



CITY OF BOULDER
Community Planning & Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

July 22, 2015

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application:

LOCATION: 940 14th Street
PROJECT NAME: 940 14TH ST NONCONFORMING DUPLEX
DESCRIPTION: NONCONFORMING USE REVIEW for the addition of two bedrooms to the basement of an existing non-conforming duplex. The proposal would result in 2 three-bedroom units, where 1 three-bedroom and 1 one-bedroom unit were originally approved. The basement was illegally converted into two bedrooms at some point in the past and the property owner would like to legally establish the current configuration. The proposal includes the addition of two off-street parking spaces with access from the alley, for a total of four spaces.
REVIEW TYPE: Nonconforming Use Review
REVIEW NUMBER: LUR2015-00073
APPLICANT: LANI KING
ZONING: Residential Low-1 (RL-1)

What is allowed on this property?

The project site is zoned Residential Low-1 (RL-1), which is defined as “single-family detached residential dwelling units at low to very low residential densities,” section 9-5-2(c)(1)(A), B.R.C. 1981. For more information about this zoning, refer to the city's land use regulations at www.bouldercolorado.gov (go to City A to Z → B → Boulder Revised Code → Title 9) or contact Planning and Development Services Staff at 303-441-1880.

Why is this review required?

The duplex is considered a nonconforming use because a structure that contains two dwelling units would not be permitted in the zone district under the current land use regulations. The duplex was legally established prior to the RL-1 zoning designation in this area. In addition, the property exceeds the maximum permitted density (minimum lot area and number of dwelling units per acre) and the property does not meet the required off-street parking requirement of three spaces. The proposal constitutes an expansion to the nonconforming use and must be reviewed under the procedures of section 9-2-15, "Use Review," B.R.C. 1981.

What are the criteria for review?

The Nonconforming Use Review criteria pertaining to this application may be found in subsections 9-2-15(e) and (f), B.R.C. 1981. These criteria can be viewed online at the web link noted above.

When will a decision be made?

The Planning Department will review the application based on the criteria noted above. The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the review process. Comments received from you before **August 7, 2015** will be included in the city's initial response to the applicant. A decision on this application (an approval, denial, or approval with conditions) will be made by the Planning Department. Any decision by the Planning Department is subject to call-up by the Planning Board within 14 days after a decision. *If you wish to receive notice of the decision or of any Planning Board hearings, contact the Planning Department's case manager (see below).*

How can I find out more?

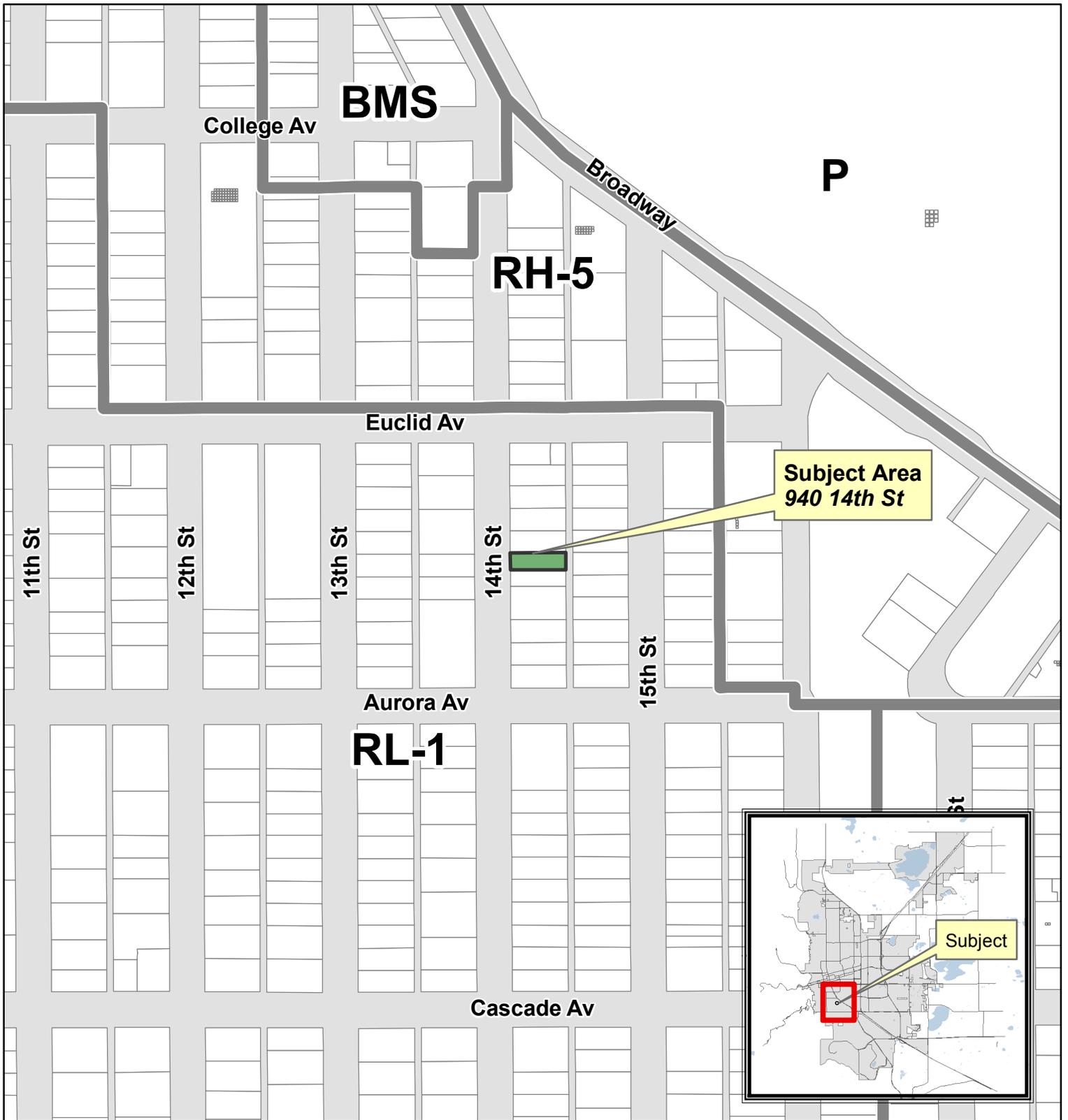
For more information or to comment on the application, contact the project's staff Case Manager, Sloane Walbert:

By Phone: 303-441-4321
By FAX: 303-441-3241

By Mail: P.O. Box 791, Boulder, CO 80306
By e-mail: walberts@bouldercolorado.gov

Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.

City of Boulder Vicinity Map



Location: 940 14th St

Review Type: Nonconforming Use Review

Review Number: LUR2015-00073

Applicant: Lani King

Proposed Zoning: Residential-Low 1 (RL-1)



1 inch = 300 feet



The information depicted on this map is provided as graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained hereon.