



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**

**June 7, 2017
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 **October 5, 2016**.
- III. PUBLIC HEARING

Docket VAR-17-0003: Handley

Request: A variance request for a setback of 30 feet from front property line where a 60 foot front yard setback from the centerline of the road is required and a four foot side yard setback to the eastern property line where the setback is zero or 12 feet.

Location: At 156 Eldorado Springs Drive, Lot 3 Blk 9 Eldorado Springs, approximately 1,300 feet east of the intersection of Eldorado Springs Drive and Kneale Road, in Section 25, T1S, R71W.

Zoning: Business (B) Zoning District

Applicants: Bruce and Vija R. Handley

Agent: Ward Handley
(Staff Planner: Michelle McNamara, Planner II)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-17-0003>

- 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.

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PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF ADJUSTMENT

DATE: June 7, 2017
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-17-0003: Handley

A variance request for a setback of 30 feet from front property line where a 60 foot front yard setback from the centerline of the road is required and a four foot side yard setback to the eastern property line where the setback is zero or 12 feet, by Bruce and Vija R Handley; in accordance with the Boulder County Land Use Code. The proposed project is located in the Business (B) Zoning District, at 156 Eldorado Springs Drive, Lot 3 Blk 9 Eldorado Springs, approximately 1,300 feet east of the intersection of Eldorado Springs Drive and Kneale Road, in Section 25, T1S, R71W.

Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13th Street, 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: May 24, 2017 – Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT

DATE: June 7, 2017
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
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Published: Longmont Times-Call May 24, 2017 - 1312756

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Terry Love, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

May 24, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

25th day of May, 2017

Melissa L Najera

Notary Public

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC 11, 2018

(SEAL)

Account: 1050753
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BOULDER COUNTY BOARD OF ADJUSTMENT MEETING SUMMARY

for
June 7, 2017

AFTERNOON SESSION – 4:00 PM

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

{Approved July 12, 2017}

PUBLIC HEARING

AFTERNOON SESSION – 4:00 PM

On Wednesday, June 7, 2017 the Boulder County Board of Adjustment held a regular afternoon session, convening at 4:00 p.m. and adjourning at 4:15 p.m., in the Hearing Room, Third Floor, County Courthouse, Boulder.

Members Present: James Greer (Acting Chair), Eric Moutz, Janell Flaig, Kari Stoltzfus, and Sean Stewart (Planning Commission member acting on the BOA)

Members Excused: Scott Rudge

Staff Present: Kendra Carberry (counsel to BOA), Michelle McNamara, Summer Frederick, Dale Case, Kimberly Sanchez, Anna Milner

Interested Others: 3-5

APPROVAL OF THE MEETING SUMMARY

MOTION: Kari Stoltzfus **MOVED** that the Board of Adjustment APPROVE the Meeting Summary for October 5, 2016 as written.

SECOND: James Greer

VOTE: Motion **PASSED** {2 to 0} Abstained: Eric Moutz, Janell Flaig, Sean Stewart

Docket VAR-17-0003: Handley

Michelle McNamara, Planner II, presented the application for Bruce and Vija R. Handley, for a

32 variance to allow a setback of 30 feet from front property line where a 60 foot front yard setback from
33 the centerline of the road is required and a four foot side yard setback to the eastern property line
34 where the setback is zero or 12 feet. The proposed project is located in the Business (B) Zoning
35 District, at 156 Eldorado Springs Drive, Lot 3 Blk 9 Eldorado Springs, approximately 1,300 feet east
36 of the intersection of Eldorado Springs Drive and Kneale Road, in Section 25, T1S, R71W.

37 **STAFF PRESENTATION**

38

39 **PUBLIC HEARING OPENED**

40

41 **SPEAKERS:** Ward Handley (Agent) – 155 Eldorado Springs Drive

42

43 **PUBLIC HEARING CLOSED**

44

45 **MOTION:** **Kari Stoltzfus MOVED that the Boulder County Board of Adjustment**
46 **APPROVE the entire variance requested in Docket VAR-17-0003:**
47 **Handley, subject to the following three (3) conditions:**

48

49 **CONDITIONS OF APPROVAL:**

50

1. The variance is approved only to allow the proposed 210-square-foot addition to
51 encroach into the 60-foot front yard setback as described in BP-17-0282.

52

2. All wildfire mitigation requirements as described in the Wildfire Mitigation Team
53 comments dated April 28, 2017 must be adhered to.

54

3. County Building Safety and Inspection Services Team requirements dated May 12,
55 2017 must be incorporated into the building permit plans.

56

57

58 **SECOND:** **James Greer**

59

60 **VOTE:** **Motion PASSED {5 to 0}**

61

62 **ADJOURNED**

63

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

65