



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**

**September 6, 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 **July 12, 2017**.
- III. PUBLIC HEARING

Docket VAR-17-0005: DUNN Variance

Request: A variance request to allow for a 103-foot setback from N. 75th Street where a 110-foot supplemental setback exists to construct a deck at the entrance to the existing residence

Location: At 12510 N. 75th Street, approximately 600 feet south of the intersection between State Highway 66 and N. 75th Street, in Section 25, Township 3N, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Applicant/Property Owner: Denise Dunn
(Staff Planner: Robert Haigh, Planner II)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-17-0005>

- 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: September 6, 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-17-0005: DUNN Variance

A variance request to allow for a 103-foot setback from N. 75th Street where a 110-foot supplemental setback exists to construct a deck at the entrance to the existing residence, submitted by Denise Dunn; in accordance with the Boulder County Land Use Code. The proposed project is located in the Rural Residential (RR) Zoning District, at 12510 N. 75th Street, approximately 600 feet south of the intersection between State Highway 66 and N. 75th Street, in Section 25, Township 3N, Range 70W.

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: August 23, 2017 – Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT

DATE: September 6, 2017
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

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Published: Longmont Times-Call August 23, 2017 - 1352291

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):

Aug 23, 2017

RECEIVED
County Commissioners Office

AUG 29 2017

REC'D BY _____
TIME _____

TERRY LOVE

Signature

Subscribed and sworn to me before me this
23rd day of August, 2017.

Shayla Najera

Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021

(SEAL)

Account: 1050753
Ad Number: 1352291
Fee: \$32.77



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**BOULDER COUNTY BOARD OF ADJUSTMENT
MEETING SUMMARY
for
September 6, 2017

AFTERNOON SESSION – 4:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
*{Approved November 1, 2017}***

2

PUBLIC HEARING

AFTERNOON SESSION – 4:00 PM

4

On Wednesday, September 6, 2017 the Boulder County Board of Adjustment held a regular afternoon session, convening at approximately 4:29 p.m. and adjourning at 5:20 p.m., in the Hearing Room, Third Floor, County Courthouse, Boulder.

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Members Present: Scott Rudge, Eric Moutz, Janell Flaig, Ann Goldfarb (Planning Commission member substitute), and Sam Fitch (Planning Commission member substitute)

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Members Excused: James Greer (Chair) and Kari Stoltzfus (Vice-Chair)

12

Staff Present: Kendra Carberry (counsel to BOA), Robert Haigh, Kimberly Sanchez, Anna Milner

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Interested Others: 1 – 3

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As both the Chair James Greer and Vice-Chair Kari Stoltzfus were absent from the session, those present voted to nominate an Acting Chair for the September 6, 2017 Board of Adjustment meeting as required per the by-laws.

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22

MOTION: Janell Flaig NOMINATED Scott Rudge to act as Board Chair.

24

SECOND: Ann Goldfarb

26

VOTE: Motion PASSED {5 to 0}

28

APPROVAL OF THE MEETING SUMMARY

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MOTION: Janell Flaig MOVED that the Board of Adjustment APPROVE the Meeting Summary for July 12, 2017 as amended.

32

SECOND: Sam Fitch

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VOTE: Motion PASSED {5 to 0}

36

Docket VAR-17-0005: DUNN Variance

38

Robert Haigh, Planner II presented the application for Denise Dunn, for a variance request to allow for a 103-foot setback from the centerline of N. 75th Street where a 110-foot supplemental setback exists in order to construct a deck addition to the existing residence. The proposed project is located in the Rural Residential (RR) Zoning District at 12510 N. 75th Street, approximately 600 feet south of the intersection between State Highway 66 and N. 75th Street, in Section 25, Township 3N, Range 70W. Staff recommended CONDITIONAL APPROVAL, as outlined in the staff recommendation, dated September 6, 2017.

46

STAFF PRESENTATION

48

PUBLIC HEARING OPENED

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SPEAKERS: Denise Dunn (Applicant) – 12510 N. 75th Street

52

PUBLIC HEARING CLOSED

54

MOTION: Janell Flaig MOVED that the Boulder County Board of Adjustment APPROVE the variance requested in Docket VAR-17-0005: DUNN Variance, subject to the second condition only.

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CONDITION OF APPROVAL:

2. *Prior to issuance of a building permit*, a drawing showing the gas line and the gas meter in relation to the proposed deck construction activities must be submitted to Xcel Energy and the Land Use Department for review and approval.

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62

SECOND: Eric Moutz

64

VOTE: Motion PASSED {5 to 0}

66

ADJOURNED

68

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.

70