



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

## 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.igam2.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: Lisa Carlson Parrish and Frank Parrish

Owner:  
<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-19-0001>  
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

100, in Section 33, Township 2N, Range 72W.  
Zoning: Forestry (F) Zoning District  
Applicant/Property: Gold Lake Ventures LLC  
Owner:  
Agent: Bob Dalton, Colorado Landmark Realtors, and Jim Scott,  
New Beginning Builders  
<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-18-0004>  
Staff Planner(s): Summer Frederick

**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: Gold Lake Ventures LLC  
Owner:  
Agent: Bob Dalton, Colorado Landmark Realtors, and Jim Scott, New Beginning Builders  
<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-18-0005>  
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  
<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=AP-18-0007>  
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.



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## 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**

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### **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 13<sup>th</sup> Street, Boulder, Colorado (303-441- 3930).

**Deb Gardner** County Commissioner

**Elise Jones** County Commissioner

**Matt Jones** County Commissioner

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: April 17, 2019 – Daily Times-Call

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

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TIME: 4:00 P.M.  
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Boulder County Courthouse,  
1325 Pearl St., Boulder, CO

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

**Prairie Mountain Media, LLC**

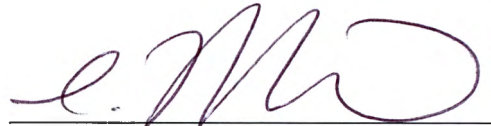
**PUBLISHER'S AFFIDAVIT**

**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):

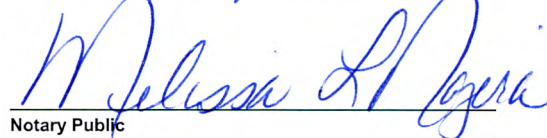
Apr 17, 2019



Signature

Subscribed and sworn to me before me this

17<sup>th</sup> day of April, 2019.



Notary Public

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

(SEAL)

Account: 1050753  
Ad Number: 1586790  
Fee: \$55.97