



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 LAND USE BOARD OF ADJUSTMENT BOULDER COUNTY, COLORADO

WEDNESDAY, JANUARY 8, 2020 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.igmp2.com>

Call to Order

Roll Call

Items

1. Docket VAR-19-0005: Greig Setback Variance

Public Hearing

Request: Request for a 60-foot supplemental setback from the centerline of North Foothills Highway/US Highway 36 to construct a fence eight feet in height where the required setback is 110 feet from the centerline.

Location: 3008, 3018, 3028, 3048, 3068, and 3098 S Lakeridge Trail, located between approximately 0.05 and 0.2 miles south of the intersection of Lakeridge Trail and North Foothills Highway/US Highway 36, Lots 1-6 Block 1 Lake of the Pines, in Section 13, Township 2N, Range 71W.

Zoning: Rural Residential

Applicants/Property Owners: William & Rebecca Greig, GCS452 LLC, Jed & Nicole Hindes, Alenya LLC, Michael Middleton & Irena Mzia Chatara, and John F. Schott Living Trust

Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-19-0005>

Staff Planner(s): Jean Ott

2. Docket VAR-19-0006: Gannon-Shipman Setback Variance

Public Hearing

Request: Request for a 17.6-foot side setback along the northern property boundary where the required setback is 25 feet to construct an addition to an existing detached garage.

Location: 7159 Olde Stage Road, Lot 78 Olde Stage Settlement 3, on the west side of Olde Stage Road, approximately 0.35 miles north of the intersection of Olde Stage Road and Valley Lane, in Section 35, Township 2N, Range 71W.

Zoning: Forestry

Applicants/Property Owners: Sean P. Gannon & Joanne M. Shipman

Agent: Brendan Kennedy
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-19-0007>
Staff Planner(s): Jean Ott

3. Docket VAR-19-0008: Bartlett Residential Addition [TABLED INDEFINITELY]

Public Hearing

Request: ~~Request for variance to reduce the easterly side setback from 10 feet to 6.5 feet, and the westerly side setback from 10 feet to 8.5 feet, to allow a one-story addition to the residence, resulting in 20 square feet of new floor area in the easterly side setback and 7 square feet of new residence in the westerly side setback.~~
Location: 11 Chesebro Way, approximately 120 feet southwest of the intersection of Chesebro Way and Eldorado Springs Drive, Township 1S, Range 71W, Section 25.
Zoning: Estate Residential
Applicant/Property Owner: Angela Bartlett
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-19-0008>
Staff Planner(s): Sean Gambrel

4. Docket AP-19-0003: Howard Appeal

Public Hearing

Request: Appeal of the Land Use Director's determination to not process an application because the application would result in two principal uses on a parcel where only one is permitted and, in addition, the use as described is not Membership Club but an Indoor Recreation Use which is not allowed in the Agricultural Zoning District.
Location: 12025 Baseline Road, approximately 900 feet east of the intersection of Baseline Road and 119th Street, in Section 36, Township 1N, Range 69W.
Zoning: Agricultural
Appellant: Jerry Howard, property owner
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=AP-19-0003>
Staff Planner(s): Dale Case

5. Docket AP-19-0004: Roeckel and Jorgenson Appeal [TABLED TO FEBRUARY 5 BOA MEETING]

Public Hearing

Request: ~~Appeal of the Land Use Director's Determination as stated in the October 23, 2019 letter from Abby Shannon to David Roeckel and Kathryn M. Jorgenson which rescinded/reissued a Building Lot determination for parcels 158321007001 and 158321001001 clarifying the two parcel numbers together are considered one Building Lot.~~
Location: ~~99 Eldorado Avenue, Nederland CO 80466, Lot 1-23 Block 3 and 1-37 Block 4 Eldora, Section 21, Township 1S, Range 73W.~~
Zoning: Forestry
Appellant/Property Owner: David Roeckel, owner
Agent: Ed Byrne
Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=AP-19-0004>
Staff Planner(s): Dale Case

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.