



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

DATE: Thursday, November 12, 2015

TIME: Meeting to begin at 5 p.m.

PLACE: Municipal Building, 1777 Broadway, 1777 West Conference Room

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

1. CALL TO ORDER

2. BOARD HEARINGS

Docket No.: [BOZ2015-11](#)

Address: 4500 19th Street #54 (located on Blueberry Circle)

Applicant: Suraj Man Shrestha

Setback Variance: As part of a proposal to place a mobile home on a lot within Boulder Meadows, the applicant is requesting a variance to the front (north) setback from a street for the proposed mobile home. In a mobile home park context this setback is measured from edge of street pavement, and this case the resulting front setback will be approximately 5.5 feet where 10 feet is required. Section of the Land Use Code to be modified: Section 9-7-13, BRC 1981.

3. GENERAL DISCUSSION

A. Approval of Minutes: The [October 8, 2015 BOZA minutes](#) are scheduled for approval.

B. Matters from the Board

C. Matters from the City Attorney

D. Matters from Planning and Development Services

4. ADJOURNMENT

For more information call Brian Holmes or Cindy Spence at 303-441-1880 or via e-mail 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
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
October 8, 2015, 5 p.m.
1777 Broadway, Council Chambers

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

Board Members Absent: Jill Grano

City Attorney Representing Board: Erin Poe

Staff Members Present: Brian Holmes, Robbie Wyler, Marcy Cameron,
Cindy Spence

1. CALL TO ORDER:

M. Hirsch called the meeting to order at 5:02 p.m.

2. BOARD HEARINGS:

A. Docket No.: BOZ2015-10

Address: 800 Arapahoe Avenue

Applicant: Historic Boulder

Setback Variance: As part of a proposal to construct a new single-car detached garage as well as construct a single-story addition to the existing historic house on a Landmarked property, the applicant is requesting a variance to the front (north) yard setback of the new detached garage and the rear (south) yard setback of the existing house. For the new detached garage, the resulting front yard setback will be approximately 46 feet where 55 feet is required and where no structure exists today. For the house, the resulting rear yard setback will be approximately 9.16 feet where 25 feet is required and where approximately 24.5 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.

Disclosures

All board members made a site visit (**J. Grano** absent).

Applicant's Presentation

No one addressed the board.

Public Hearing

No one from the public addressed the board.

Board Questions:

R. Wyler answered question from the board.

Board Discussion

- **M. Hirsch** stated that it would be a modest increase to the existing residence. The proposal emulates what has existed and what currently exists. The criteria has been met as staff presented.
- **E. McCready** and **D. Schafer** agreed.

Motion

On a motion by **D. Schafer**, seconded by **E. McCready**, the Board of Zoning Adjustment approved (3-0, **J. Grano** absent) the application (**Docket BOZ2015-10**) as submitted.

3. GENERAL DISCUSSION:

A. Approval of Minutes:

On a motion by **E. McCready**, seconded by **D. Schafer**, the Board of Zoning Adjustments voted 3-0 (**J. Grano** absent) approved the September 10, 2015 minutes as amended.

B. Matters from the Board

The Board inquired if staff knew of any new applicants for the vacant Board seat. Staff instructed the Board that they are welcome to recruit interested parties. **E. McCready** suggested the enrollment be opened again. **B. Holmes** informed the Board that City Council will have open enrollment for positions within the Board of Commissions in January/February 2016, with appointments in March. If there is an appointment of a new Board member, the first meeting that new Board member would attend would be in April. The Board expressed its concern that quorums may not be met while there is a vacancy. Staff is making sure the applicants are informed of the present board dynamics. Staff's preference is to have five members on the board.

C. Matters from the City Attorney

E. Poe informed the Board that she had consulted **J. Grano** regarding her recusal from tonight's Docket matter due to her relationship with Historic Boulder and the property.

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 5:26 P.M

APPROVED BY

DATE

DRAFT



City of Boulder Planning and Development Services
1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306
Phone: 303-441-1880 • Fax: 303-441-3241 • Web: boulderplandevlop.net

BOZA VARIANCE APPLICATION

APPLICATION DEADLINE IS 4:00 P.M. ON THE THIRD WEDNESDAY OF EACH MONTH.
MEETING DATE IS 5:00 P.M. ON THE SECOND THURSDAY OF THE FOLLOWING MONTH.

Submittal of inaccurate or incomplete information will result in rejection of the application.

GENERAL DATA

BOULDER MEADOWS

(To be completed by the applicant.)

- Street Address or General Location of Property: 4500 19th St #5A, BOULDER CO 80304
- Legal Description: Lot _____ Block _____ Subdivision _____ (Or attach description.)
- Existing Use of Property: MOBILE HOME COMMUNITY
- Description of proposal:

THE SIZE OF THE MOBILE HOME IS 16'x76' and THE REQUEST IS FOR A 6' VARIANCE IN FRONT OF THE HOME TO THE SIDEWALK. (THERE IS A MAIN GAS LINE AT BACK)

*Total floor area of existing building: <u>10'x76'</u>	*Total floor area proposed:
*Building coverage existing:	*Building coverage proposed:
*Building height existing:	*Building height proposed:

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

- Name of Owner: SURAJ MAN SHRESTHA
- Address: OFFICE 3450 PENROSE PL Suite 160 Telephone: 303 746 3888
- City: BOULDER State: CO Zip Code: 80301 FAX: _____
- Name of Contact (if other than owner): SAME AS ABOVE
- Address: _____ Telephone: _____
- City: _____ State: _____ Zip Code: _____ FAX: _____

BOZ 2015-

STAFF USE ONLY

Doc. No. 00011 Date Filed _____ Zone _____ Hearing Date _____
 Application received by: KE Matter Date Fee Paid _____ Misc. Rect # _____

(K550)

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**);
- architect* 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**); *1+5*
- Any other information pertinent to the request (**4 copies**); *any other*
- 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 _____

REQUEST FOR VARIANCE

For: Boulder Meadows, 4500 19th St #54, Boulder CO 80304

Dear Sir/ Madam,

I would like to request for the Variance on the Lot # 54 in Boulder Meadows Mobile Home Park to help a family coming from Nepal as their home was destroyed during the Earthquake that took place in April this year. They will be here by Mid-December and the park management has been very helpful in allowing me to bring the home in the Space #54 if the City of Boulder will allow and grant the Variance. The home has already been **purchased** and we are just waiting for the **BOZA** to give us permission to bring this home into the space # 54. The specification the home coming in is **Year 2004, 16'x76', 3bd/2ba and a very affordable and suitable for the family.**

PHYSICAL Conditions or Disability (h1)

We have been looking for the space at the mobile home park or other parks in town that would fit this home but nothing is available and the Space #54 is the only last resort. We have consulted with the park management to see if any other spaces will come available also, but nothing will be as most of them have the **Xcel Main gas line** that will run underneath the home because of the length of the home and that is absolutely not allowed at all.

After looking and researching for past few months, this lot # 54 is the one and only that will fit the home 16'x76'. If there were any other spaces available, we would be happy to put it somewhere else. I understand the fact that the minimum required set back is 10ft to the end of the side walk and because of the length of the home and the Main Gas line at the end of the lot, the needs to be set 5.5 from the side walk. I have also provided the pictures of the homes that are set in closer distance than this one and a list of homes in the neighborhood also. Hope this will help BOZA to see that we are not doing anything extra ordinary or something extreme to disturb the peace and tranquility of the concerned neighbors but instead bringing a home for a family in need and family who will be model citizens in the park. The home coming to the Space # 54 meets all the setbacks as required by the City of Boulder (Even to the Concerned Neighbor to the West), except to the front of the home and the reason to request for the Variance. It is impossible to push the home back any further than marked because of the Main Gas Line (XCEL) and once again there no other spaces available in the park or any other parks in the Boulder for this home. So please do your best to help us.

PHYSICAL Conditions or Disability (h5)

When the home comes into this space, it will clear all the setbacks required to the concerned neighbor without any hassle. The diagram I have provided shows it clears 18 feet in the front of the home, 11.5 feet to the deck of the neighbor's home(#53) and 18.5 feet to the back of the enclosed fence of the neighbor's home (#53). Everything in that surrounding will remain the same and will not even take an extra inch from the neighbor's easement. The only VARIANCE requested in in the front of the property and not to the either side of the neighbors. This home coming in (#54), will not even block any mountain view of the neighboring homes.

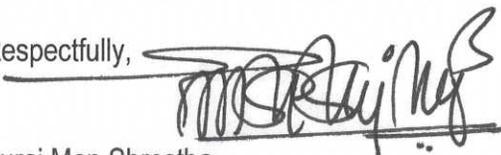
2. The mobile home has already been purchased and we are just waiting on the Variance approval before bringing the home into the Space.

3. There are no available space for this home in the park where it would fit in by right. The space #54 is the only space that will if the front setback Variance is approved. The rest of the spaces have Main Gas line running under the home.

4. There are many homes that were set in the past in the surrounding neighborhood that have less than 5ft setback from the side walk. I have attached the pictures and some examples of the similar sized homes in this document.

With all that said, hope this will clarify any confusion and concerns that the committee might have in allowing us to bringing in a nice home for the Family in need who will be here by Mid-December and after spending month this is the only home that they can afford and the only park that is most convenient and the only Space that will fit the home.

Thank you so much for taking the time to read through this request and god bless you all.

Respectfully, 

Suraj Man Shrestha
303-746-3888 Suraj359@gmail.com

NOTE: I have also helped many other Families in need like the September 2013 Flood Victims, and worked with City of Longmont and City of Lafayette to relocate families in need. And now I have the opportunity to help the community and families in need. If I help one family at a time, I know we can make a difference.....





Mobile Home Permit Application

To install a mobile home using blocking, tie downs, and to connect gas, sewer and water.
A separate electrical permit is required.

*Once you receive your permit, it must be available to the inspector at the work site, preferably posted in a place visible from the street.

Address: 4900 19th St #54

Park Name: BOULDER MEADOWS

Date: 10/05/2015 Valuation: \$ 60,000

Owner Name: Surya Man Shrestha

Address: 3450 PENROSE PL Suite 160

City: BOULDER Phone No.: 303 746 3888

Contractor Name: RIVERSIDE STORAGE

Phone No.: 970 406 1681 License No.: 5240

I agree to perform the work described herein, in accordance with the plans and/or specifications submitted, and with all provisions of the Building Code, Residential Code, Mobile Homes Code, Zoning Ordinance and health Regulations of the city of Boulder as enumerated in the Boulder Revised Code, 1981.

[Signature]
Applicant's Signature

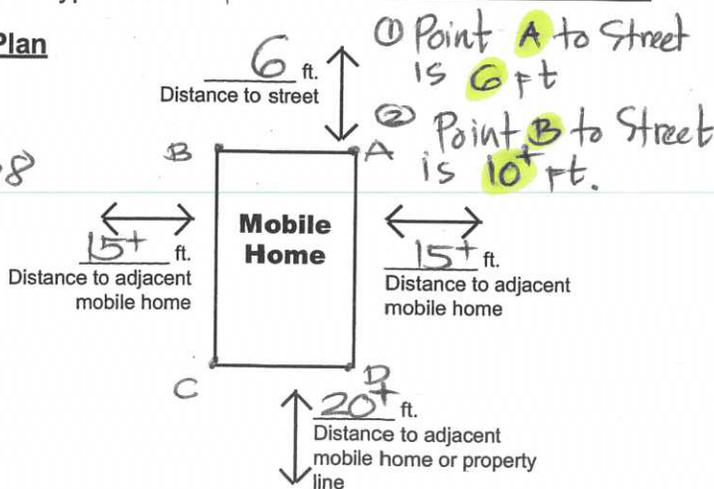
10/05/2015
Date

Mobile Home Description USED

New Replacement Model Year: 2004

Tie down type used: EXITE

Site Plan



Revised Dec. 2011
1203.pdf

SKIP-A-TRIP

Email/Faxable/Drop-Off Application Form

Please do not email credit card information
Permit applications containing credit card information must be submitted via fax

Note: Skip-A-Trip permits are only applicable for residential projects.

To: City of Boulder Planning and Development Services – attn: Permitting
Fax #: 303-441-4241

From: _____

Date: _____, 20____ LIC#: _____

of pages, including this page: _____

- Permit will be processed within two business days after receiving application.
- Incomplete applications shall be return-faxed to the sender.

Preferences for receiving the approved permit

I will pick up the permit from the Planning and Development Services Center.
Contact name: _____ Daytime Phone No.: _____

Fax me the permit (credit card payment required). Return Fax No.:(_____)

Email me the permit (credit card payment required). Return email address: _____

Visa MasterCard Credit Card #: _____

Name as it appears on card: _____ Exp. Date: _____

Billing address of credit card: _____

Signature: _____

Note: All credit card information is shredded daily

Sam's Housing LLC *[Signature]*

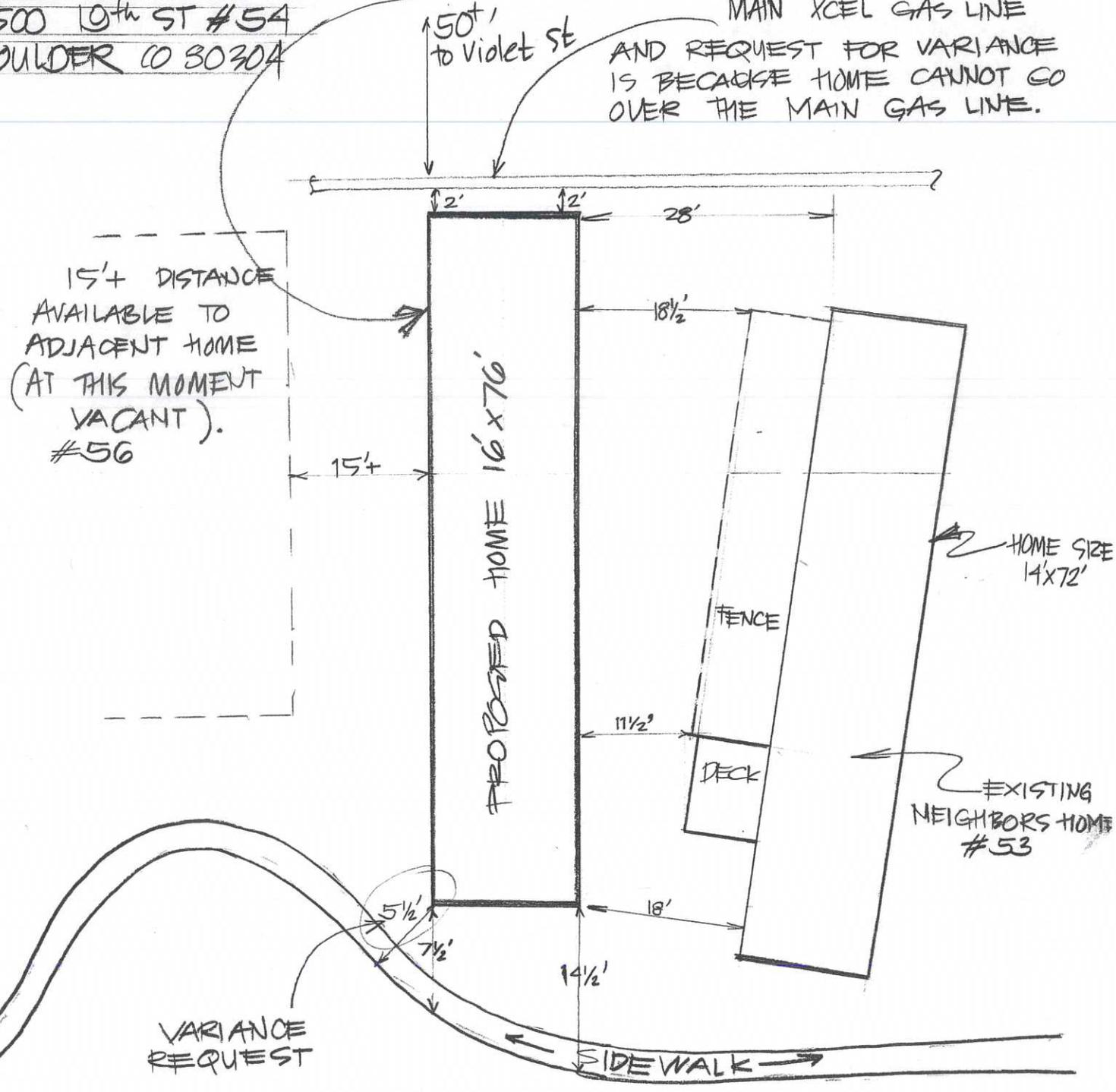
3450 PENROSE PL #160, BOULDER CO 80301, 303.746.3888(OFFICE)

REQUEST FOR VARIANCE

PROPOSED HOME SIZE 16'x76'

BOULDER MEADOWS
4500 10th ST #54
BOULDER CO 80304

MAIN XCEL GAS LINE
AND REQUEST FOR VARIANCE
IS BECAUSE HOME CANNOT GO
OVER THE MAIN GAS LINE.



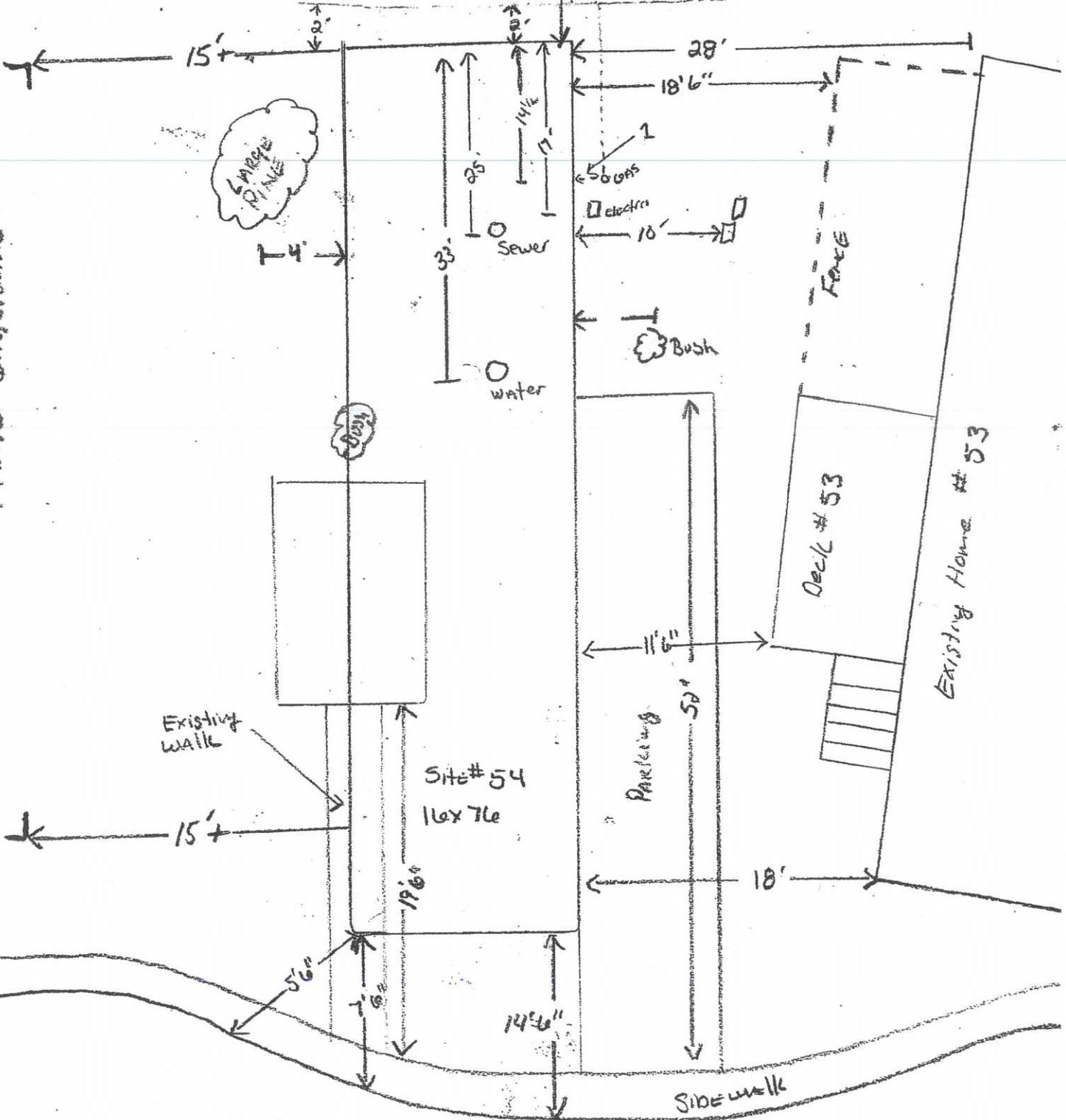
BLUEBERRY CIR ROAD

Home location
 VACANT SITE # 56
 14x46 Gas/Electric

TREE

50' + To Violet

MAIN GAS



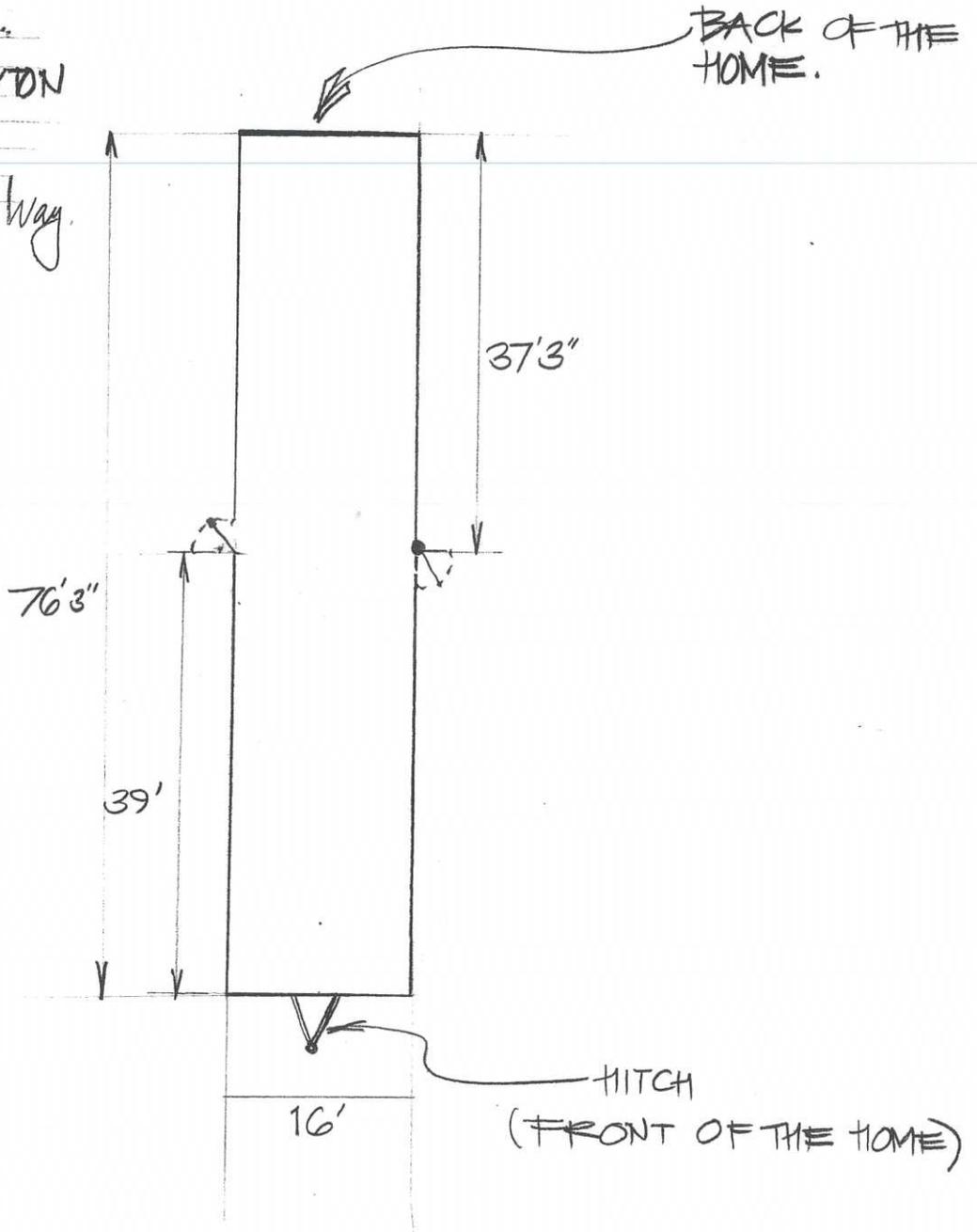
Sam's Housing LLC 303 746 3888

BOULDER MEADOWS 54

SPECIFICATIONS:

2004 16x76 CLAYTON

NOTE: Variance is under way.



10/29/2015

A, B, C, D - BEING FOR
CORNERS OF THE HOME.
AB BEING FRONT
CD BEING BACK
BC - WEST & AD - EAST



POINT (A) and (B) IS WHERE THE FRONT OF THE HOME IS GOING TO BE AT. POINT (A) ONLY CLEARS 5½' FROM THE SIDEWALK, SO REQUESTING VARIANCE.



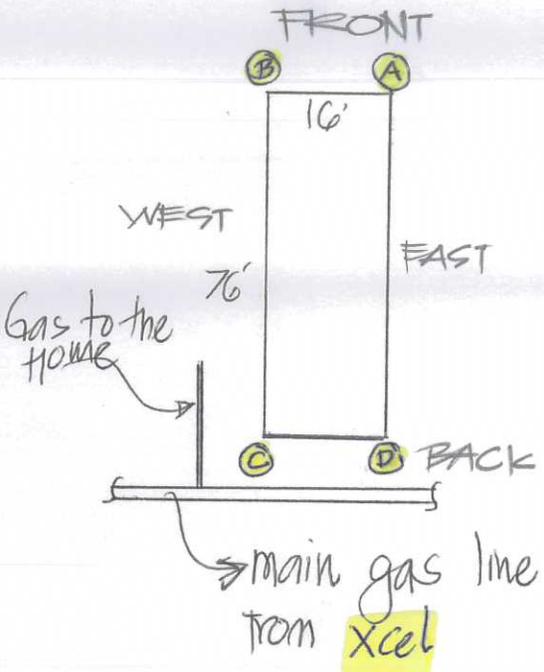
AS FOR POINT (B), IT MEETS THE SET BACK.



THE REASON FOR REQUESTING THE VARIANCE IS BECAUSE POINT (A) IS ONLY $5\frac{1}{2}'$ FROM THE SIDE WALK AND THE REQUIREMENT IS $10'$. THE HOME IS $16' \times 76'$ SO IF IT IS NOT PLACED $5\frac{1}{2}'$ TO POINT (A) THEN THE BACK OF THE HOME WILL GO OVER THE MAIN GAS LINE FROM XCEL.



THE REASON FOR REQUESTING THE VARIANCE IS BECAUSE POINT A IS ONLY $5\frac{1}{2}'$ FROM THE SIDE WALK AND THE REQUIREMENT IS $10'$. THE HOME IS $16' \times 76'$ SO IF IT IS NOT PLACED $5\frac{1}{2}'$ TO POINT A THEN THE BACK OF THE HOME WILL GO OVER THE MAIN GAS LINE FROM XCEL.

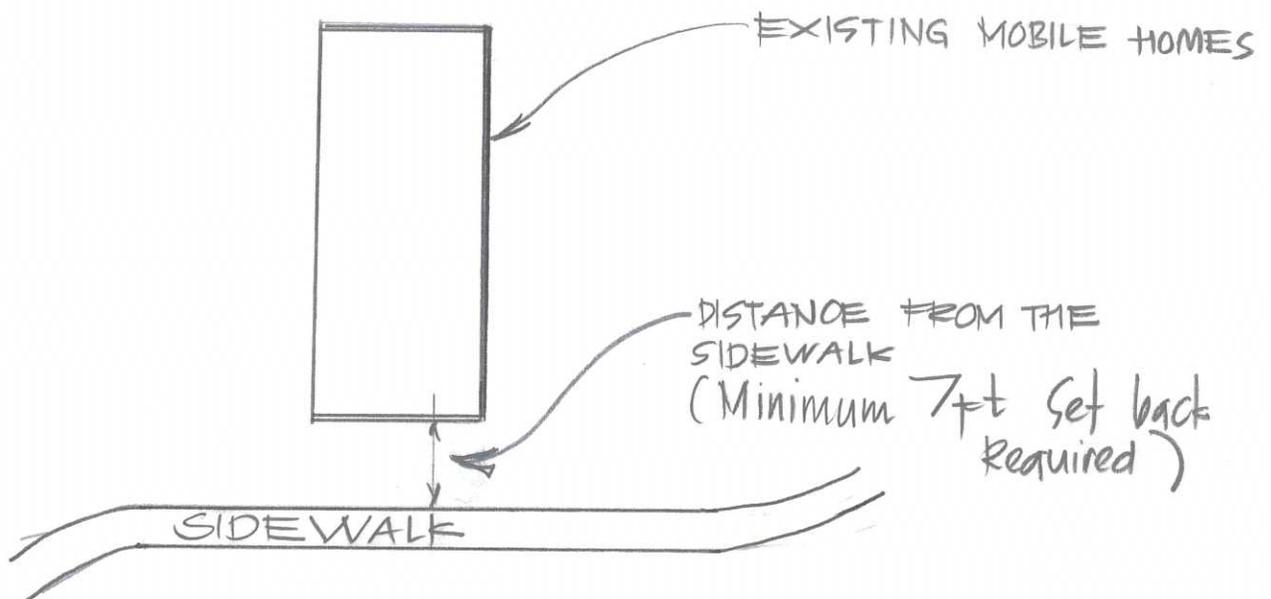


The yellow line in the picture indicates the main gas line (XCEL) and if the home's Point A does not sit @ $5\frac{1}{2}'$ only from the sidewalk then the back of the home will go over the gas line.

$5\frac{1}{2}'$



THE FOLLOWING DOCUMENTS SHOWS THE SPECIFICATIONS ON THE NEIGHBORING HOMES AS HIGHLIGHTED and THE DISTANCES FROM THE FRONT OF THE HOME TO THE EDGE OF THE SIDEWALK AS SHOWN IN THE DIAGRAM BELOW:



NOTE: the minimum is 7ft requirement.

Tax Account

Summary

Account Id M9400067
 Parcel Number 146318113001
 Owners LAMICHHANE ANGUR BABA & ASHISH KC
 Address 4500 19TH STREET UNIT 31
 BOULDER, CO 80304
 Situs Address 4500 19TH ST #31 BOULDER 80304 BOULDER
 Legal 31 COUNTRYSIDE VILLAGE BO MHP 95 COLONY MANOR
 72X16 4N520266H AKA BOULDER MEADOWS MHP

ADDRESS OF HOME

YEAR

SIZE

Inquiry

As Of

Payment Type First
 Full

Total Due \$0.00

3ft to Sidewalk

Value

Area Id	Mill Levy
000010 - 84.081000	85.9760000
	Actual Assessed
1235 - manufactured housing- improvements - 1235	23,347 1,858
Taxes	\$159.74

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

Tax Account

Summary

Account Id M8000197
 Parcel Number 146318113001
 Owners BUTTER JULIE
 Address 4500 19TH ST 33
 BOULDER, CO 80304
 Situs Address 4500 19TH ST #33 BOULDER 80304 BOULDER
 Legal 33 COUNTRYSIDE VILLAGE BO MHP 80 BONNAVILLA 66X14
 08A9889 AKA BOULDER MEADOWS MHP

Inquiry

As Of

3pt to Sidewalk

Payment Type First
 Full

Total Due \$0.00

Value

Area Id	Mill Levy
000010 - 84.081000	85.9760000
	Actual Assessed
1235 - manufactured housing- improvements - 1235	9,445 752
Taxes	\$64.66

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

Tax Account

Summary

Account Id M9500053
 Parcel Number 146318113001
 Owners TAPIA AMELIA & PADILLA ISABEL
 Address 4500 19TH ST 35
 BOULDER, CO xxxxx-0614
 Situs Address 4500 19TH ST #35 BOULDER 80304 BOULDER
 Legal 35 COUNTRYSIDE VILLAGE BO MHP 95 CHAMPION 76X16
 19975 05950089034 AKA BOULDER
 MEADOWS MHP

Inquiry

As Of

Payment Type First
 Full

Total Due \$0.00

4 ft to Sidewalk

Value

Area Id	Mill Levy	
000010 - 84.081000	85.9760000	
	Actual	Assessed
1235 - manufactured housing- improvements - 1235	24,306	1,935
Taxes		\$166.36

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

Tax Account

Summary

Account Id M8200119
 Parcel Number 146318113001
 Owners BEELNER ANN M
 Address 4500 19TH ST 36
 BOULDER, CO xxxxx-0614
 Situs Address 4500 19TH ST #36 BOULDER 80304 BOULDER
 Legal 36 COUNTRYSIDE VILLAGE BO MHP 81 CENTURY 66X14
 19087 CHCC018489 AKA BOULDER
 MEADOWS MHP

Inquiry

As Of

Payment Type First
 Full

Total Due \$0.00

2 1/2 ft to Sidewalk

Value

Area Id	Mill Levy
000010 - 84.081000	85.9760000
	Actual Assessed
1235 - manufactured housing- improvements - 1235	9,765 777
Taxes	\$66.80

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

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Tax Account

Summary

Account Id M8200260
 Parcel Number 146318113001
 Owners TURNER BARBARA
 Address 4500 19TH ST #53
 BOULDER, CO 80304
 Situs Address 4500 19TH ST #53 BOULDER 80304 BOULDER
 Legal 53 COUNTRYSIDE VILLAGE BO MHP 82 MONTROSE 72X14
 20407 MC13509 AKA BOULDER
 MEADOWS MHP

CONCERNED
 NEIGHBORS HOME.



Inquiry

As Of

Payment Type First
 Full

Total Due \$0.00

4 ft to Sidewalk

Value

Area Id	Mill Levy
000010 - 84.081000	85.9760000
	Actual Assessed
1235 - manufactured housing- improvements - 1235	10,998 875
Taxes	\$75.22

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

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Tax Account

Summary

Account Id M8000141
 Parcel Number 146318113001
 Owners GARCIA VICTOR & RAMIREZ ARIANA
 Address 4500 19TH ST 83
 BOULDER, CO xxxxx-0616
 Situs Address 4500 19TH ST #83 BOULDER 80304 BOULDER
 Legal 83 COUNTRYSIDE VILLAGE BO MHP 79 GLENWOOD 67X14
 10875 GW10977 AKA BOULDER
 MEADOWS MHP

Inquiry

As Of

Payment Type First
 Full

Total Due \$0.00

3 1/2 ft to the Sidewalk

Value

Area Id	Mill Levy	
000010 - 84.081000	85.9760000	
	Actual	Assessed
1235 - manufactured housing- improvements - 1235	9,267	738
Taxes	\$63.46	

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

Tax Account

Summary

Account Id M9200130
 Parcel Number 146318113001
 Owners EMINOV ALIJA & ZAHIDA
 Address 4500 19TH ST 85
 BOULDER, CO xxxxx-0614
 Situs Address 4500 19TH ST #85 BOULDER 80304 BOULDER
 Legal 85 COUNTRYSIDE VILLAGE BO MHP 92 SKYLINE SABRE
 76X16 42510724E AKA BOULDER MEADOWS MHP

Inquiry

As Of

Payment Type First
 Second

Total Due \$0.00

1ft from sidewalk

Value

Area Id	Mill Levy
000010 - 84.081000	85.9760000
	Actual Assessed
1235 - manufactured housing- improvements - 1235	22,340 1,778
Taxes	\$152.86

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

Tax Account

Summary

Account Id M9200131
 Parcel Number 146318113001
 Owners RIVERA JOSE MARIO &
 Address ORDAZ HEIRA ALDABA
 4500 19TH ST 87
 BOULDER, CO xxxxx-0616
 Situs Address 4500 19TH ST #87 BOULDER 80304 BOULDER
 Legal 87 COUNTRYSIDE VILLAGE BO MHP 92 SKYLINE SABRE
 66X16 42510704E AKA BOULDER MEADOWS MHP

Inquiry

As Of

Payment Type First
 Full

Total Due \$0.00

2ft from sidewalk.

Value

Area Id	Mill Levy
000010 - 84.081000	85.9760000
	Actual Assessed
1235 - manufactured housing- improvements - 1235	19,401 1,544
Taxes	\$132.74

The amounts of taxes due on this page are based on **last year's** property value assessments.
 For current year values visit the [Boulder County Assessor's site](#).

IDENTICAL LAND AREA ON THE EAST SIDE OF THE VACANT LOT 54.



3 1/2 Ft to Sidewalk



1' to Side Walk

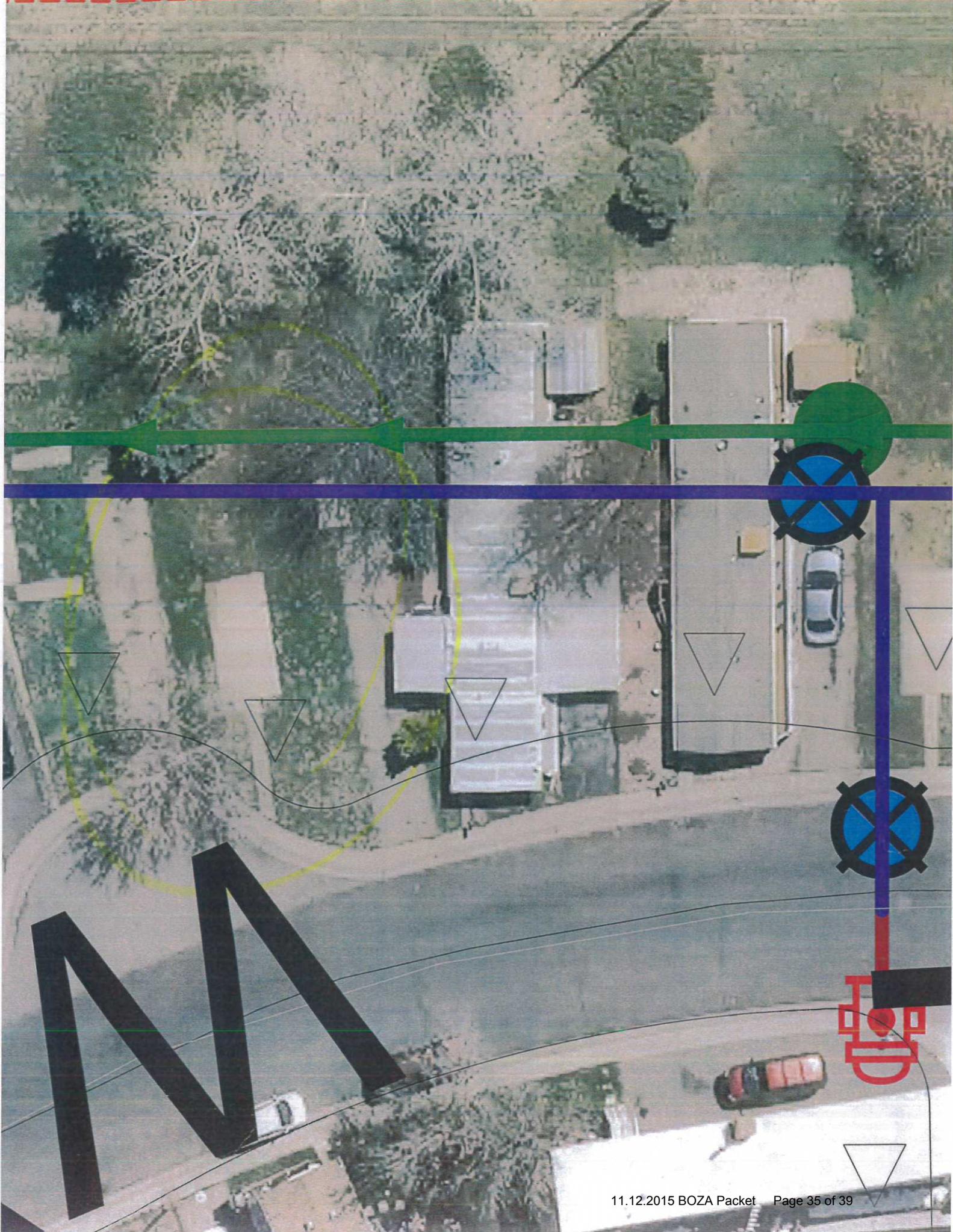














Suraj Shrestha <suraj359@gmail.com>

BOZA Application

Suraj Man Shrestha <suraj359@gmail.com>
To: "Wyler, Robbie" <WylerR@bouldercolorado.gov>

Wed, Nov 4, 2015 at 2:45 PM

Hello Robbie,

I will bring the requested documents for you on Friday at 10:00 am. Everything you have mentioned in the email is very clear and will do my best to bring the information you have requested. I look forward in seeing you on Friday.

Best Wishes and have a great day,
Sam

On Nov 4, 2015, at 2:06 PM, Wyler, Robbie <WylerR@bouldercolorado.gov> wrote:

Hi Sam-

Sorry for the delay. How Does **Friday @ 10am** work for you? Brian Holmes would like to attend as well but unfortunately his Thursday just filled up. Since this is still a couple days away it might be helpful if I provide the questions/clarification topics now so that you can hopefully come prepared and possibly even with additional materials to include in with the application packet that goes out to the Board members Friday afternoon. The below questions are in follow-up to my meeting with a concerned neighbor as well as some things staff (myself and Brian) want clarified.

- 1) How do you feel you meet Variance Approval Criteria h1 & h5? This was not detailed much in your application letter. Please refer to BRC Section 9-2-3-h for further details and the criteria BOZA uses when determining whether or not to approval a variance request. It would be best if you went through each of these in detail (h1 & h5 for your request) and provided a revised written statement to include in with the BOZA application.
- 2) Is the mobile home already purchased or is purchase contingent on approval of the variance?
- 3) Are there any other lots within Boulder Meadows that could fit a 78 foot mobile home by-right? Is there a specific reason this lot was chosen versus one that could?
- 4) What are the setbacks (from street) for surrounding mobile homes? Are there some with less than 5.5 feet? After driving by it appears there are some. An simple exhibit detailing this to show the board members would be very helpful with this question.
- 5) What are the mobile home sizes (specifically lengths) for surrounding lots? Same as above ... an exhibit detailing this would be very helpful.

Once again, if you could provide additional material/clarification and bring it to the meeting on Friday I feel it would benefit the application and provide clarification on some things for both staff and BOZA. Let me know if you have any questions after reading through this email or on addressing any of the above questions.

Thanks and I will see you here at 1739 Broadway @ 10am Friday.

Regards,

Robbie

From: Suraj Man Shrestha [mailto:suraj359@gmail.com]

Sent: Wednesday, November 04, 2015 6:02 AM

[Quoted text hidden]

[Quoted text hidden]

PUBLIC COMMENT

Wyler, Robbie

From: BARBARA TURNER Owner [barbara-turner@centurylink.net]
Sent: Thursday, November 05, 2015 11:22 AM
To: Wyler, Robbie
Subject: Letter to Board of Zoning Commissioners in Opposition to Request for Variance BOZ 2015 00011

Follow Up Flag: Follow up
Flag Status: Flagged

BARBARA J. TURNER
4500 19th Street #53
Boulder, Colorado 80304

November 5, 2015

Ms. Ellen McCready
Mr. Michael Hirsch
Mr. David Schafer
Ms. Jill Grano

Re: Opposition to request for Variance BOZ 2015 00011

Dear Commissioners:

I write in opposition to the above-referenced request for variance. I live on the lot to the west of #54, the site at issue. It would be a great burden on the immediate neighborhood if you were to grant the request. My reasons are as follows:

1. The problem is not the distance from the street so much as the curvature of the sidewalk. The variance requested would place the corner of the home at a dangerous angle to the sidewalk. That angle is dark at night. The streetlight across the street does not illuminate the sidewalk, and would leave the corner of the home in the dark. An unsuspecting walker could slam into the corner of the home without being able to see it. The applicant's hand-drawn depiction of his site plan vs the position of my home (#53) is somewhat deceptive. That page is headed by "Sam's Housing LLC." He shows my home at an extreme angle. It is at an angle, as shown by the difference in the distance to the street of the two corners: the NE corner is 10 ft. 8 in from the street; the SE corner is 8 ft. 1 in from the street. But I don't suffer from the effects of a curved sidewalk. The sheet in the application with the notation "This shows how the sidewalk curves in front" gives an accurate depiction of that curve.

2. The sidewalks in this part of the mobile home park are just 32 inches wide. Two people cannot walk abreast. Mothers routinely walk in the street, holding the hand of the child on the sidewalk. People cannot pass without one stepping into the street or into the front yard of the adjacent home. There are cars parked on the street, both day and night.

3. The eight homes immediately surrounding site #54 have 16 children among them:

South side of street: 52(5) 53(0) 54(v) 55(v) 56(0) 57(3)

North side of street: 60(3) 59(2) 55(1) 51(2)

These children own numerous tricycles, bicycles, scooters, and skate boards. The street and sidewalk are their playground. They travel fast, and that corner so close to the sidewalk would endanger them.

4. The same eight homes have a total of 25 cars and pickup trucks, many of which park on the street:

South side: 52(7) 53(1) 54(v) 55(v) 56(1) 57(3)

North side: 60(4) 59(2) 55(4) 51(3)

5. The applicant is a used mobile home dealer. His company used to be called "Sell-It-Again, Sam." This home appears to be a spec home, and the applicant's purchase of it may very well be contingent upon your granting of a variance. As a dealer, he is given 6 months free rent by Boulder Meadows, a value of \$3,882 (6 x standard rent of \$647/month).

6. The applicant has other options. Rose Affordable Living just sold a 16x80 mobile home in Firestone. Boulder Meadows was built in 1969. While there are a few 16x76 homes in the park the majority are smaller. The homes removed from lots 54 and 55 were at most 50 feet long. The newer parks could accommodate the applicant's prospective purchase without a variance.

7. The applicant could bring in a 16x60 home similar to about a dozen that have been recently been moved into Boulder Meadows. He has not reached out to the neighbors, but we would welcome the residents of a smaller home that did not require a variance.

I plan to attend your meeting on November 12th and bring a three dimensional mock-up of the proposed home on the site. I believe that 3D would show clearly the danger to the community of your granting of the requested variance.

Sincerely yours,

Barbara Turner