



# 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](http://www.bouldercounty.org)

**BOULDER COUNTY  
BOARD OF ADJUSTMENT  
AGENDA**

**October 3, 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. ROLL CALL

III. APPROVAL OF MEETING MINUTES  
Meeting minutes for **September 5, 2018.**

IV. PUBLIC HEARING

**Docket VAR-18-0001: Von Hatten Setback Variance**

Request: 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.

Location: At 500 Pine Tree Lane; at the junction of Timber Lane and Pine Tree Lane; in Section 23, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District

Applicants/Property Owners: Catherine and Michael Von Hatten  
(Staff Planner: Summer Frederick)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-18-0001>

V. 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: October 3, 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-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 13<sup>th</sup> 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.

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Published: September 19, 2018 – Daily Times-Call

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

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Published: Longmont Times-Call September 19, 2018 - 1511439

**Prairie Mountain Media, LLC**

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**County of Boulder  
State of Colorado**

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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):

Sep 19, 2018

  
Signature

Subscribed and sworn to me before me this  
19<sup>th</sup> day of September, 2018.

  
Notary Public

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

(SEAL)

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**BOULDER COUNTY BOARD OF  
ADJUSTMENT MEETING MINUTES**

**for  
October 3, 2018**

**AFTERNOON SESSION – 4:00 PM  
Hearing Room, Third Floor,  
County Courthouse, Boulder  
{Approved December 5, 2018}**

**PUBLIC MEETING**

**AFTERNOON SESSION – 4:00 PM**

On Wednesday, October 3, 2018 the Boulder County Board of Adjustment held a regular afternoon session, convening at approximately 4:05 p.m. and adjourning at approximately 4:17 p.m., in the Hearing Room, Third Floor, County Courthouse, 1325 Pearl Street, Boulder, CO.

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

Members Excused: Janell Flaig

Staff Present: Dale Case, Marc Ambrosi, Liz Cross (Assistant County Attorney), Anna Milner

Interested Others: 3-5

**APPROVAL OF THE MEETING MINUTES**

**MOTION: Kari Stoltzfus MOVED that the Board of Adjustment APPROVE the Meeting Minutes for September 5, 2018 as written.**

**SECOND: Scott Rudge**

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

**Docket VAR-18-0001: Von Hatten Setback Variance**

Marc Ambrosi, Planner II, presented the application for Catherine and Michael Von Hatten, 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. The proposed variance is located 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.

32 STAFF PRESENTATION

34 PUBLIC HEARING OPENED

36 SPEAKERS: None.

38 PUBLIC HEARING CLOSED

40 MOTION: James Greer MOVED that the Boulder County Board of Adjustment  
42 APPROVE the variance requested in Docket VAR-18-0001: Von Hatten  
Setback Variance, subject to the below two (2) conditions:

44 SECOND: Eric Moutz

46 **Conditions of Approval:**

- 48 1. The variance is approved to allow for the existing garage to encroach into the required  
50 25- foot side-yard setback, reducing the setback for the garage to a 10.5-foot side-yard  
setback along the western property line. All other future development is subject to all  
applicable setbacks.
- 52 2. All relevant building code and wildfire mitigation requirements must be incorporated into  
54 the building permit plans.

56 **VOTE: Motion PASSED Unanimously {5 to 0}**

58 *Detailed information regarding these items, including maps and legal descriptions, is available for public  
examination at the Boulder County Land Use Department, 2045 13<sup>th</sup> Street, Boulder, Colorado 303-441- 3930.*

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