



Board of Zoning and Adjustment (BOZA) Variance Application Form

Application Information

Variance Request Types

General Data

Street Address or General Location of Property

Legal Description Lot _____

Legal Description Block _____

Legal Description Subdivision _____

Lot Size _____

Existing Use of Property _____

Area, Coverage and Height Table

AREA	EXISTING	PROPOSED
Total gross floor area		
Total gross building coverage		
Building height		



Detailed Description of Proposal

Owner Contact Information

Owner Name _____

Owner Address _____

Owner Phone _____

Owner Email Address _____



Applicant Information (if other than Owner)

Applicant Name

Applicant Address

Applicant Phone

Applicant Email Address

Relationship to Project

Attestation

I have read the requirements for submitting this application and understand that board decisions are final and if a request is denied I may not resubmit the same request for a variance for one year without substantial revisions.

Date Submitted



SIGN POSTING REQUIREMENTS APPLICANT'S ACKNOWLEDGMENT FORM

Required for Certain Land Use Review, Administrative Review, Technical Document Review,
and Board of Zoning Adjustment Applications

CITY CODE REQUIREMENTS FOR SIGN POSTING OF LAND USE REVIEW APPLICATIONS (SECTION 9-4-3, "PUBLIC NOTICE REQUIREMENTS", B.R.C. 1981):

- (1) Posting: After receiving such application, the manager will cause the property for which the application is filed to be posted with a notice indicating that a development review application has been made, the type of review requested, and that interested persons may obtain more detailed information from the planning department. The notice shall meet the following standards:
 - (A) The notice shall be placed on weatherproof signs that have been provided by the City and placed on the property that is the subject of the application.
 - (B) All such notice shall be posted no later than ten days after the date the application is filed to ensure that notice is posted early in the development review process.
 - (C) The signs shall be placed along each abutting street, perpendicular to the direction of travel, in a manner that makes them clearly visible to neighboring residents and passers-by. At least one sign shall be posted on each street frontage.
 - (D) The signs shall remain in place during the period leading up to a decision by the approving authority, but not less than ten days.
 - (E) On or before the date that the approving authority is scheduled to make a decision on the application the city manager will require the applicant to certify in writing that required notice was posted according to the requirements of this section.
- (2) Posted notice of the property shall be a minimum of 10 days from receipt of application and prior to final action or any hearing.

I, _____, am filing a Land Use Review, Administrative Review, BOZA,
 (PRINT NAME OF APPLICANT OR CONTACT PERSON)
 or Technical Document Review application [on behalf of] _____
 (PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
 for the property located at _____.
 (PRINT PROPERTY ADDRESS OR LOCATION) I have read
 the city's sign posting requirements above and acknowledge and agree to the following:

- 1. I understand that I must use the sign(s) that the city will provide to me at the time that I file my application. The sign(s) will include information about my application and property location to provide required public notice.
- 2. I am responsible for ensuring that the sign(s) is posted on the property described above in such a way that meets the requirements of Section 9-4-3, B.R.C. 1981 (listed above), including visibility of the sign(s) and time and duration of the sign(s) posting, and including reposting any signs that are removed, damaged, or otherwise displaced from the site. As necessary, I shall obtain a replacement sign(s) from the city for reposting.
- 3. I understand that certain future changes to my application, including but not limited to, changes to the project description or adding a review type, may require that I post a new sign(s). The city will notify me if such a reposting is required and provide me with a necessary replacement sign(s).
- 4. I understand that failing to provide the public notice by sign posting required by the city's land use regulation may result in a delay in the city's issuing a decision or a legal challenge of any issued decision.

 SIGNATURE

 DATE

Please keep a copy of this signed form for your reference. If you have any questions about the sign posting requirements or to obtain a replacement sign, please call 303-441-1880.

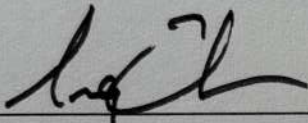
08 June 2026


City of Boulder
BOZA Review Board

Re: BOZA Variance Request for 2013 Walnut Street, Boulder, CO 80302

Please be advised that Kristin Reisinger has our consent to act as the applicant for a BOZA Variance for our property at 2013 Walnut Street in Boulder, Colorado.

Thank you,

Signature  _____ Date 6/8/26

Signature  _____ Date 6/8/26

Greg Ekrem and Heidi Ekrem
Owners at 2013 Walnut Street, Boulder, CO 80302

02 July 2026

City of Boulder
BOZA Review Board

Written Statement for BOZA Variance Request for 2013 Walnut Street, Boulder, CO 80302

Types of Variances Requested:
Building Separation (BRC 9-7-1)
Setback (BRC 9-7-1)

Per the summary on the application, this is a 5,800 SF irregular site in RH-2 zoning, that currently has an old house turned into a duplex and a dilapidated garage that the owner would like to develop into a third unit. The current open space is 70% and the FAR is .44. These numbers would stay the same with the proposed garage conversion into a third unit. We are asking for setback variances - for all four sides of the existing garage. We are specifically asking for existing setbacks to remain, so that walls and foundation can remain; with the addition of a maintenance easement from the neighbors to the west of the garage.

Because of the irregular shape of the lot at the northwest corner, setback requirements would only allow adding ~10' to the back of the existing house, which is not enough to create a unit. The dilapidated garage, however, with existing foundation and walls, could be converted into a small rental. Utilizing this old garage would improve what has been an eyesore in the neighborhood, one that was set on fire at some point by unhoused individuals. It would leave a small historic house intact on the site, preserving some of old Boulder. It would allow for a 326 SF living unit, the type that are sorely needed in Boulder for renters on a budget.

Physical Conditions of the Site:

- (1) 1. i. The property at 2013 Walnut Street is an irregularly shaped site with a 30' E/W by 40' N/S area taken out of the northwest corner.
 2. Although lot shapes vary in downtown Boulder, this small leg onto the alley – almost a reverse flag lot - is not seen on other site along Walnut Street, or in the neighborhood generally.
 3. This odd shape means that the rear yard setback of 25', limits what can be developed on the site. Only ~10' can be added on to the rear of the house for a third unit, which is an unworkable dimension. This is an RH-2 zone and could have more units based on allowable FAR and site coverage, but the shape makes this impossible.
 4. The shape of this site has been this way for a very long time. See attached images of map from 1900 and Carnegie Library map from 1909 showing an isometric drawing with the house highlighted.

Requirements for all Variance Approvals:

- (5) 1. Keeping the existing, historic (although not designated) house intact, as a duplex, and developing the dilapidated garage into a living space, would improve the neighborhood. This garage has been the site of a relatively recent fire and has had unhoused persons living in it within the last decade. The current owners have cleaned up the garage as much as possible and removed the roof that collapsed. The previous owners had pulled a demolition permit for the garage but never carried out the demolition. By not adding on to the house, we retain some of old Boulder with what is essentially an historic, single house on a nearly full site. By developing the garage, we take away an eyesore on the alley, repurpose the current foundation and walls, and provide a small rental for a reasonable cost in downtown Boulder.

2. Based on the arguments above, keeping the house and site as it is and rebuilding the garage into living space would greatly improve the alley area of this site without taking away from the property as a whole. This approach is much more sensitive to neighbors than building out the site to its maximum FAR and building coverage.

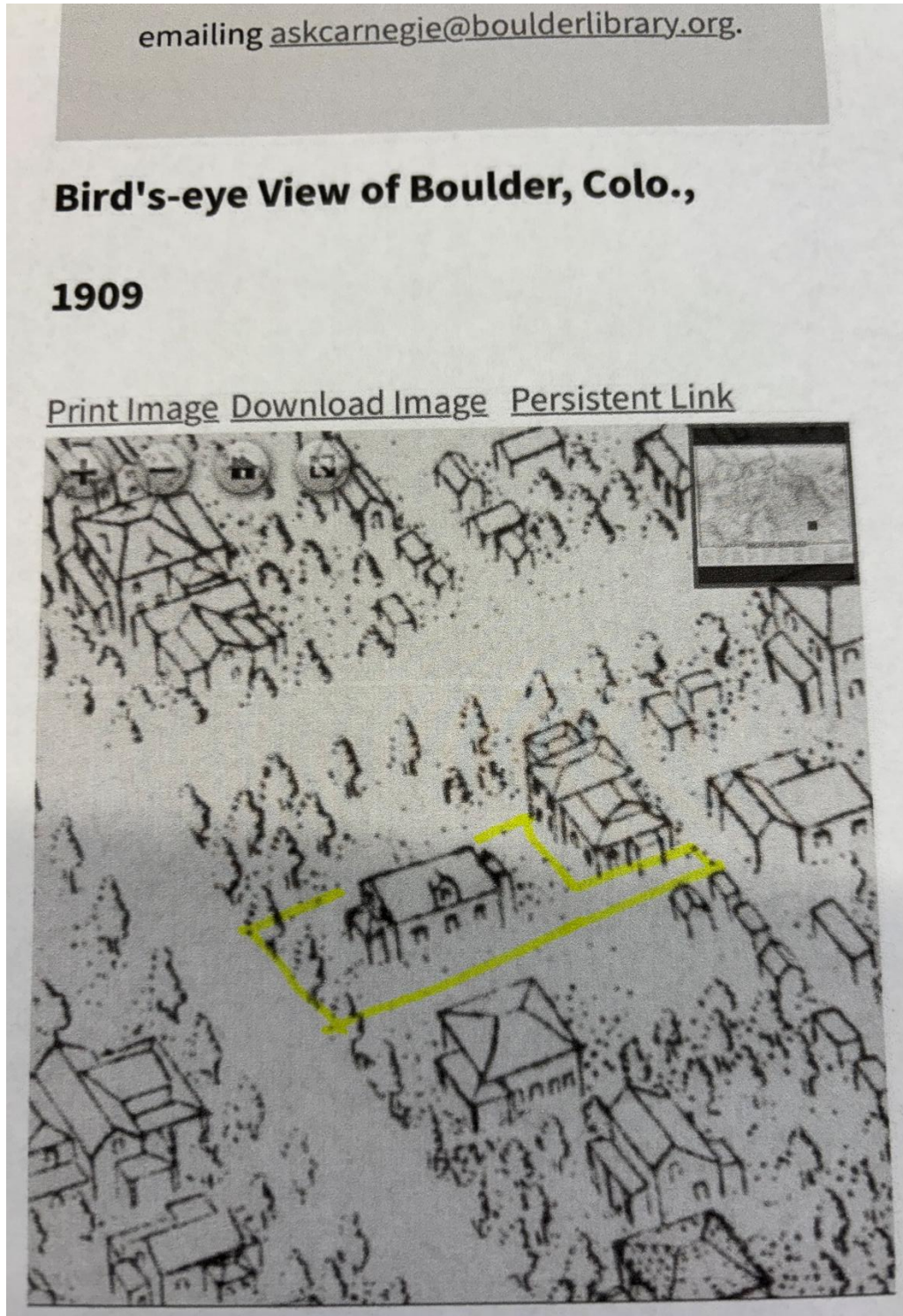
3. Although you might argue that a variance to the rear yard setback would afford relief for these owners - allowing them to build on to the back of the existing house, it is not an easy or affordable proposition due to the age of the house and the existing layout of the duplexes. What the owners are asking for are setback variances for the garage so that the existing structure can be repurposed. They are asking for existing walls to remain where they are, and that setback requirements that can be met, like getting a maintenance easement, are fulfilled.

4. Zone RH-2 has a solar fence height of 25'. The proposed rebuilt garage would have a height under 25'.

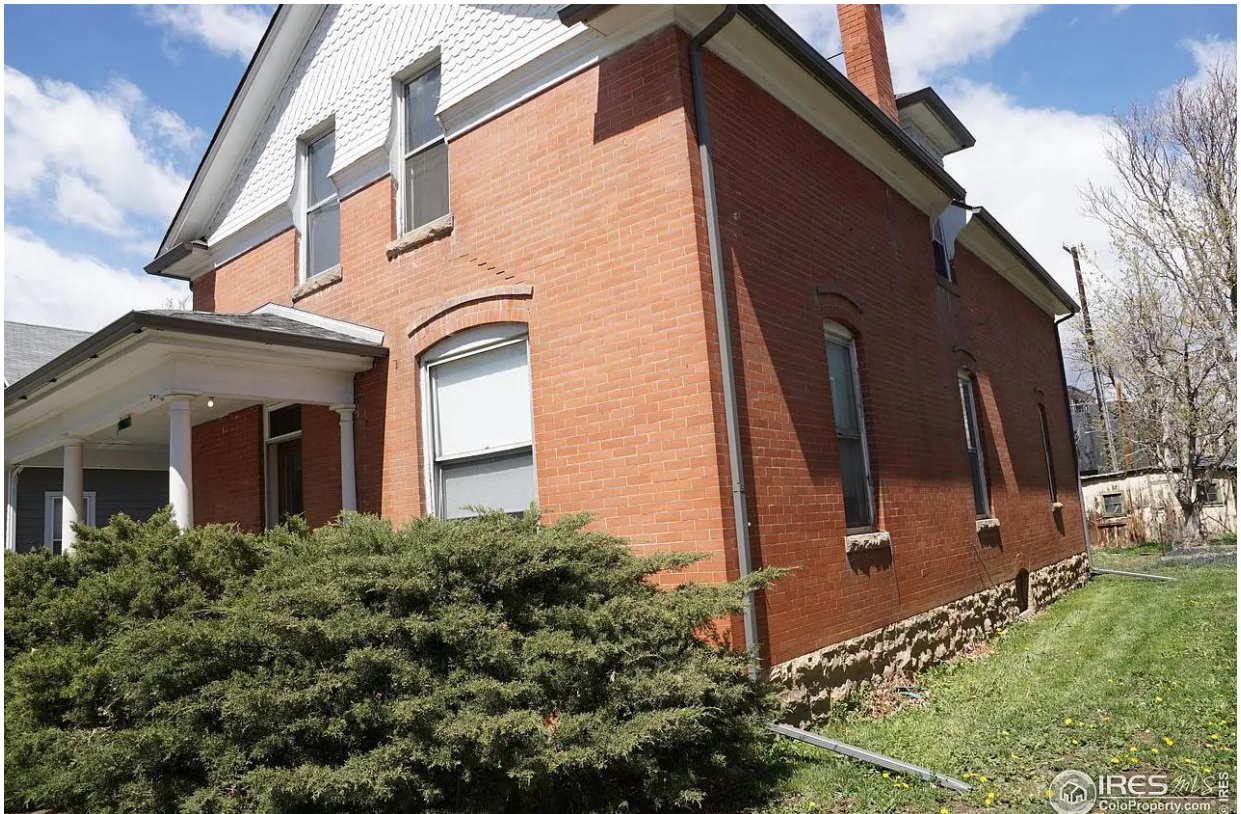
Maps showing odd lot shape highlighted, from 1900:



Isometric Drawing from 1909 with lot highlighted:

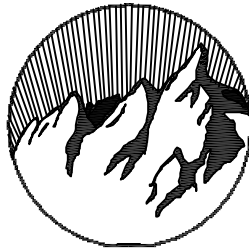


House Photos; lower photo show garage at back:

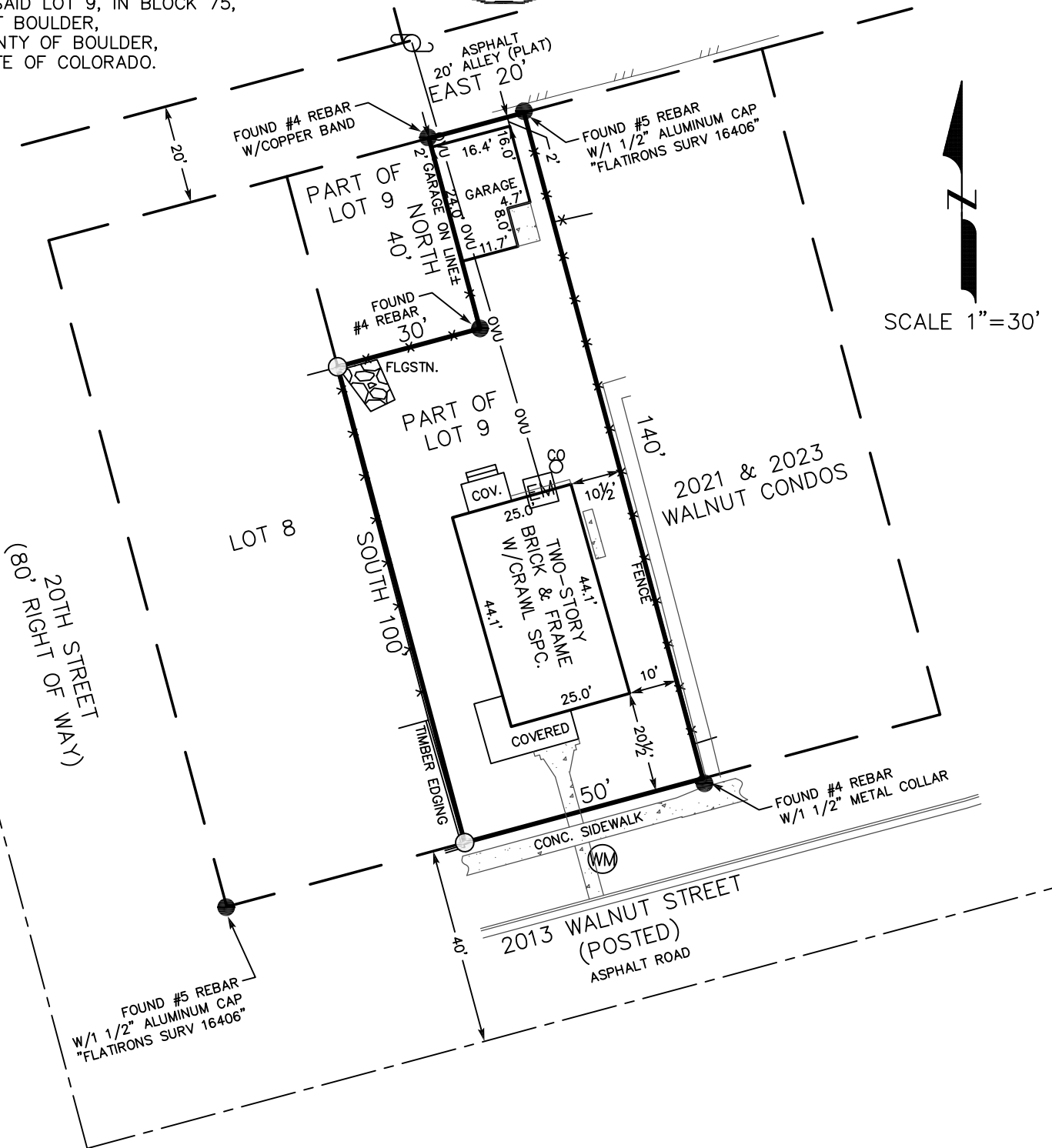


LEGAL DESCRIPTION
 (PROVIDED BY FORST AMERICAN TITLE
 INSURANCE CO.)
 DEED RECORDED ON 12/18/2023 AT
 REC. NO. 04031497

SOUTH 100 FEET OF LOT 9, AND THE
 EAST 20 FEET OF THE NORTH 40 FEET
 OF SAID LOT 9, IN BLOCK 75,
 EAST BOULDER,
 COUNTY OF BOULDER,
 STATE OF COLORADO.



Flatirons, Inc.
 Land Surveying Services
 3825 IRIS AVE, Ste 395
 BOULDER, CO 80301
 PH: (303) 443-7001
 FAX: (303) 443-9830
 www.FlatironsInc.com



Notes:

- 1-FIRST AMERICAN TITLE COMMITMENT NO. 5544-4066103H WAS USED TO HELP IDENTIFY EASEMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS OR RIGHTS OF WAY NOT SHOWN ON THIS CERTIFICATE THAT AFFECT THE SUBJECT PROPERTY.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THE PLAT OF 2021&2023 WALNUT CONDOMINIUMS WAS CONSIDERED IN THE PREPARATION OF THIS CERTIFICATE.



Tom Willis, Colorado L.S. #34991

IMPROVEMENT LOCATION CERTIFICATE

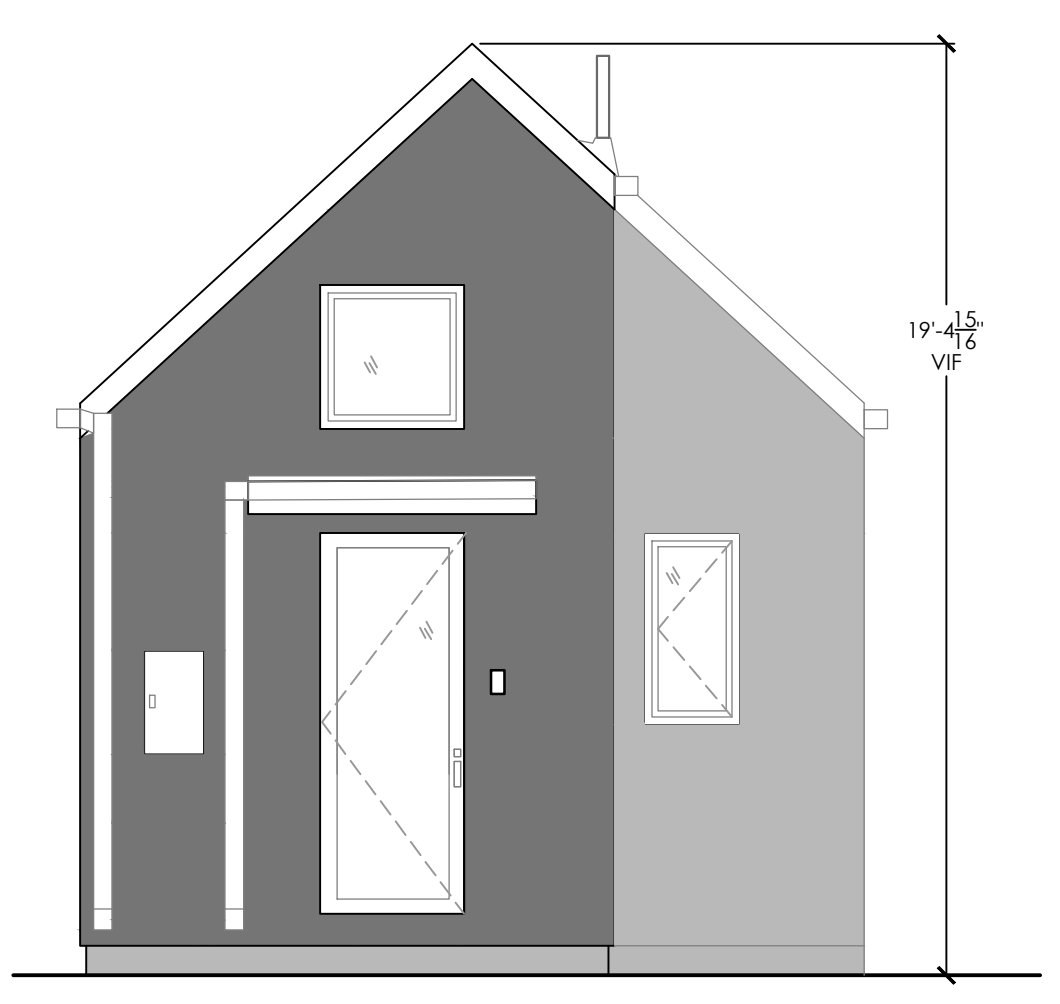
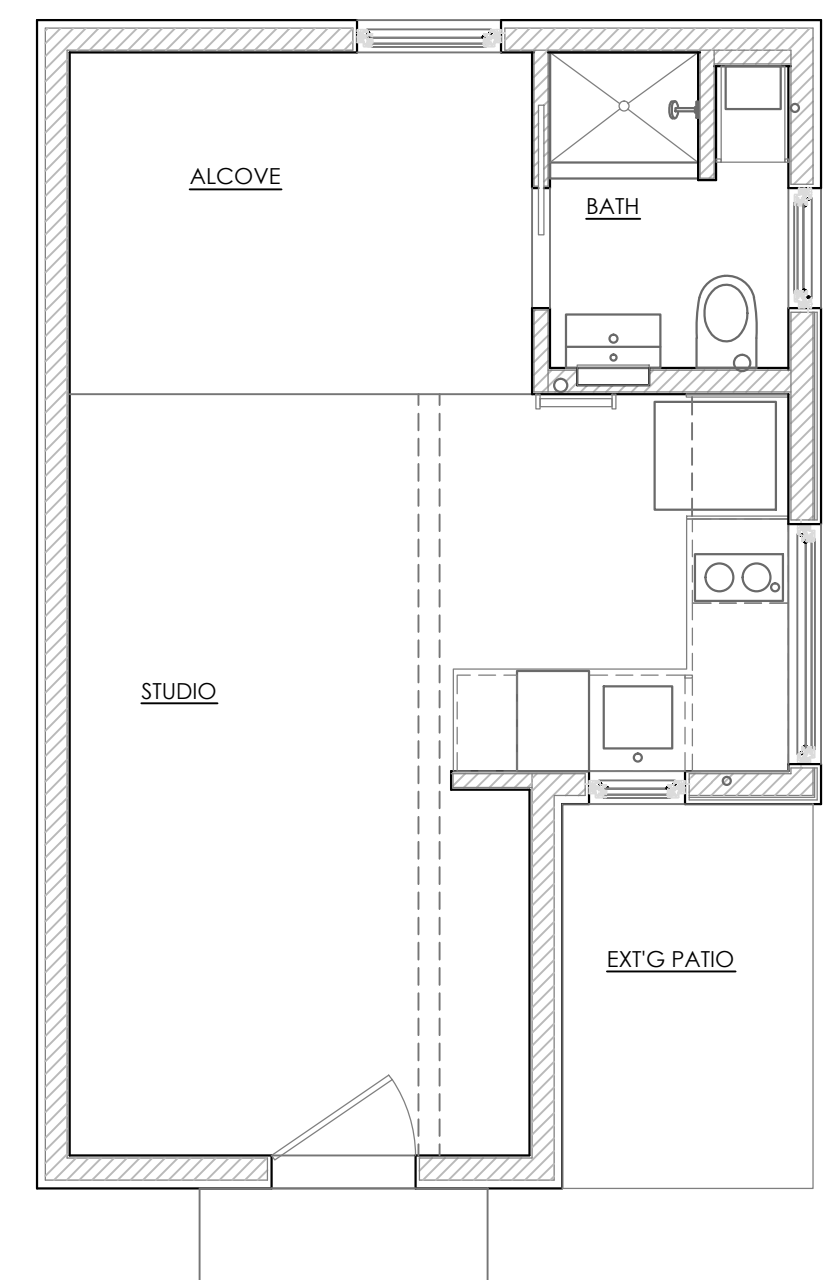
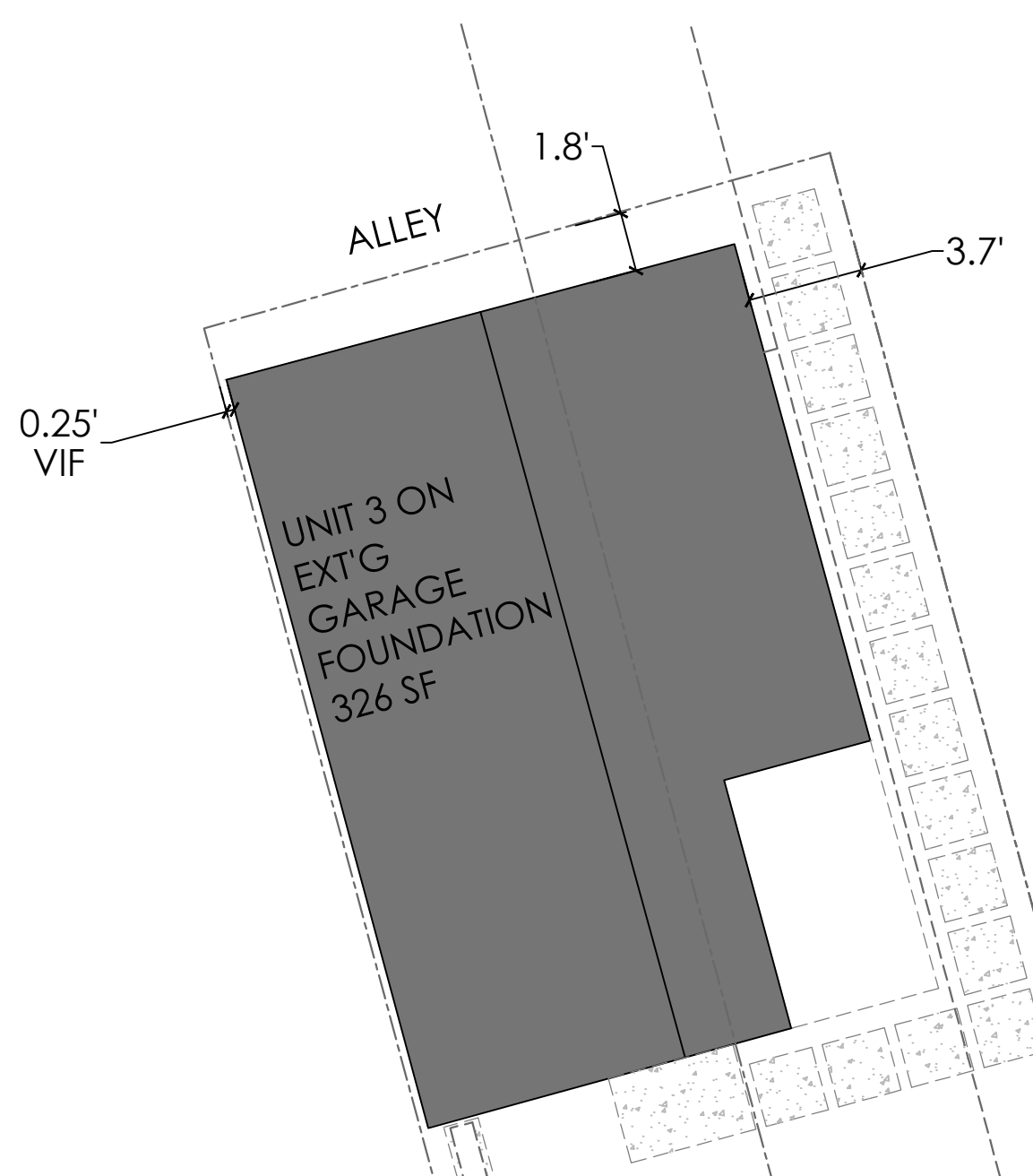
I hereby certify that this improvement location certificate was prepared for GREG EKREM, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. This certificate is valid only for use by GREG EKREM and describes the parcel's appearance on MAY 5, 2025. I further certify that the improvements on the above described parcel on this date, MAY 5, 2025, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. the use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and TOM WILLIS will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

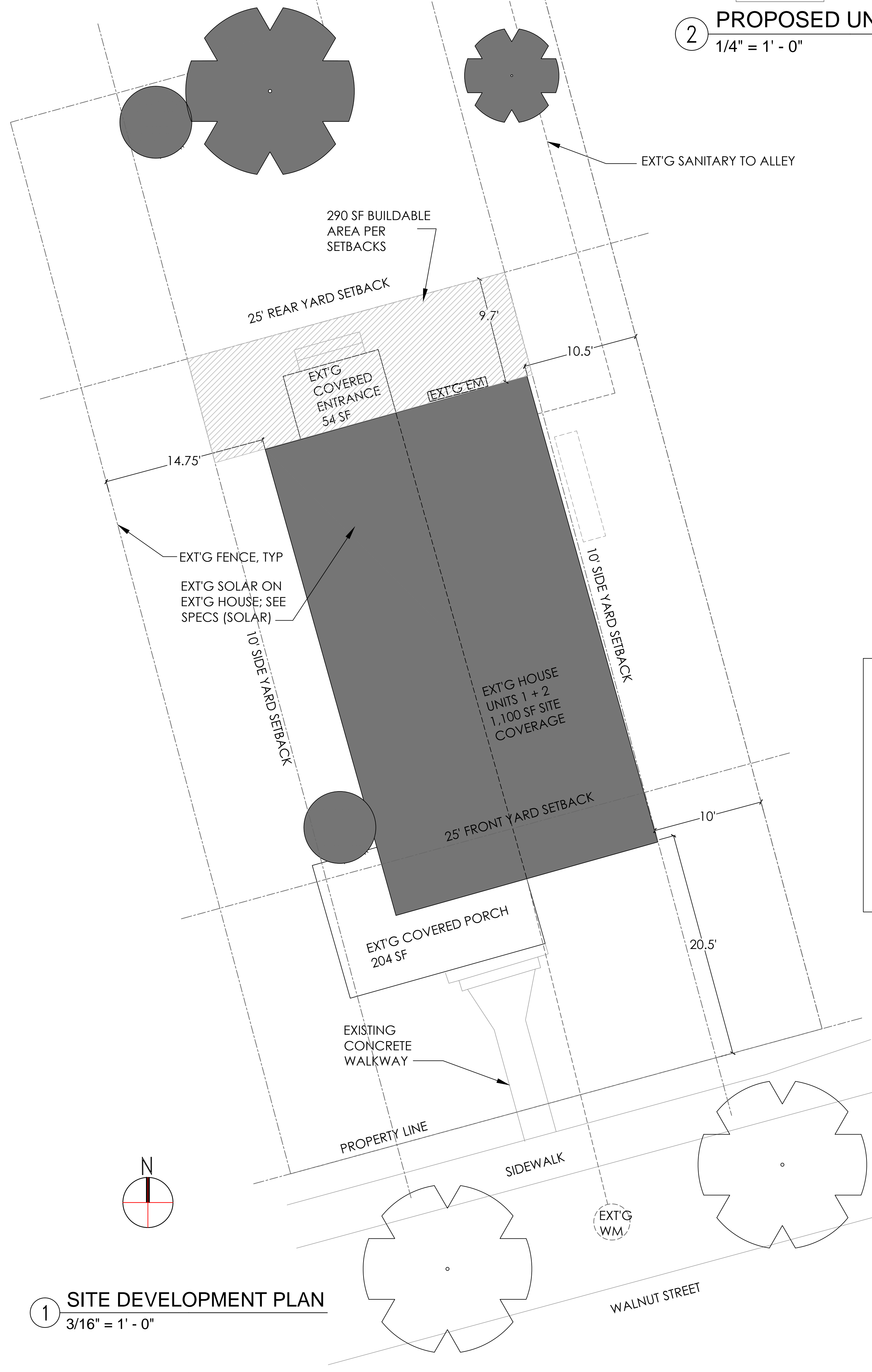
Flatirons No. 25-82610
 Drawn By: WRB

Title Co. No.

Borrower:
 COPYRIGHT 2025 FLATIRONS, INC.



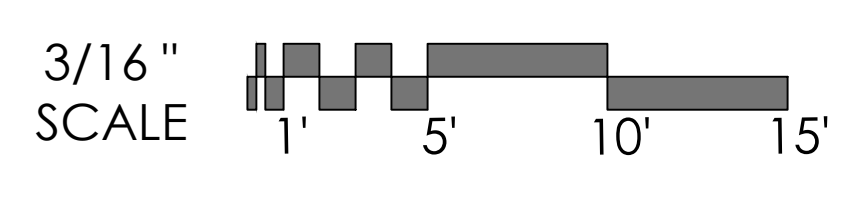
2 PROPOSED UNIT 3 FLOOR PLAN + SOUTH ELEVATION
1/4" = 1' - 0"



SITE DEVELOPMENT PLAN NOTES:

1. BUILDING COVERAGE: EXISTING + PROPOSED OPEN SPACE = ~71%
 SITE AREA = 5,800 SF
 HOUSE = 1,100 SF
 GARAGE = 326 SF
 FRONT PORCH + BACK ENTRANCE = 258 SF
 OPEN SPACE = 5,800 SF - 1,684 SF = 4,170 SF / 5,800 SF = 71%
2. FAR: EXISTING + PROPOSED FAR TO BE ~.44
 SITE AREA = 5,800 SF
 HOUSE AREA = 2,200 SF
 GARAGE AREA = 326 SF
 (2,200 + 326) / 5,800 SF = .435

1 SITE DEVELOPMENT PLAN
3/16" = 1' - 0"



ARCHITECT:
SPACE
craft
KRISTIN REISINGER
2328 PINE ST, B
BOULDER, CO 80302
917.455.0940

BOZA SUBMISSION
08 JUNE 2026

PROJECT:
GREG + HEIDI EKURM
WALNUT UNIT 3
2013 WALNUT STREET
BOULDER, CO 80302
SLY 100 FT & E 20 FT OF N 40 FT
LOT 9 BLK 75 BOULDER EAST O T

SITE DEVELOPMENT PLAN
SCALE: 3/16" = 1'-0"

SITE
DEV
PLAN