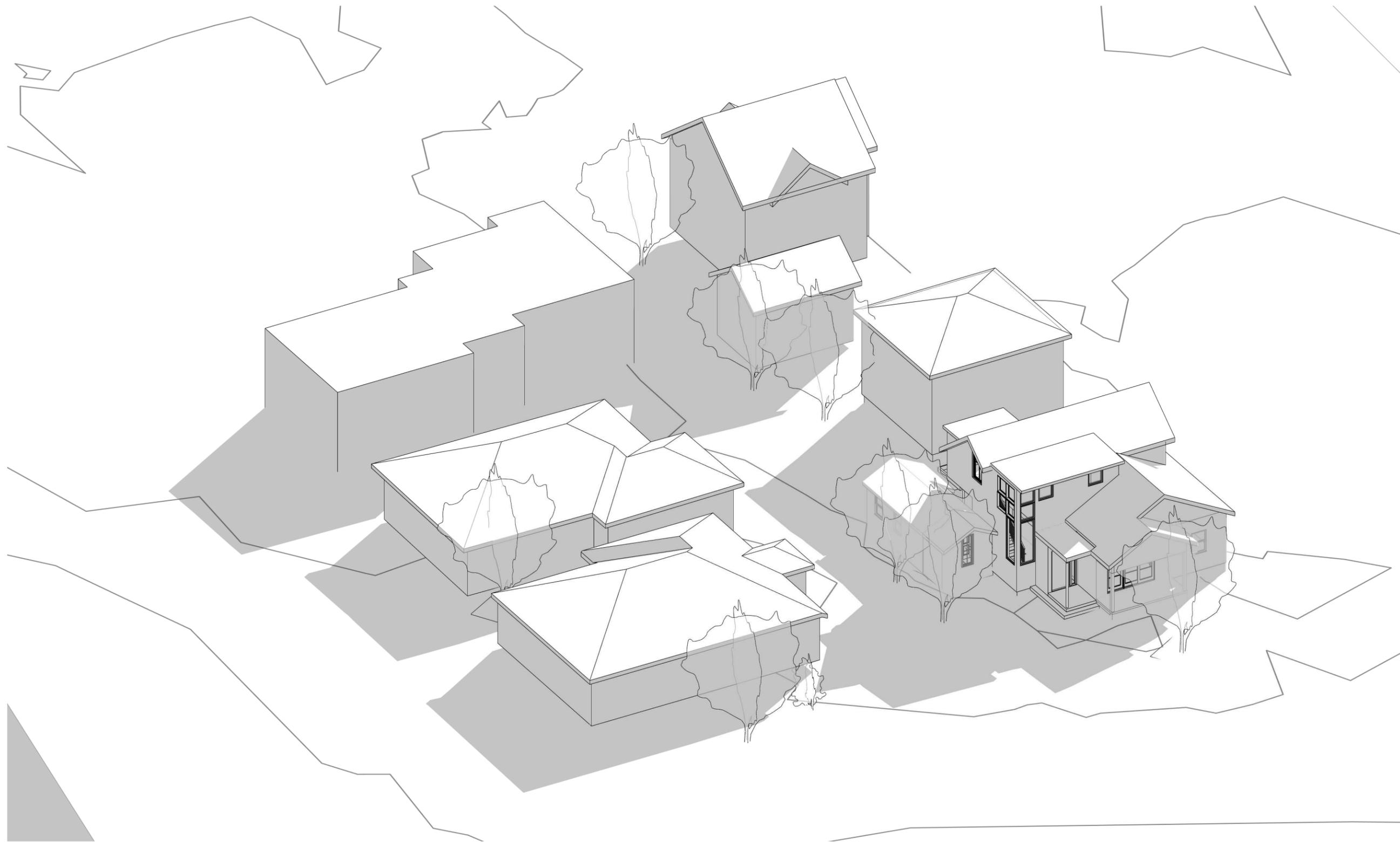
3D - BIRDS EYE

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.19**



October 25, 10:00 AM (Shadow Illustration)

**BIRDS EYE - NW - A.M**

**1**



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3D - BIRDS EYE -  
A.M

SHEET SIZE: 11X17

JOB NO: 44888

DATE: 10/25/16

**V.20**

**CITY OF BOULDER  
BOARD OF ZONING ADJUSTMENT  
ACTION MINUTES**

**October 13, 2016, 5 p.m.**

**Main Library, 1001 Arapahoe Ave., Flatirons Conference Room**

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

**Board Members Absent:** Jill Grano (V. Chair),

**City Attorney Representing Board:** Erin Poe

**Staff Members Present:** Robbie Wyler, Cindy Spence, Carolyn Fahey

**1. CALL TO ORDER:**

**D. Schafer** called the meeting to order at 5:01 p.m.

**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.

*Ellen McCready disclosed that she lives one block away from the home in questions, just outside the 600-foot public notice buffer and that she can remain impartial for this item.*

**Staff Presentation:**

**R. Wyler** presented the item to the board.

**Board Questions:**

**R. Wyler** answered questions from the board.

**Applicant's Presentation:**

**John Guilliams**, representing the applicant, presented the item to the board.

**Board Questions:**

**John Guilliams**, with KGA Studio Architects, answered questions from the Board.

**Public Hearing:**

No one from the public addressed the board.

**Board Discussion:**

- **M. Hirsch** stated that a double burden does exist. He would be in support of the application.
- **J. Lester** agreed with **M. Hirsch**. The proposal would cause no harm to anyone and makes the entry clear.
- **E. McCready** agreed. This will define the entry and be a positive improvement while being very modest and minimal. She supports the application.
- **D. Schafer** would be in support.

**Motion:**

On a motion by **M. Hirsch**, seconded by **D. Schafer**, the Board of Zoning Adjustment approved (4-0, **J. Grano** absent) the application (**Docket 2016-18**) as submitted.

**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.

**Staff Presentation:**

**R. Wyler** presented the item to the board.

**Board Questions:**

**R. Wyler** answered questions from the Board.

**Applicant's Presentation:**

**Tim Ryan**, the applicant, presented the item to the board.

**Board Questions:**

**Tim Ryan**, the applicant, answered questions from the board.

**Public Hearing:**

1. **Benita Duran**, spoke in support of the project.

**Board Discussion:**

- **J. Lester** would support of the application.
- **M. Hirsch** stated that the proposal would be appropriate for a garage.

- **E. McCready** agreed. The lot has a unique circumstance. The RR2 classification meets the criteria. She would support the application.
- **D. Schafer** agreed.

**Motion:**

On a motion by **J. Lester**, seconded by **E. McCready**, the Board of Zoning Adjustment approved (4-0, **J. Grano** absent) the application (**Docket 2016-19**) as submitted.

**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.

**Staff Presentation:**

**R. Wyler** presented the item to the board.

**Board Questions:**

**R. Wyler** answered questions from the Board.

**Applicant's Presentation:**

**Gary Pritchard** and **Robert Boca**, the applicant, presented the item to the board.

**Board Questions:**

**Gary Pritchard** and **Robert Boca**, the applicant, answered questions from the board.

**Public Hearing:**

1. **Meredith Harmon** spoke in support of the smaller addition proposed for the project rather than the larger proposed addition.
2. **John Severson** spoke in opposition of the project.
3. **Diane Krensky** spoke in opposition of the project.

**Board Discussion:**

- **M. Hirsch** stated that small lots can be difficult. The city is often against parking in the right-of-way and he supports that. The applicant is proposing a tall structure on small lot. He stated that attaching the accessory building makes it spread out too much on the lot.
- **J. Lester** agreed. She has concerns with the existing house connecting to the existing accessory structure. In addition, she is concerned that this would place the primary structure along the fence line and not provide any separation. Mass is a concern on tiny lots. The loss of green space is troubling.
- **D. Schafer** reminded the board that they need to consider impact on neighbors. They are not a design board.
- **M. Hirsch** stated that it is a mass issue and that is the board's charge. We need to consider the mass and where placed.
- The board agreed to support the parking on site.
- **E. McCready** stated that the data makes it obvious that the request is minimal. The existing house is modest in size. She believes the issue is that the proposed plans are contemporary. She agreed that the accessory structures could be attached later on. If tear the accessory building down, the square footage will be applied elsewhere. Attaching it seems a less impactful way to get what they want. She is not against the attachment in this case. Regarding the parking spot, her concern is pedestrian traffic on sidewalk and having a car crossing it. However, parking on site is important. She stated that with the proposed plans, the mass appears more than it actually is, especially on the west elevation.
- **J. Lester** agreed that the addition would be less impactful with regard to the massing of the neighbor's carriage house to the north.
- Board recommended continuance to the applicant.
- **D. Schafer** recommended the applicant return with 3D views and solar impact studies to prove the impact on the neighbors.
- **E. McCready** recommended the applicant show how the addition would relate to neighboring properties.

**Motion:**

On a motion by **M. Hirsch**, seconded by **D. Schafer**, the Board of Zoning Adjustment voted (4-0, **J. Grano** absent) to continue the application (**Docket 2016-20**) to be presented at the next Board of Zoning Adjustments meeting, November 10, 2016.

**3. GENERAL DISCUSSION:**

**A. Approval of Minutes**

On a motion by **D. Schafer**, seconded by **J. Lester**, the Board of Zoning Adjustments voted 4-0 (**J. Grano** absent) to approve the September 8, 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**

**4. ADJOURNMENT:**

There being no further business to come before the board at this time, BY MOTION  
REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 6:34 P.M

APPROVED BY

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
DATE

DRAFT