



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

April 4, 2018
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 March 7, 2018.
- III. PUBLIC HEARING

Docket VAR-17-0010: Randall (tabled from March 7, 2018)

Request: REVISED DESCRIPTION: Request for a 4-foot setback and a 10-foot setback where the required Forestry zoning district front setback is 15 feet to construct a retaining wall and additional residential floor area as shown in Exhibit E of packet submitted by the Applicant to the Board of Adjustment during public hearing held on Wednesday, March 7, 2018.

ORIGINAL DESCRIPTION: Request for a 1-foot front setback where the required Forestry zoning district front setback is 15 feet to construct retaining structures and approximately 423 square feet of additional residential floor area.

Location: At 141 Millionaire Drive, Lot 13A Sugarloaf Acres Replat A, approximately 700 feet from the junction of Millionaire Drive and Sugarloaf Road, in Section 29, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District

Applicant: Charles Randall

Property Owner: Sun Dog Partners LLC
(Staff Planner: Summer Frederick)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-17-0010>

- 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: April 4, 2018
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl St., Boulder, CO

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-17-0010: Randall (tabled from March 7, 2018)

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This request has been submitted by Sun Dog Partners LLC, in accordance with the Boulder County Land Use Code. The proposed project is in the Forestry (F) Zoning District, at 141 Millionaire Drive, Lot 13A Sugarloaf Acres Replat A, approximately 700 feet from the junction of Millionaire Drive and Sugarloaf Road, in Section 29, Township 1N, 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: March 21, 2018 – Daily Times-Call

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

DATE: April 4, 2018
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse,
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Published: Longmont Times-Call March 21, 2018 - 1438916

Prairie Mountain Media, LLC

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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):

Mar 21, 2018

Signature

Subscribed and sworn to me before me this

21st day of March, 2018.

Notary Public

(SEAL)

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

Account: 1050753
Ad Number: 1438916
Fee: \$43.21



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**BOULDER COUNTY BOARD OF
ADJUSTMENT MEETING MINUTES**

**for
April 4, 2018**

**AFTERNOON SESSION – 4:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
*{Approved May 2, 2018}***

PUBLIC HEARING

AFTERNOON SESSION – 4:00 PM

On Wednesday, April 4, 2018 the Boulder County Board of Adjustment held a regular afternoon session, convening at approximately 4:00 p.m. and adjourning at approximately 5:14 p.m., in the Hearing Room, Third Floor, County Courthouse, 1325 Pearl Street, Boulder, CO.

Members Present: Kari Stoltzfus (Chair), Eric Moutz, Janell Flaig, James Greer, Doug Young (Planning Commission member substitute)

Members Excused: Scott Rudge

Staff Present: Larry Hoyt (counsel to BOA), Summer Frederick, Kimberly Sanchez, Dale Case, Kathy Parker (Assistant County Attorney)

Interested Others: 1

APPROVAL OF THE MEETING MINUTES

MOTION: James Greer MOVED that the Board of Adjustment APPROVE the Meeting Summary for March 7, 2018 as written.

SECOND: Eric Moutz

VOTE: Motion PASSED {4 to 0} Abstained: Doug Young

Docket VAR-17-0010: Randall (tabled from March 7, 2018)

Summer Frederick, Senior Planner, presented the application for Charles Randall and Sun Dog Partners LLC, request for a 4-foot setback and a 10-foot setback where the required Forestry zoning district front setback is 15 feet to construct a retaining wall and additional residential floor area as shown in Exhibit E of packet submitted by the Applicant to the Board of Adjustment during public hearing held on Wednesday, March 7, 2018. The proposed project is in the Forestry (F) Zoning

32 District, at 141 Millionaire Drive, Lot 13A Sugarloaf Acres Replat A, approximately 700 feet from
the junction of Millionaire Drive and Sugarloaf Road, in Section 29, Township 1N, Range 71W. Staff
34 recommended that the Board of Adjustment **CONDITIONALLY APPROVE** the portion of
Docket VAR-17-0010: Randall related to retaining wall and entrance walkway.

36 **STAFF PRESENTATION**

38 Mary Randall, 160 Millionaire Drive, admits packet for review by the Board of Adjustment.

40 **MOTION: Janell Flaig MOVED to admit documentation presented by Mary**
Randall into consideration.

42 **SECOND: James Greer**

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

46 **PUBLIC HEARING OPENED**

48 **SPEAKER:** Mary Randall (on behalf of the applicant, Charlie Randall) – 160 Millionaire
50 Drive

52 **PUBLIC HEARING CLOSED**

54 **MOTION: Janell Flaig MOVED that the Boulder County Board of Adjustment**
CONDITIONALLY APPROVE the portion of the Docket VAR-17-0010:
56 **Randall, with listed conditions as per page 8 of the staff report.**

58 **Motion TABLED for discussion.**

60 **SECOND: James Greer**

62 **Conditions of Approval:**

- 64 1. The variance is approved only to allow for the proposed retaining wall and an entrance
walkway to encroach into the front setback, reducing the setbacks to four foot where the
66 required setback is 15 feet.
- 68 2. Parking spaces that meet county standards shall be identified on the site plan that is part
of the building permit application.
- 70 3. The applicant shall provide a setback survey.
- 72 4. All relevant building code and wildfire mitigation requirements must be incorporated into
the building permit plans.
- 74 5. As part of building permit plans, a design for a system to deter errant vehicles from
76 leaving the Millionaire Drive West right-of-way shall be submitted for review and
approval. Prior to issuance of Certificate of Occupancy, installation of the approved
78 design shall be confirmed through inspection.

80 **VOTE: Motion FAILED {2 to 3}**

82 **MOTION: Eric Moutz MOVED that the Boulder County Board of Adjustment**
CONDITIONALLY APPROVE the variance requested in Docket VAR-

84 **17-0010: Randall as written in the staff recommendation.**

86 **SECOND: James Greer**

88 **Conditions of Approval:**

- 90 1. The variance is approved only to allow for the proposed retaining wall and an entrance
walkway to encroach into the front setback, reducing the setbacks to four foot where the
required setback is 15 feet.
- 92
- 94 2. Parking spaces that meet county standards shall be identified on the site plan that is part
of the building permit application.
- 96
- 98 3. The applicant shall provide a setback survey.
- 100
- 102 4. All relevant building code and wildfire mitigation requirements must be incorporated into
the building permit plans.
- 104 5. As part of building permit plans, a design for a system to deter errant vehicles from
leaving the Millionaire Drive West right-of-way shall be submitted for review and
approval. Prior to issuance of Certificate of Occupancy, installation of the approved
design shall be confirmed through inspection.

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

108

OTHER BUSINESS/ADJOURNMENT

110

112 Board of Adjustment members inquired about the possibility of having a script or standardized
meeting format for Board of Adjustment hearings. Outside counsel to BOA, Larry Hoyt, noted this is
in the Supplemental Rules and Procedures. Kim Sanchez, Chief Planner, responded that Land Use can
114 certainly provide this information and plans on conducting additional training with the board in the
near future.

ADJOURNED

116

118 *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.*

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