

City of Boulder Planning Dept
1739 Broadway
P.O. Box 791
Boulder, CO 80306

7 October 2013

RE: Knapp Subdivision – 3050 15th Street, Boulder

Written Statement

The intension of this project is to subdivide the existing 21,781sf lot onto two separate residential lots. Lot 1 with the original home and outbuilding would be 11,241sf, with the new Lot 2 being 10,540sf.

The subdivision meets all conditions of BRC Ch 9-12-12, except (a)(1)(b). The homeowners are requesting to reduce the standard street frontage from the 30' min. to 17.35' for the rear lot. A full 30' width would create an out of character lot width along the Streetscape and necessitate an additional curbcut for a new driveway. By allowing the two lots to share the existing driveway, any visual changes to the streetscape and neighborhood would be minimize, it would eliminate the need for a new curb cut, and still maintain visibility to the rear lot.

The 17.35' width specifically addresses the location of the existing home and provides the standard 5' sideyard setback along the (existing) driveway.

This approach was successfully applied 2 lots to the north on 15th St., where the new structure was sensitively integrated into the lot and neighborhood impacts were minimized.