



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**

**November 1, 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 **September 6, 2017.**

III. PUBLIC HEARING

Docket VAR-17-0006: Ossola McGrady Variance

Request: Request for a 10-foot setback from the northern property line where a 20-foot rear yard setback would be required and a 19-foot 9-inch setback to the eastern property line where a 20-foot rear yard setback would be required in the Commercial zone district for the deconstruction and rebuilding of a 252-square-foot portion of the existing structure.

Location: At 7507 Hygiene Road, at the northeastern corner of Hygiene Road and North 75th Street, in Section 25, Township 3N, Range 70W.

Zoning: Commercial (C) Zoning District

Applicants/Property Owners: Dan Ossola and Susan McGrady

Agent: Laurence Verbeck, Verbeck Design Studios
(Staff Planner: Michelle McNamara)

Docket Webpage:

<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-17-0006>

Docket VAR-17-0008: Donovan

Request: Request for a 23-foot front yard setback and a 0.5-foot rear yard setback where the required Estate Residential zoning district setbacks are 35 feet and 25 feet respectively, for the construction of a 765-square-foot addition to the residence.

Location: At 27 Eldorado Springs Drive, Lot 1 & Lot 2 Less E 10 Ft Blk 10 Eldorado Springs, South of and adjacent to Eldorado Springs Drive, 1/3 of a mile west of the intersection of County Road 67 and Eldorado Springs

Drive, in Section 30, Township 1S, Range 71W.
Zoning: Estate Residential (ER) Zoning District
Applicants/Property Owners: Mark Donovan & Helene Jennings Donovan
Agent: Alan Brown, AEB Architects
(Staff Planner: Summer Frederick)
Docket Webpage:
<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-17-0008>

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.



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: November 1, 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-17-0006: Ossola McGrady Variance

Request for a 10-foot setback from the northern property line where a 20-foot rear yard setback would be required and a 19-foot 9-inch setback to the eastern property line where a 20-foot rear yard setback would be required in the Commercial zone district for the deconstruction and rebuilding of a 252-square-foot portion of the existing structure, submitted by Dan Ossola and Susan McGrady; in accordance with the Boulder County Land Use Code. The proposed project is in the Commercial (C) Zoning District, at 7507 Hygiene Road, at the northeastern corner of Hygiene Road and North 75th Street, in Section 25, Township 3N, Range 70W.

Docket VAR-17-0008: Donovan

Request for a 23-foot front yard setback and a 0.5-foot rear yard setback where the required Estate Residential zoning district setbacks are 35 feet and 25 feet respectively, for the construction of a 765-square-foot addition to the residence, submitted by Mark Donovan & Helene Jennings Donovan; in accordance with the Boulder County Land Use Code. The proposed project is in the Estate Residential (ER) Zoning District, at 27 Eldorado Springs Drive, Lot 1 & Lot 2 Less E 10 Ft Blk 10 Eldorado Springs, South of and adjacent to Eldorado Springs Drive, 1/3 of a mile west of the intersection of County Road 67 and Eldorado Springs Drive, in Section 30, Township 1S, Range 71W.

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: October 18, 2017 – Daily Times-Call

G:\Boards & Commissions\BOA\BOA Agendas & Minutes\BOA 2017\boa-hearing-notice-20171101.DOC

**PUBLIC HEARING
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT**

DATE: November 1, 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-17-0006: Ossola McGrady Variance

Request for a 10-foot setback from the northern property line where a 20-foot rear yard setback would be required and a 19-foot 9-inch setback to the eastern property line where a 20-foot rear yard setback would be required in the Commercial zone district for the deconstruction and rebuilding of a 252-square-foot portion of the existing structure, submitted by Dan Ossola and Susan McGrady; in accordance with the Boulder County Land Use Code. The proposed project is in the Commercial (C) Zoning District, at 7507 Hygiene Road, at the northeastern corner of Hygiene Road and North 75th Street, in Section 25, Township 3N, Range 70W.

Docket VAR-17-0008: Donovan

Request for a 23-foot front yard setback and a 0.5-foot rear yard setback where the required Estate Residential zoning district setbacks are 35 feet and 25 feet respectively, for the construction of a 765-square-foot addition to the residence, submitted by Mark Donovan & Helene Jennings Donovan; in accordance with the Boulder County Land Use Code. The proposed project is in the Estate Residential (ER) Zoning District, at 27 Eldorado Springs Drive, Lot 1 & Lot 2 Less E 10 Ft Blk 10 Eldorado Springs, South of and adjacent to Eldorado Springs Drive, 1/3 of a mile west of the intersection of County Road 67 and Eldorado Springs Drive, in Section 30, Township 1S, Range 71W.

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: Longmont Times-Call October 18, 2017 - 1376423

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):

Oct 18, 2017

TERRY LOVE

Signature

Subscribed and sworn to me before me this

18th day of October, 2017.

Shayla Najera
Notary Public

(SEAL)

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

Account: 1050753
Ad Number: 1376423
Fee: \$43.21



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
November 1, 2017**

**AFTERNOON SESSION – 4:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved December 6, 2017}**

PUBLIC HEARING

AFTERNOON SESSION – 4:00 PM

On Wednesday, November 1, 2017 the Boulder County Board of Adjustment held a regular afternoon session, convening at approximately 4:00 p.m. and adjourning at 4:31 p.m., in the Hearing Room, Third Floor, County Courthouse, Boulder.

Members Present: Scott Rudge, Eric Moutz, Janell Flaig, Kari Stoltzfus (Vice-Chair)
Sean Stewart (Planning Commission member substitute)

Members Excused: James Greer (Chair)

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

Interested Others: 5 - 10

APPROVAL OF THE MEETING SUMMARY

MOTION: Kari Stoltzfus MOVED that the Board of Adjustment APPROVE the Meeting Summary for September 6, 2017 as written.

SECOND: Scott Rudge

VOTE: Motion PASSED {4 to 0} Abstained: Sean Stewart

Docket VAR-17-0006: Ossola McGrady Variance

Michelle McNamara, Planner II presented the application for Dan Ossola and Susan McGrady, request for a 10-foot setback from the northern property line where a 20-foot rear yard setback would

30 be required and a 19-foot 9-inch setback to the eastern property line where a 20-foot rear yard setback
32 would be required in the Commercial zone district for the deconstruction and rebuilding of a 252-
square-foot portion of the existing structure. The proposed project is located in the Commercial (C)
34 Zoning District at 7507 Hygiene Road, at the northeastern corner of Hygiene Road and North 75th
Street, in Section 25, Township 3N, Range 70W. Staff recommended CONDITIONAL APPROVAL
as outlined in the staff recommendation dated November 1, 2017.

36 **STAFF PRESENTATION**

38 **PUBLIC HEARING OPENED**

40 **SPEAKERS:** Nancy Dayton - 7691 Hygiene Road, Longmont

42 **PUBLIC HEARING CLOSED**

44 **MOTION:** **Scott Rudge MOVED that the Boulder County Board of Adjustment**
46 **APPROVE the variance requested in Docket VAR-17-0006: Ossola**
McGrady Variance, subject to the following two (2) conditions:

48 **CONDITIONS OF APPROVAL:**

- 50 1. The variance is approved only to allow the enclosure of an existing 252-square-foot area
52 to be rebuilt with a height of 9 feet and a setback of 19 feet 9 inches from the eastern
property line and 10 feet from the northern property line where 20 feet is required as
described in BP-17-1741.
- 54 2. A setback survey is required prior to the form and foundation inspection.

56 **SECOND:** **Kari Stoltzfus**

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

<p style="text-align: center;"><u>Docket VAR-17-0008: Donovan</u></p>
--

60 Summer Frederick, Senior Planner, presented the application for Mark Donovan & Helene Jennings
62 Donovan, request for a 23-foot front yard setback and a 0.5-foot rear yard setback where the required
Estate Residential zoning district setbacks are 35 feet and 25 feet respectively, for the construction of
64 a 765-square-foot addition to the residence. The proposed project is located in the Estate Residential
(ER) Zoning District at 27 Eldorado Springs Drive, Lot 1 & Lot 2 Less E 10 Ft Blk 10 Eldorado
66 Springs, south of and adjacent to Eldorado Springs Drive, 1/3 of a mile west of the intersection of
County Road 67 and Eldorado Springs Drive, in Section 30, Township 1S, Range 71W. Staff
68 recommended CONDITIONAL APPROVAL as outlined in the staff recommendation dated
November 1, 2017.

70 **STAFF PRESENTATION**

72 **PUBLIC HEARING OPENED**

74 **SPEAKERS:** Mark Donovan & Helene Jennings Donovan - P.O. Box 217, Eldorado
76 Springs (Applicants)

78 **PUBLIC HEARING CLOSED**

