



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

**DATE:** Thursday, November 12, 2020

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

**PLACE:** Virtual Meeting

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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.: BOZ2020-14**

**Address: 1845 Redwood Avenue**

**Applicant: Robert & Renee Blacklund**

**Setback & Building Separation Variance:** As part of a proposal to construct a new 420 square foot detached carport within the front yard of the existing single-family home, the applicants are requesting a variance to the front (south) & interior side (east) yard setbacks in order to meet the minimum setback requirements for accessory structures in the RE zoning district. The resulting south setback will be approximately 1 foot (*taken from the support columns*) where 25 feet is required and no detached accessory structure exists today; the existing home sits at approximately 18.5 feet from the front property line. The resulting east setback will be approximately 5 feet (*excluding 30 inches of roof overhang*) where 10 feet is required and no detached accessory structure exists today. Additionally, the applicants are requesting a building separation variance between the existing home and proposed detached carport. The resulting building separation will be approximately 2 feet where 6 feet is required and no detached structure exists today. Note that pursuant to BRC 9-7-2(d), garages & carports may be located in compliance with the required principal building setback or accessory building setbacks. The required setbacks would be either 25 (principal) or 55 (accessory) feet for the front & 10 feet (both principal & accessory) for the interior side. As proposed, the applicant is utilizing the principal structure setbacks. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

### B. **Docket No.: BOZ2020-15**

**Address: 3530 Everett Drive**

**Applicant: Hans Cerny**

**Floor Area Variance for an Attached Accessory Dwelling Unit:** As part of a proposal to establish an attached accessory dwelling unit (ADU) within the existing residence, the applicant is requesting a floor area variance to allow an approximately 1,266 square foot lower/basement level accessory unit where 1,000 square feet would be allowed per the ADU size limitations. Section of the Land Use Code to be modified: Section 9-6-4, BRC 1981.

## 3. GENERAL DISCUSSION

**A. Approval of Minutes:** The [August 13, 2020 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) [Annual Board and Commission Letter to City Council](#)

2) [Annual Board Recruitment and Application](#)

## 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 after 4 p.m. Friday prior to the meeting, online at [www.bouldercolorado.gov](http://www.bouldercolorado.gov), or at the Planning & Development Services Center, located at 1739 Broadway, third floor.

\*\*\* 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.