

To: City of Boulder Planning and Development Services
1739 Broadway, 3rd Floor
Boulder, CO 80306
303.441.1880

Re: 4900 Thunderbird Drive, Frasier Meadows
Written Statement - Minor Modifications to Approved Site Plan

Dear Reviewer:

Pursuant to satisfying the requirements of the Criteria for Minor Modification to an Approved Discretionary Review Plan, this letter addresses how the proposal meets the applicable review criteria found in section 9-2-14(k), B.R.C. 1981. The current Approved Discretionary Review Plan is dated 14 September, 2007 on the title block of RLPS Architects. A copy of this in the form of a tif file was received by SB Architecture on April 26, 2013. The Site Plan sheet A002 is attached to this submittal.

The (8) criteria categories are restated below with the proposed modification presented as a response in ***bold italics***.

- (1) Setbacks on the perimeter of a development can not be varied by a minor modification to less than the minimum setbacks permitted by the underlying zoning district.
Response: No setbacks are affected by the proposed development.

- (2) The floor area of the development, including principal and accessory buildings, may be expanded by the cumulative total of no more than the greater of ten percent or 200 square feet or, in the case of a building that exceeds the permitted height, no more than five percent, except that the portion of any building over thirty-five feet in height may not be expanded under the provisions of this paragraph;
Response: The proposed addition is a replacement canopy. As such it does not increase the floor area. The proposed Phase 2 work will increase the cumulative canopy area by 144 SF. There is no height

increase because the canopy is well below the adjacent building heights.

- (3) Commercial and industrial building envelopes may be moved or expanded by no more than the greater of ten feet, or ten percent of the length of the building, measured along the building's axis in the direction that the building is being moved;

Response: The building envelope is not being modified. If the definition of "building envelope" includes canopies, the actual expansion of the canopy, the face of the existing canopy is 17'-4". The new canopy face will be 30'-0" wide. However, this canopy is fully contained within the boundaries of the existing building, whose footprint is not affected.

- (4) Principal and accessory buildings not within an approved building envelope may be expanded or moved by no more than ten feet in any direction within the development in residential districts and lots abutting residential districts. The resulting setbacks shall not be less than the minimum allowed setback of the underlying zone.

Response: The proposed work does not expand or move any principal or accessory use buildings, nor does it affect any setbacks.

- (5) Dwelling unit type may not be changed;

Response: No dwelling units are affected.

- (6) The portion of any building over the permitted height under Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, may not be expanded under the provisions of this Subsection;

Response: No buildings on the campus are over the permitted height. Therefore, the addition of the canopy, which replaces an existing canopy and maintains the same height as the original canopy, will not expand any building over the permitted height.

- (7) No increase may be granted to an open space reduction or to a parking reduction in excess of that allowed in Subsection 9-9-6(f), "Parking Reduction," B.R.C. 1981;

Response: No open space reduction is included in the Phase 1 or Phase 2 scope of work.

- (8) No change may alter the basic intent of the site plan approval.

Response: The scope of work for both Phases propose no change to the basic intent of the current approved site plan.

Should you have any questions or concerns please contact me.

Thank you.

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