



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

**BOULDER COUNTY
BOARD OF ADJUSTMENT
AGENDA**

**May 4, 2016
Afternoon Session - 4:00 P.M.**

**Hearing Room, Third Floor,
Boulder County Courthouse**

PUBLIC HEARING

AFTERNOON SESSION -- 4:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING SUMMARY
Meeting Summary for **November 4, 2015**.

III. PUBLIC HEARING

Docket VAR-16-0001: NOE Variance

Request: Request for variance to allow for a 5' setback along the eastern property line where 25' is required.

Location: At 1260 County Road 84W, approximately 900 feet west of the intersection of Highway 7 and County Rd 84W, in Section 14, T3N, R73W.

Zoning: Forestry (F) Zoning District

Applicant/Property Owner: Leslie & Susan Noe
(Staff Planner: Michelle McNamara)

Webpage: www.bouldercounty.org/property/build/pages/docketdetails.aspx?docid=1224

IV. OTHER BUSINESS/ADJOURNMENT

Detailed information regarding these items, including maps and legal descriptions, is available for public examination on the Boulder County Land Use website at <http://www.bouldercounty.org/lu> or at our office located at 2045 13th Street, Boulder, Colorado 303-441-3930.

G:\Boards & Commissions\BOA\BOA Agendas & Minutes\BOA 2016\boa1605agn.DOC



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF ADJUSTMENT

DATE: May 4, 2016
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse

Notice is hereby given that a public hearing will be held by the Boulder County Board of Adjustment at the time and place specified above. All persons interested in the following item(s) are requested to attend such hearing and aid the Board members in their consideration.

Docket VAR-16-0001: NOE Variance

A request for a variance to allow for a 5' setback along the eastern property line where 25' is required; by Leslie & Susan Noe; in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 1260 County Road 84W, approximately 900 feet west of the intersection of Highway 7 and County Rd 84W, in Section 14, T3N, R73W.

Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado (303-441-3930).

Free Parking in the City of Boulder CAGID lots is available for Board of Adjustment hearing participants. See the staff at the hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: April 20, 2016 – Daily Times-Call

G:\Boards & Commissions\Minutes & Agendas\BOA-PC 2016\boa1605.phn.DOC

AFFIDAVIT OF PUBLICATION

TIMES-CALL

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the LONGMONT TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **April 20, 2016**.

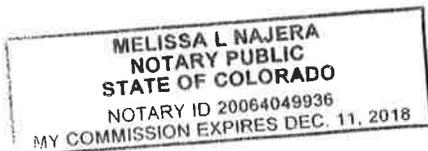
FERRY LOVE

Agent

Subscribed and sworn to before me this *20th* day
of April, 2016 in the County of Boulder, State of Colorado.

Melissa L. Najera
Notary Public

ACCOUNT # 220246
AD # 5669320
FEE \$18.82



PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF ADJUSTMENT

DATE: May 4, 2016
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse

Notice is hereby given that a public hearing will be held by the Boulder County Board of Adjustment at the time and place specified above. All persons interested in the following item(s) are requested to attend such hearing and aid the Board members in their consideration.

Docket VAR-16-0001: NOE Variance

A request for a variance to allow for a 5' setback along the eastern property line where 25' is required; by Leslie & Susan Noe; in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 1260 County Road 84W, approximately 900 feet west of the intersection of Highway 7 and County Rd 84W, in Section 14, T3N, R73W.

Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado (303 441 3930).

Free Parking in the City of Boulder CAGID lots is available for Board of Adjustment hearing participants. See the staff at the hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303 441 3525) at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call
April 20, 2016-5669320



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY BOARD OF ADJUSTMENT MEETING SUMMARY

for
May 4, 2016

AFTERNOON SESSION – 4:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved October 5, 2016}

PUBLIC HEARING

AFTERNOON SESSION – 4:00 PM

On Wednesday, May 4, 2016 the Boulder County Board of Adjustment held a regular afternoon session, convening at 4:01 p.m. and adjourning at 4:18 p.m., in the Hearing Room, Third Floor, County Courthouse, Boulder.

Members Present: James Greer (Acting Chair), Ben Harding, Pat Shanks, Leslie Pizzi, and Kari Stoltzfus.

Staff Present: Dale Case, Michelle McNamara, and Kimberly Sanchez.

Interested Others: 2-4

APPROVAL OF THE MEETING SUMMARY

MOTION: James Greer **MOVED** that the Board of Adjustment **APPROVE** the Meeting Summary for **November 4, 2015** as written.

SECOND: Kari Stoltzfus

VOTE: Motion **PASSED** {3 to 0}, Leslie Pizzi and Pat Shanks abstained

Docket VAR-16-0001: NOE Variance

Michelle McNamara, Planner II, presented the application for Leslie and Susan Noe, for a variance for a 5' setback along the eastern property line where 25' is required for an addition to the existing residence. The proposed project is located in the Forestry (F) Zoning District, at 1260 County Road 84W approximately 900 feet west of the intersection of Highway 7 and County Rd 84W in Section 14, T3N, R73W. Staff recommended **APPROVAL** as outlined in the staff recommendation dated May 4, 2016.

34 **PUBLIC HEARING OPENED**

36 **SPEAKERS:** Susan Noe (Applicant)

38 **PUBLIC HEARING CLOSED**

40 **MOTION: Ben Harding MOVED that the Boulder County Board of Adjustment**
42 **APPROVE the variance requested in Docket VAR-16-0001: NOE Variance**
subject to the following conditions:

44 Conditions of Approval:

- 46 1. The variance is approved only to allow the proposed 264 sq. ft. addition to
encroach into the east setback 20 feet as described in BP-16-0672.
- 48 2. All required Wildfire Mitigation requirements as described within the Wildfire
50 Mitigation Team comments dated April 21, 2016 and the County Building Safety
and Inspection Services Team comments dated April 20, 2016 shall be adhered to.
- 52 3. A setback survey will be required to verify that the location of the addition is as
54 approved by the Board of Adjustment on May 4, 2016 in Docket VAR-16-0001.
The setback survey verification form must be completed by a Colorado licensed
56 Surveyor and provided to the Building Division prior to the request for a
foundation inspection with the County Building Division.

58 **SECOND: Kari Stoltzfus**

60 **VOTE: Motion PASSED Unanimously {4 to 0}**

ADJOURNED

62

64 *Detailed information regarding these items, including maps and legal descriptions, is available for public
examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441-3930*

66