MEETING OF THE LAND USE BOARD OF ADJUSTMENT
BOULDER COUNTY, COLORADO

WEDNESDAY, MAY 1, 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 Land Use Board of Adjustment meetings, please go to http://bouldercountyco.iqm2.com

Call to Order

Roll Call

Nomination of Officers

Nomination of Officers

Approval of Meeting Minutes

Approval of Meeting Minutes for February 6, 2019.

Items

1. **Docket VAR-19-0001: Parrish Setback Variance**
   **Public Hearing**
   Request: Request for a 0-foot front yard setback where the required setback is 15 feet, a 20-foot left side yard setback where the required setback is 25 feet, and a 14-foot right side yard setback where the required setback is 25 feet in the Forestry Zoning District to remodel the existing residence and construct a 600-square-foot addition.
   Location: At 498 Eldorado Avenue, E 1/2 Lot 1 & Lot 33 Blk 20 Eldora, roughly 400 feet southwest of the junction of Klondyke Avenue, Huron Avenue and Eldorado Avenue, in Section 21, Township 1S, Range 73W.
   Zoning: Forestry
   Applicant/Property Owner: Lisa Carlson Parrish and Frank Parrish
   Staff Planner(s): Jennifer Severson

2. **Docket VAR-18-0004: Gold Lake Ventures LLC- Lodge**
   **Public Hearing**
   Request: Request for a Variance to allow for construction of an addition to a historic structure 6 inches from a side property line where the required setback is 25 feet.
   Location: 3371 Gold Lake Rd., on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR
3. **Docket VAR-18-0005: Gold Lake Ventures LLC – Cabin**  
**Public Hearing**

**Request:** Request for a Variance to allow for construction of an addition to a historic structure 15 feet and 4 inches from a side property line where the required setback is 25 feet.

**Location:** 3371 Gold Lake Rd On the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.

**Zoning:** Forestry (F) Zoning District

**Applicant/Property Owner:** Gold Lake Ventures LLC

**Agent:** Bob Dalton, Colorado Landmark Realtors, and Jim Scott, New Beginning Builders

Staff Planner(s): Summer Frederick

4. **Docket AP-18-0007: Theis**  
**Public Hearing**

**Request:** Appeal of the Land Use Director’s determination that the property at 703 Steamboat Valley Road is a legal building lot.

**Location:** 703 Steamboat Valley Road, in Section 7, Township 3N, Range 70W.

**Zoning:** Agricultural (A) Zoning District

**Applicant:** Chad Theis

**Property Owner:** Keith Shanahan

Staff Planner(s): Summer Frederick

5. **Discussion of Proposal for Land Use Code Amendment Authorizing Special Exceptions**  
**Public Meeting**

**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](http://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.
PUBLIC HEARING  
BOULDER COUNTY, COLORADO  
BOARD OF ADJUSTMENT  

DATE: May 1, 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-19-0001: Parrish Setback Variance**  
Request for a 0-foot front yard setback where the required setback is 15 feet, a 20-foot left side yard setback where the required setback is 25 feet, and a 14-foot right side yard setback where the required setback is 25 feet in the Forestry Zoning District to remodel the existing residence and construct a 600-square-foot addition, submitted by Lisa Carlson Parrish and Frank Parrish; in accordance with the Boulder County Land Use Code. The proposal is located at 498 Eldorado Avenue, E 1/2 Lot 1 & Lot 33 Blk 20 Eldora, roughly 400 feet southwest of the junction of Klondyke Avenue, Huron Avenue and Eldorado Avenue, in Section 21, Township 1S, Range 73W.  

**Docket VAR-18-0004: Gold Lake Ventures LLC- Lodge**  
Request for a Variance to allow for construction of an addition to a historic structure 6 inches from a side property line where the required setback is 25 feet, submitted by Gold Lake Ventures LLC, in accordance with the Boulder County Land Use Code. The proposal is in the Forestry (F) Zoning District, at 3371 Gold Lake Rd., on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.  

**Docket VAR-18-0005: Gold Lake Ventures LLC – Cabin**  
Request for a Variance to allow for construction of an addition to a historic structure 15 feet and 4 inches from a side property line where the required setback is 25 feet, submitted by Gold Lake Ventures LLC, in accordance with the Boulder County Land Use Code. The proposal is in the Forestry (F) Zoning District, at 3371 Gold Lake Rd., on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.  

**Docket AP-18-0007: Theis**  
Appeal of the Land Use Director’s determination that the property at 703 Steamboat Valley Road is a legal building lot, submitted by Christian Griffith; in accordance with the Boulder County Land Use Code. The subject property is in the Agricultural (A) Zoning District, at 703 Steamboat Valley Road, in Section 7, Township 3N, Range 70W.  

**Discussion of Proposal for Land Use Code Amendment Authorizing Special Exceptions**  
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 BY:
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT
DATE: May 1, 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-19-0001: Parrish Setback Variance
Request for a 0-foot front yard setback where the required setback is 15 feet, a 30-foot left side yard setback where the required setback is 25 feet, and a 14-foot right side yard setback where the required setback is 25 feet in the Forestry Zoning District to remodel the existing residence and construct a 600-square-foot addition submitted by Lisa Carlson Parrish and Frank Parrish; in accordance with the Boulder County Land Use Code. The proposal is located at 498 Eldorado Avenue, E 1/2 Lot 1 & Lot 33 Blk 20 Eldora, roughly 400 feet southwest of the junction of Boulder Avenue, Harris Avenue and Eldorado Avenue, in Section 21, Township 13, Range 72W.

Docket VAR-18-0004: Gold Lake Ventures LLC - Lodge
Request for a Variance to allow for construction of an addition to a historic structure 6 feet from a side property line where the required setback is 25 feet, submitted by Gold Lake Ventures LLC, in accordance with the Boulder County Land Use Code. The proposal is in the Forestry (F) Zoning District, at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.

Docket VAR-18-0005: Gold Lake Ventures LLC - Cable
Request for a Variance to allow for construction of an addition to a historic structure 15 feet and 4 inches from a side property line where the required setback is 25 feet, submitted by Gold Lake Ventures LLC, in accordance with the Boulder County Land Use Code. The proposal is in the Forestry (F) Zoning District, at 3371 Gold Lake Road, on the north and south side of Gold Lake Road, approximately 2.60 miles from its intersection with CR 100, in Section 33, Township 2N, Range 72W.

Docket AP-18-0007: Thesis
Appeal of the Land Use Director's determination that the property at 703 Steamboat Valley Road is a non-conforming N-L, submitted by Christian Griffin; in accordance with the Boulder County Land Use Code. The subject property is in the Agricultural (A) Zoning District, at 703 Steamboat Valley Road, in Section 7, Township 3N, Range 74W.

Discussion of Proposal for Land Use Code Amendment Authorizing Special Exceptions. Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2041 13th Street, Boulder, Colorado (303) 441-3930.

Published: Longmont Times-Call April 17, 2019 - 1586790

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
( SEAL ) MY COMMISSION EXPIRES DECEMBER 11, 2022

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):

Apr 17, 2019

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
( SEAL ) MY COMMISSION EXPIRES DECEMBER 11, 2022

Account: 1050753
Ad Number: 1586790
Fee: $55.97