



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 5, 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 **July 25, 2018 (Tabled from August 1, 2018)** and **August 1, 2018.**

III. PUBLIC HEARING

Docket AP-18-0004: McRawhide LLC (Tabled from August 1, 2018)

Request: Appeal of the Director's determination that BP-18-0904 may be processed as it meets the Land Use Code requirements for a complete application including all landowner signatures.

Appellants: McRawhide LLC, LSTRE LLC, 3121 Longhorn Road LLC
(Land Use Director: Dale Case)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=AP-18-0004>

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 2018\boa-agenda-20180905.DOC



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PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF ADJUSTMENT

DATE: September 5, 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 AP-18-0004: McRawhide LLC (Tabled from August 1, 2018)

Appeal of the Director's determination that BP-18-0904 may be processed as it meets the Land Use Code requirements for a complete application including all landowner signatures. This appeal has been submitted by McRawhide LLC, LSTRE LLC, 3121 Longhorn Road LLC, in accordance with the Boulder County Land Use Code.

Docket VAR-18-0001: Von Hatten Setback Variance

Variance request for the location of a garage approximately 10.5 feet from the side boundary where 25 feet is required on a 0.76 acre property, submitted by Catherine and Michael Von Hatten, in accordance with the Boulder County Land Use Code. The proposed project is in the Forestry (F) Zoning District, at 500 Pine Tree Lane; at the junction of Timber Lane and Pine Tree Lane; in Section 23, 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: August 22, 2018 – Daily Times-Call

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PUBLIC HEARING - ~~AMENDED~~
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT

DATE: September 5, 2018
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl St., Boulder, CO

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Published: August 24, 2018 – Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT

DATE: September 5, 2018
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse,
1325 Pearl St., Boulder, CO

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

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.

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Published: Longmont Times-Call August 22, 2018 - 1500457

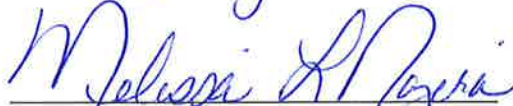
The undersigned, Crystal Musser, being first duly sworn under oath, states and affirms as follows:

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 22, 2018


Signature

Subscribed and sworn to me before me this
22nd day of August, 2018.


Notary Public

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

(SEAL)

Account: 1050753
Ad Number: 1500457
Fee: \$40.02

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

DATE: September 5, 2018
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse,
1325 Pearl St., Boulder, CO

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Published: Longmont Times-Call August 24, 2018 - 1501309

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

The undersigned, Elizabeth Maes, 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):

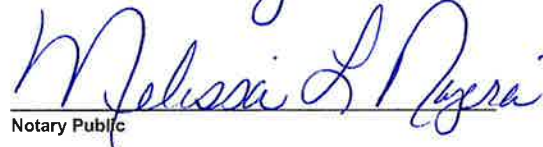
Aug 24, 2018



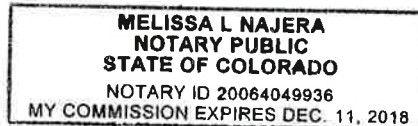
Signature

Subscribed and sworn to me before me this

24th day of August, 2018.



Notary Public



(SEAL)

Account: 1050753
Ad Number: 1501309
Fee: \$40.02



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**BOULDER COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
for
September 5, 2018

AFTERNOON SESSION – 4:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder

*{Approved on October 3, 2018}***

2

PUBLIC MEETING

AFTERNOON SESSION – 4:00 PM

4

On Wednesday, September 5, 2018 the Boulder County Board of Adjustment held a regular afternoon session, convening at approximately 4:05 p.m. and adjourning at approximately 5:16 p.m., in the Hearing Room, Third Floor, County Courthouse, 1325 Pearl Street, Boulder, CO.

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8

Members Present: Kari Stoltzfus (Chair), Eric Moutz, James Greer, Scott Rudge (Vice-Chair), and Ann Goldfarb (Planning Commission Member Substitute)

10

Members Excused: Janell Flaig

12

Staff Present: Larry Hoyt (counsel to BOA), Dale Case, Liz Cross (Assistant County Attorney), Anna Milner, Summer Frederick, Kim Sanchez

14

16

Interested Others: 0

APPROVAL OF THE MEETING MINUTES

18

MOTION: Kari Stoltzfus MOVED that the Board of Adjustment APPROVE the Meeting Summary for July 25, 2018 as written.

20

SECOND: James Greer

22

VOTE: Motion PASSED {5 to 0}

24

MOTION: James Greer MOVED that the Board of Adjustment APPROVE the Meeting Summary for August 1, 2018 as written.

26

28

SECOND: Kari Stoltzfus

30

VOTE: Motion PASSED {5 to 0}

32

34

Docket AP-18-0004: McRawhide LLC

36 Dale Case, Land Use Director, presented the McRawhide LLC, Appeal of the Director's
determination that BP-18-0904 may be processed as it meets the Land Use Code requirements for a
complete application including all landowner signatures.

38

STAFF PRESENTATION

40

APPELLANT PRESENTATION

42 Mark McIntyre, McRawhide LLC (Appellant) – 1475 Moss Rock Place

44 **PROPERTY OWNER PRESENTATION**

46 Jeff Gard (Counsel for Boulder Advanced Investments, applicant/property owner) – 541 Spruce
Street; Peter Carey – 800 Dickens Court

48 **PUBLIC HEARING OPENED**

50 **SPEAKERS:** Troy Porres, LSTRE LLC – 4646 Sawdust Loop (Appellant)

52 **PUBLIC HEARING CLOSED**

54 **MOTION:** James Greer **MOVED** that in the matter of **Docket AP-18-0004:**
56 **McRawhide LLC** the Boulder County Board of Adjustment **UPHOLD**
the Land Use Director's determination that the building permit BP-18-
58 **0904** contains the necessary signatures of authority to process and issue
the building permit and **DENY** the appeal.

60 **SECOND:** Scott Rudge

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

64 *Detailed information regarding these items, 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.*

66