



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEETING OF THE BOARD OF ADJUSTMENT BOULDER COUNTY, COLORADO

WEDNESDAY, FEBRUARY 6, 2019 AT 4:00 P.M.

MEETINGS ARE HELD IN THE THIRD FLOOR HEARING ROOM, COUNTY COURTHOUSE
1325 PEARL STREET, BOULDER, COLORADO

This agenda is subject to change. Please call ahead to confirm an item of interest (303-441-3930). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

To access the video streams for all Board of Adjustment meetings, please go to
<http://bouldercountyco.igam2.com>

Call to Order

Roll Call

Approval of Meeting Minutes

Approval of Meeting Minutes from December 5, 2018.

Proposed Amendment to BOA Supplemental Rules

Memo and Proposed Amendments to the BOA Supplemental Rules.

Items

1. Docket VAR-18-0006: Griffith Setback Variance

Public Hearing

Request: Request for a 13-foot, 6-inch front yard setback in the Estate Residential zoning district where the required setback is 35 feet to construct a 936-square-foot addition to the existing residence.

Location: 62 Barber Lane, approximately 270 feet northeast of the intersection of SH 170 and Eldorado Springs Drive, in Section 30, Township 1S, Range 70W.

Zoning: Estate Residential

Applicant/Property Owner: Christian Griffith

Staff Planner(s): Jennifer Severson

Other Business/Adjournment

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at www.bouldercounty.org/lu or at our office located at 2045 13th Street, Boulder, Colorado, 303-441-3930. Staff recommendation packets will be posted to the project pages approximately one week prior to the hearing.



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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF ADJUSTMENT

DATE: February 6, 2019
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-18-0006: Griffith Setback Variance

Request for a 13-foot, 6-inch front yard setback in the Estate Residential zoning district where the required setback is 35 feet to construct a 936-square-foot addition to the existing residence, submitted by Christian Griffith; in accordance with the Boulder County Land Use Code. The proposed project is in the Estate Residential (ER) Zoning District, at 62 Barber Lane, approximately 270 feet northeast of the intersection of SH 170 and Eldorado Springs Drive, in Section 30, Township 1S, 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: January 23, 2019 – Daily Times-Call

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

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Published: Longmont Times-Call January 23, 2019 - 1556852

Prairie Mountain Media, LLC

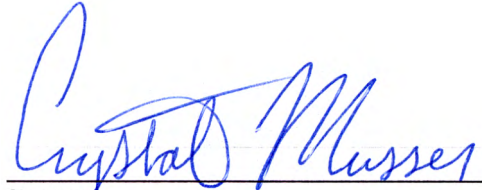
PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

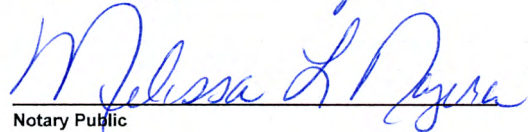
The undersigned, Crystal Musser, being first duly sworn under oath, states and affirms as follows:

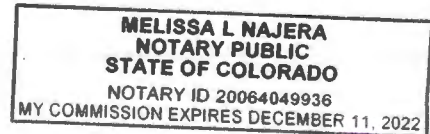
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the Longmont Times Call.
2. The Longmont Times Call is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the 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):

Jan 23, 2019


Signature

Subscribed and sworn to me before me this
23rd day of January, 2019.


Notary Public



(SEAL)

Account: 1050753
Ad Number: 1556852
Fee: \$34.22



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MEETING OF THE LAND USE BOARD OF ADJUSTMENT BOULDER COUNTY, WEDNESDAY, FEBRUARY 6, 2019 {Approved May 1, 2019}

The Land Use Board of Adjustment of Boulder County held a regular afternoon session in the Board of County Commissioners' Hearing Room, Third Floor, Courthouse, Boulder Colorado, on Wednesday, February 6, 2019.

Call to Order

The meeting was called to order at 4:08 p.m. by Vice-Chair Scott Rudge.

Roll Call

Members Present: Board Member Eric Moutz
Board Member James Greer
Vice-Chair Scott Rudge
Planning Commissioner Substitute Ann Goldfarb
Planning Commissioner Substitute Sam Fitch

Members Excused: Kari Stoltzfus, Chair

Approval of Meeting Minutes

Approval of Meeting Minutes from December 5, 2018.

MOTION: James Greer MOVED that the Boulder County Board of Adjustment APPROVE the meeting minutes from December 5, 2018.

SECOND: Eric Moutz

VOTE: Motion PASSED {4 to 0} Abstained: Ann Goldfarb

Proposed Amendment to BOA Supplemental Rules

Memo and Proposed Amendments to the BOA Supplemental Rules.

MOTION: James Greer MOVED that the Boulder County Board of Adjustment ADOPT the Amendments to the BOA Supplemental Rules.

SECOND: Sam Fitch

VOTE: Motion PASSED Unanimously {5 to 0}

Executive Session

Executive Session

MOTION: James Greer MOVED that the Board of Adjustment go into Executive Session for the purpose of receiving legal advice pertaining to certain Variance procedures and criteria and that be taken pursuant to C.R.S. 24-64-024 b

SECOND: Eric Moutz

VOTE: Motion PASSED Unanimously {5 to 0}

Motion Regarding Special Exception Authority

Motion to direct staff to seek additional authority to allow special exception authority to the Board of Adjustment.

MOTION: James Greer **MOVED** that the Board of Adjustment direct staff to seek additional authority to allow special exception authority to the Board of Adjustment.

SECOND: Eric Moutz

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

Items

1. Docket VAR-18-0006: Griffith Setback Variance

Public Hearing

Jennifer Severson, Senior Planner, presented the application for Christian Griffith, request for a 13 feet, 6 inch front yard setback for new construction, and a 9 feet, 5 inch front yard setback for the existing structure in the Estate Residential zoning district where the required setback is 35 feet to construct a 936-square-foot addition to the existing residence. The property is located in the Estate Residential Zoning District at 62 Barber Lane, approximately 270 feet northeast of the intersection of SH 170 and Eldorado Springs Drive, in Section 30, Township 1S, Range 70W.

MOTION: Sam Fitch **MOVED** that the Boulder County Board of Adjustment **APPROVE** the variance requested in Docket VAR-18-0006: Griffith Setback Variance subject to the following conditions listed in the Staff Report.

SECOND: Eric Moutz

CONDITIONS OF APPROVAL

1. The variance is approved to allow for the new addition to the residence to encroach into the required 35-foot front yard setback, reducing the setback for the addition to a 13-foot, 6-inch front yard setback along Barber Lane.
2. The variance is approved to allow for future improvements to the existing portion of the residence between the proposed 13 feet, 6 inch and 9 feet, 5 inch setbacks to encroach into the required 35-foot front yard setback along Barber Lane, provided they remain within the existing footprint of the structure.
3. Site Plan Review is required for the new addition.
4. A building permit is required for the proposed residential addition and for renovation/remodeling of the existing residence.
5. An individual Floodplain Development Permit is required for the proposed residential addition and for renovation/ remodeling of the existing residence within the regulatory floodplain.
6. All other future development is subject to applicable permitting and setback requirements.

VOTE: Motion **PASSED {4 to 0}** Abstained: Scott Rudge

Other Business/Adjournment

This meeting adjourned at approximately 4:55 p.m.