



**CITY OF BOULDER  
BOARD OF ZONING ADJUSTMENT  
MEETING AGENDA**

**DATE:** Tuesday, April 8, 2025

**TIME:** 4 p.m.

**PLACE:** Virtual Meeting

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NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE GIVEN BY THE CITY OF BOULDER, BOARD OF ZONING ADJUSTMENT, AT THE TIME AND PLACE SPECIFIED ABOVE. ALL PERSONS, IN FAVOR OF OR OPPOSED TO OR IN ANY MANNER INTERESTED IN ANY OF THE FOLLOWING VARIANCES FROM THE LAND USE REGULATIONS, TITLE 9, BOULDER REVISED CODE 1981; MAY ATTEND SUCH HEARING AND BE HEARD IF THEY SO DESIRE. (APPLICANT OR REPRESENTATIVE MUST APPEAR AT THE MEETING.)

**1. CALL TO ORDER**

- A. Swearing in of new BOZA Members
- B. Nominations and elections of new Board Chair/Vice Chair

**2. BOARD HEARINGS**

**A. Docket No.: BOZ2025-00002**

**Address:** 825 Inca Parkway

**Applicant:** Mitchell John & Beatrice Steiner

**Building Separation and Setback Variance:** As part of a proposal to recognize & establish an existing non-standard detached building in order to permit an accessory dwelling unit (ADU) within it, the applicant is requesting a variance to both the building separation and front (east) yard landscape setback standards for an accessory building in the RL-1 zoning district. The resulting building separation between the subject accessory building and primary building/home will be approximately 2 feet (from the closest two points) where 6 feet is required and where approximately 2 feet (from the closest two points) exists today. Additionally, the resulting front (east) yard landscape setback will be approximately 25.5 feet where 55 feet is required and approximately 25.5 feet exists today. No modifications to the exterior of the accessory building are proposed at this time. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.



**B. Docket No.: BOZ2025-00003**

**Address:** 3210 20<sup>th</sup> Street

**Applicant:** Margaret Walker

**Setback Variance:** As part of a proposal to recognize & establish recent “after-the-fact” or non-permitted additions/construction to the single-family home, the applicant is requesting a variance to the rear/east yard setback standard for a principal structure in the RL-1 zoning district. The rear yard setback variance request is for two attached covered patios and an attached single-car garage/carport. The resulting rear/east setback will be approximately 20.2 feet (taken from the closest setback marker to the rear property line amongst the three additions) where 25 feet is required and approximately 20.2 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.



### **3. GENERAL DISCUSSION**

**A. Approval of Minutes:** The 1/14/24 BOZA Meeting Minutes are scheduled for approval.

**B. Matters from the Board**

**C. Matters from the City Attorney**

**D. Matters from Planning and Development Services**

### **4. ADJOURNMENT**

For more information call Robbie Wyler ([wylerr@bouldercolorado.gov](mailto:wylerr@bouldercolorado.gov)), Brian Holmes ([holmesb@bouldercolorado.gov](mailto:holmesb@bouldercolorado.gov)) or Thomas Remke ([remket@bouldercolorado.gov](mailto:remket@bouldercolorado.gov)). Board packets are available after 4 p.m. Friday prior to the meeting, online at [www.bouldercolorado.gov](http://www.bouldercolorado.gov).

**\*\*\* SEE REVERSED SIDE FOR MEETING GUIDELINES \*\*\***

**CITY OF BOULDER  
BOARD OF ZONING ADJUSTMENT  
MEETING GUIDELINES**

**CALL TO ORDER**

The board must have a quorum (three members present) before the meeting can be called to order.

**AGENDA**

The board may rearrange the order of the agenda or delete items for good cause. The board may not add items requiring public notice.

**ACTION ITEMS**

An action item requires a motion and a vote. The general format for hearing of an action item is as follows:

**1. Presentations**

- Staff presentation.\*
- Applicant presentation.\*Any exhibits introduced into the record at this time must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
- Board questioning of staff or applicant for information only.

**2. Public Hearing**

Each speaker will be allowed an oral presentation.\*

- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record. When possible, these documents should be submitted in advance so staff and the board can review them before the meeting.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
- Citizens can send a letter to Planning and Development Services staff at 1739 Broadway, Boulder, CO 80302, two weeks before the board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the board meeting.

**3. Board Action**

- Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- Board discussion. This is undertaken entirely by members of the board. The applicant, members of the public or city staff participate only if called upon by the Chairperson.
- Board action (the vote). An affirmative vote of at least three members of the board is required to pass a motion approving any action. If the vote taken results in a tie, a vote of two to two, two to one, or one to two, the applicant shall be automatically allowed a rehearing. A tie vote on any subsequent motion to approve or deny shall result in defeat of the motion and denial of the application.

**MATTERS FROM THE BOARD, CITY STAFF, AND CITY ATTORNEY**

Any board member, Planning and Development Services staff, or the City Attorney may introduce before the board matters, which are not included in the formal agenda.

**VIRTUAL MEETINGS**

For Virtual Meeting Guidelines, refer to <https://bouldercolorado.gov/boards-commissions/board-of-zoning-adjustments-boza-agenda> page for the approved Board of Zoning Adjustment Rules for Virtual Meetings.

\*The Chairperson, subject to the board approval, may place a reasonable time limitation on presentations.



**City of Boulder Planning and Development Services**  
 1101 Arapahoe Avenue • Boulder, CO 80306  
 Phone: 303-441-1880 • Web: boulderplandevlop.net

# BOARD OF ZONING ADJUSTMENT (BOZA)

## VARIANCE APPLICATION FORM

**APPLICATION DEADLINE IS THE SECOND MONDAY OF EACH MONTH.  
 MEETING DATE IS 4PM (MST) ON THE SECOND TUESDAY OF THE FOLLOWING MONTH.**

*\*Submittal of inaccurate or incomplete information and materials may result in rejection or delay of the application.\**

### GENERAL DATA

(To be completed in full by the applicant.)

- Street Address or General Location of Property: 825 Inca Parkway
- Legal Description: Lot 43 Block 5 Subdivision Park East (Or attach description.)
- Lot Size: .22 Acres/9,572 sq ft
- Existing Use of Property: home-single family detached dwelling
- Detailed Description of Proposal (Specific Variance[s] Requested Including All Pertinent Numerical Values (e.g.: Existing, Required and Proposed Setbacks for the Subject Setback Variance):

We (the owners) are working to retroactively permit a garage ADU. The components of the ADU were added by the previous owners to an existing workshop/garage space that is less than 6 feet from the primary dwelling structure; the closest point is apprx 3.5 not including overhangs. We are in violation of the separation requirement, and need to request a variance

*Total gross floor area existing:	*Total gross floor area proposed:
*Total gross building coverage existing:	*Total gross building coverage proposed:
*Building height existing:	*Building height proposed:

\*See definitions in Section 9-16-1, B.R.C. 1981.

- ◆ **Name of Owner:** Mitchell John and Beatrice Steiner
- Address: 825 Inca Parkway Telephone: 303-518-7651
- City: Boulder State: CO Zip Code: 80303 Email: jfsteiner@gmail.com
- ◆ **Name of Contact (if other than owner):** same as above
- Address: \_\_\_\_\_ Telephone: \_\_\_\_\_
- City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Email: \_\_\_\_\_



**APPLICATION TYPES (Check All That Apply For This Application)**

- Setback (BRC 9-7-1)
- Porch Setback & Size (BRC 9-7-4)
- Building Separation (BRC 9-7-1)
- Bulk Plane (BRC 9-7-9)
- Side Yard Wall Articulation (BRC 9-7-10)
- Building Coverage (BRC 9-7-11 or BRC 9-10)
- Floor Area Ratio (BRC 9-8-2)
- Parking in Front Yard Landscape Setback (BRC 9-7-1 & 9-9-6)
- Size and Parking Setback Requirements for Accessory Units (BRC 9-6-4)
- Cumulative Accessory Building Coverage (BRC 9-7-8)
- Mobile Home Spacing Variance (BRC 9-7-13)
- Use of Mobile Homes for Non-Residential Purposes (BRC 10-12-6)
- Solar Exception (BRC 9-9-17)
- Sign Variance (BRC 9-9-21)
- Fence and Wall Variance (BRC 9-9-15)


**APPLICATION REQUIREMENTS**

All variance applications are electronic submittal and review. Visit the Planning & Development Services Online Center for additional information & guidance on the application process and how to apply. As a minimum, the following items MUST ultimately be provided for an application to be considered complete:

- A completed and signed BOZA Application Form;
- If the applicant is other than owner(s), a written consent of the owner(s) of the property for which the variance is requested;
- A detailed written statement thoroughly describing the variance request(s) and addressing all pertinent review criteria for approval – see *BOZA Info & Criteria Guide*;
- A signed and stamped Improvement Location Certificate or Site Improvement Survey and legal description by a registered surveyor;
- A site development plan including setbacks, building elevations, interior layout/floor plans and any other pertinent exhibits;
- A demolition plan clearly differentiating between existing/remaining and proposed portions of the structure(s);
- Any other information pertinent to the variance request (e.g. neighbor letters, photos, historic records/approvals, renderings, etc.);
- A completed and signed ‘Sign Posting Acknowledgement Form’ *Note: The applicant is responsible for posting the property in compliance with city requirements. Obtaining sign(s) will be messaged to an applicant once it has been placed on an agenda. The applicant will be responsible for posting the required sign(s) within 10 days of the hearing date. Failure to post the required sign(s) may result in the postponement of the hearing date.*
- A Board of Zoning Adjustment application fee (as prescribed in the current ‘Schedule of Fees’ which can be found at [bouldercolorado.gov/plan-develop](http://bouldercolorado.gov/plan-develop)).

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NOTE: SEE SECTION 9-2-3(I), **B.R.C.** 1981 FOR VARIANCE EXPIRATION INFORMATION

Applicant Signature  Date 2/17/2025  
Owner (if other than Applicant) Signature \_\_\_\_\_ Date \_\_\_\_\_

To Whom It May Concern,

I am applying for two variances in this application. The first variance is related to the distance between my garage apartment and my main house. The second variance is related to the front yard landscape setback distance from the street.

### **Variance #1: Building Separation Variance**

The original garage is actually attached to the main house by a roof section above an unenclosed breezeway, but structurally there is separation. The corner of the main house roof overlaps above the roof of the garage unit by approximately 2 feet (in a triangle shape). The bottom of the main house higher roof section (soffit) is 4 ft above the ADU lower roof section (shingles). The wall of the garage unit is separated from the corner of the house by 3.5 ft. The overlap and separation are not continuous, but only occur at the point where the main house corner approaches the wall of the ADU. The request is for variance for an approximately 2 foot separation between the house and subject detached building where 6 feet is required and approximately 2 feet exists today.

### **Variance #2: Front Yard Landscape Setback Variance**

The original garage front sits 25.5 feet from the sidewalk and we are under review for a permit for the garage to be converted to an ADU. This conflicts with the 55 ft. setback requirement for ADUs. The garage and ADU were built prior to our purchase of the property in 2024.

### **Background**

I am currently applying for an after-the-fact permit for an ADU attached to my garage. I purchased this property in May, 2024, and it was not disclosed to me by the sellers that the work was done without a permit. The work included adding an apartment to the back of the existing garage. See exhibit A below. The wall of the ADU comes close to the corner, so it is not a consistent closeness, just a point where the corner comes close to the wall of the ADU.

In regards to BRC Section 9-2-3 (h)...I believe I am in compliance with the entire section.

1.(A)(i): The distance between the two buildings **is irregular and inconstant (See Exhibit A below)**, with only the corner of the main house approaching the exterior wall of the addition. Also, the actual main house was already attached to the garage/apartment by an open breezeway roof connection, so technically, they are not actually separate buildings to begin with. (B & C) The unusual circumstances are

related to architectural design and construction that predated the 1981 code of required separation. Technically – and oddly – my garage is attached to the main house by a roof section of an unenclosed breezeway, which creates an ambiguous connection. One could argue that they aren't separated at all... (D) No hardship has been created by the applicant for this variance.

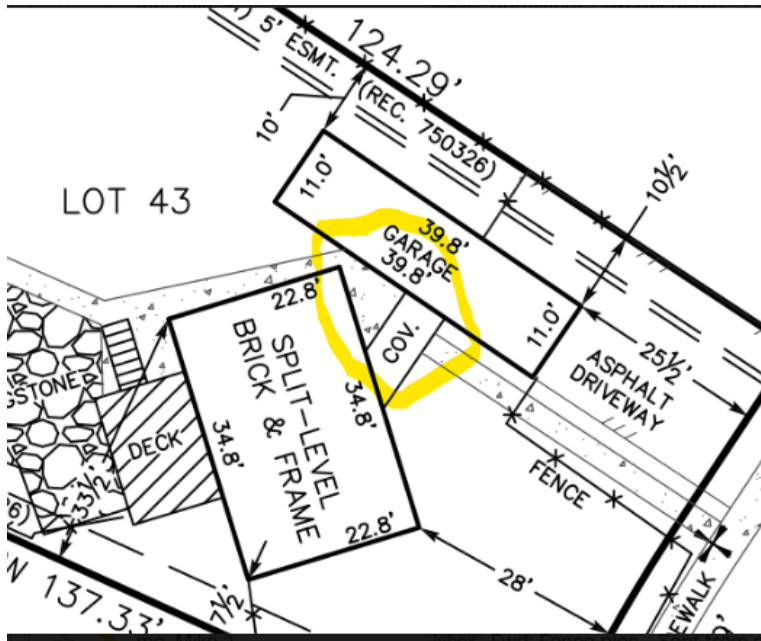
2.(A): The garage was constructed prior to 1983; (B) It will be an integral part of the structure of the building; (C) will enable me to reduce the net use of energy for ... and (D) the costs of constructing any comparable addition w/in ... will be substantially greater... - this is because I would have to tear down the existing building.

3.(A, B and C): meets these 3 criteria and has no effect on solar access

4. this is not a designated historic property

5.(A) This would not alter the essential character of the neighborhood or district in which the lot is located; (B) This would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property; (C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title and; (D) would not conflict with....Solar Access

Exhibit A:



Thanks,

John Steiner (Owner and Applicant)

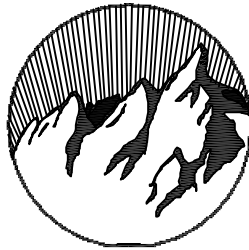
825 Inca Parkway

Boulder, CO 80303

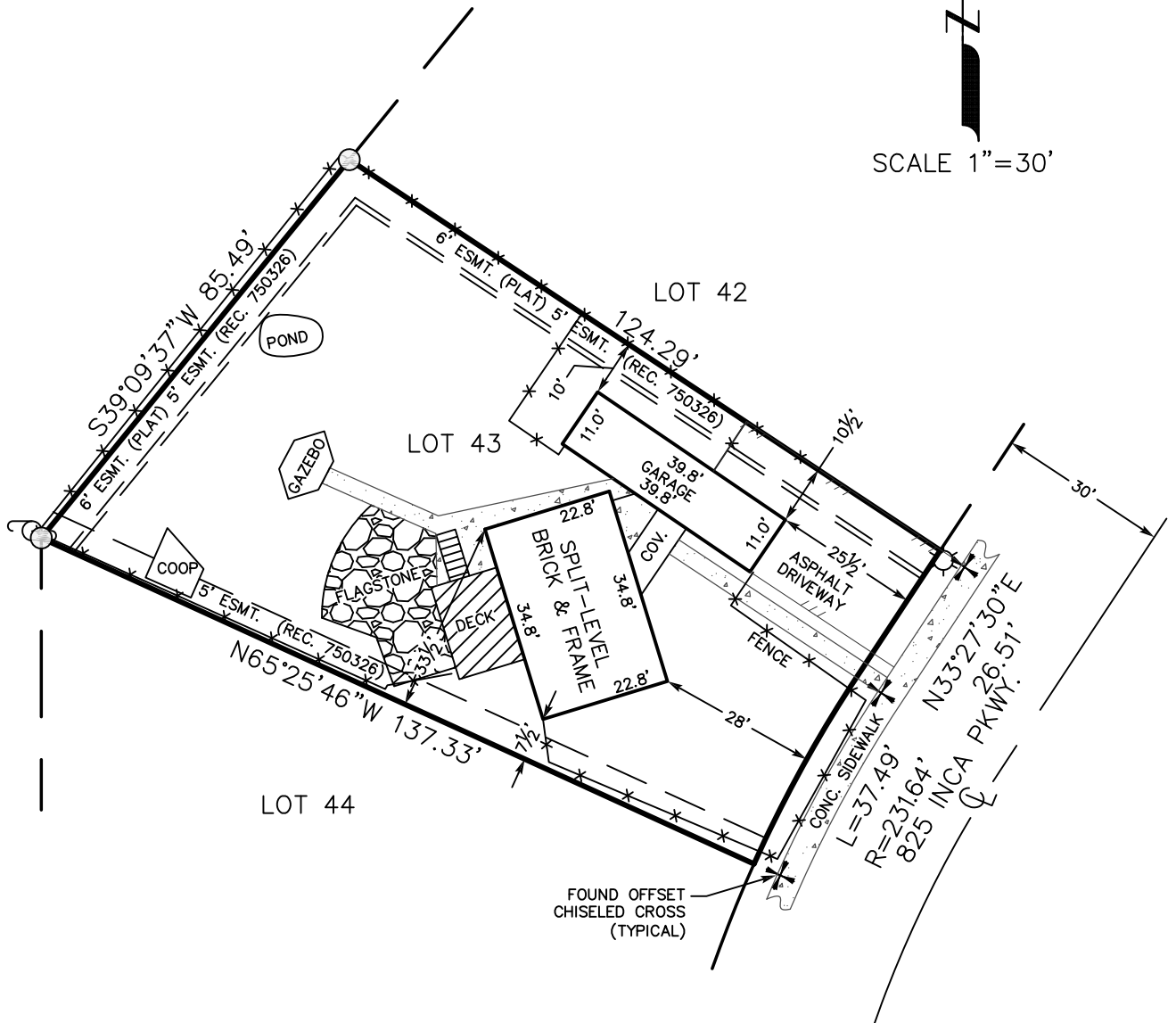
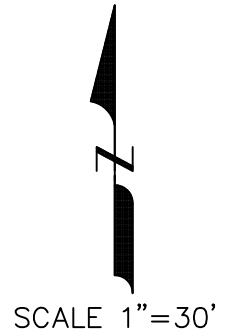
(303) 518-7651

LEGAL DESCRIPTION  
 (PROVIDED BY THE CLIENT)  
 DEED RECORDED ON 05/07/2024 AT  
 REC. NO. 4046121

LOT 43,  
 BLOCK 5,  
 PARK EAST SUBDIVISION,  
 COUNTY OF BOULDER,  
 STATE OF COLORADO.



**Flatirons, Inc.**  
 Land Surveying Services  
 3825 IRIS AVE,  
 SUITE 395  
 BOULDER, CO 80301  
 (303) 443-7001  
 www.FlatironsInc.com



**Notes:**

- 1-THESE CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- 4-THE COOP AND FLAGSTONE PATIO EXTEND INTO THE 5' EASEMENT AS SHOWN HEREON.



Tom Willis, Colorado L.S. #34991

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for MITCHELL STEINER, 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 MITCHELL STEINER and describes the parcel's appearance on FEBRUARY 6, 2025. I further certify that the improvements on the above described parcel on this date, FEBRUARY 6, 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 L. 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. 24-81699 R-1  
 Drawn By: WRB

Title Co. No.

Borrower:  
 COPYRIGHT 2025 FLATIRONS, INC.



EXCLUSIVELY DESIGNED FOR:

825 INCA PARKWAY  
BOULDER, CO 80303

**CONTRACTOR:**  
MIKE BACA  
**TECHNICIAN:**  
DRAFTED BY DESIGN-LS  
**DATE OF ORIGIN:**  
08-20-2024  
**PLOT DATE:**  
8/19/2024

REVISIONS:	
1.	2.
3.	4.
5.	6.

**NOTE:** unless noted, all dimensions shown on drawings are finished dimensions.

**IMPORTANT NOTICE REGARDING OWNERSHIP OF DESIGN WORK PRODUCT:** YOUR BRAND HERE is at all times the exclusive owner of all rights, title and interest; including (but not limited to) all copyright interests in and to all drawings, designs and specifications created by YOUR BRAND HERE.

SHEET INDEX		SYMBOL LEGEND:	PROJECT SCOPE:	NOTES:
SHEET NUMBER	SHEET TITLE			
CS	COVER SHEET	ELEVATION MARKER	233 S.F. EXISTING AND <u>156 S.F. NEW CONSTRUCTION</u> 389 S.F. TOTAL	<p>1. ALL DIMENSIONS ARE FINISH TO FINISH (UNLESS OTHERWISE NOTED) AND SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS.</p> <p>2. THESE PLANS ARE FOR DESIGN PURPOSES ONLY. IF MAJOR STRUCTURAL CHANGES TO THE JOB SITE ARE REQUIRED, IT SHALL BE THE OWNER'S/ CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY ENGINEERED PLANS FOR SUBMITTAL TO LOCAL BUILDING DEPARTMENTS AND TO ACQUIRE ANY NECESSARY PERMITS.</p> <p>3. IF PROJECT IS A REMODEL, EXISTING CABINETS, APPLIANCES, FIXTURES, AND FITTINGS (EXCEPT AS NOTED) TO BE REMOVED AND HAULED FROM JOBSITE BY OTHERS.</p> <p>4. ALL UTILITIES AND VENTING SHALL BE INSTALLED PER CABINET LAYOUTS AND LOCAL CODES. SERVICE LOCATIONS FOR APPLIANCES TO BE OBTAINED FROM CURRENT MANUFACTURER'S SPECIFICATIONS. PLANS ONLY INDICATE THE CENTER LINES OF APPLIANCES.</p> <p>5. OTHER TRADES' WORK SUCH AS (BUT NOT LIMITED TO) PLUMBING, ELECTRICAL, LIGHTING, FRAMING, DRYWALL, AND FINISH WORK IS BY OTHERS UNLESS SPECIFICALLY INCLUDED IN THE CONTRACT DOCUMENTS.</p> <p>6. ANY CHANGES MADE AFTER SIGNED APPROVAL AND CONTRACT ACCEPTANCE TO BE HANDLED WITH A SIGNED CHANGE ORDER AND MAY INCUR ADDITIONAL COST.</p>
ID1.0	EXISTING PLAN	PLAN ELECTRICAL OUTLET SYMBOL		
ID2.0	EXISTING ROOF PLAN			
ID3.0	DEMO PLAN	PLAN ELECTRICAL SWITCH SYMBOL	PROJECT DATA:	
ID4.0	NEW FLOOR PLAN	GLASS INDICATOR	CONTRACTOR: MIKE BACA	
ID5.0	NEW MECHANICAL PLAN	ACCESSORY MARKER	CONSTRUCTION TYPE: SINGLE FAMILY-RESIDENTIAL	
ID6.0	NEW ROOF PLAN		NUMBER OF STORIES: 1	
EL1.0	NORTH/ EAST EXTERIOR ELEVATIONS			
EL2.0	SOUTH/ WEST EXTERIOR ELEVATIONS			
EL3.0	NEW NORTH/ EAST EXTERIOR ELEVATIONS			
EL4.0	NEW SOUTH/ WEST EXTERIOR ELEVATIONS			

EXCLUSIVELY DESIGNED FOR:  
**825 INCA PARKWAY  
BOULDER, 80303**

**SHEET TITLE:**  
CS

**SHEET NUMBER:**  
CS

**CLIENT APPROVAL DATE**

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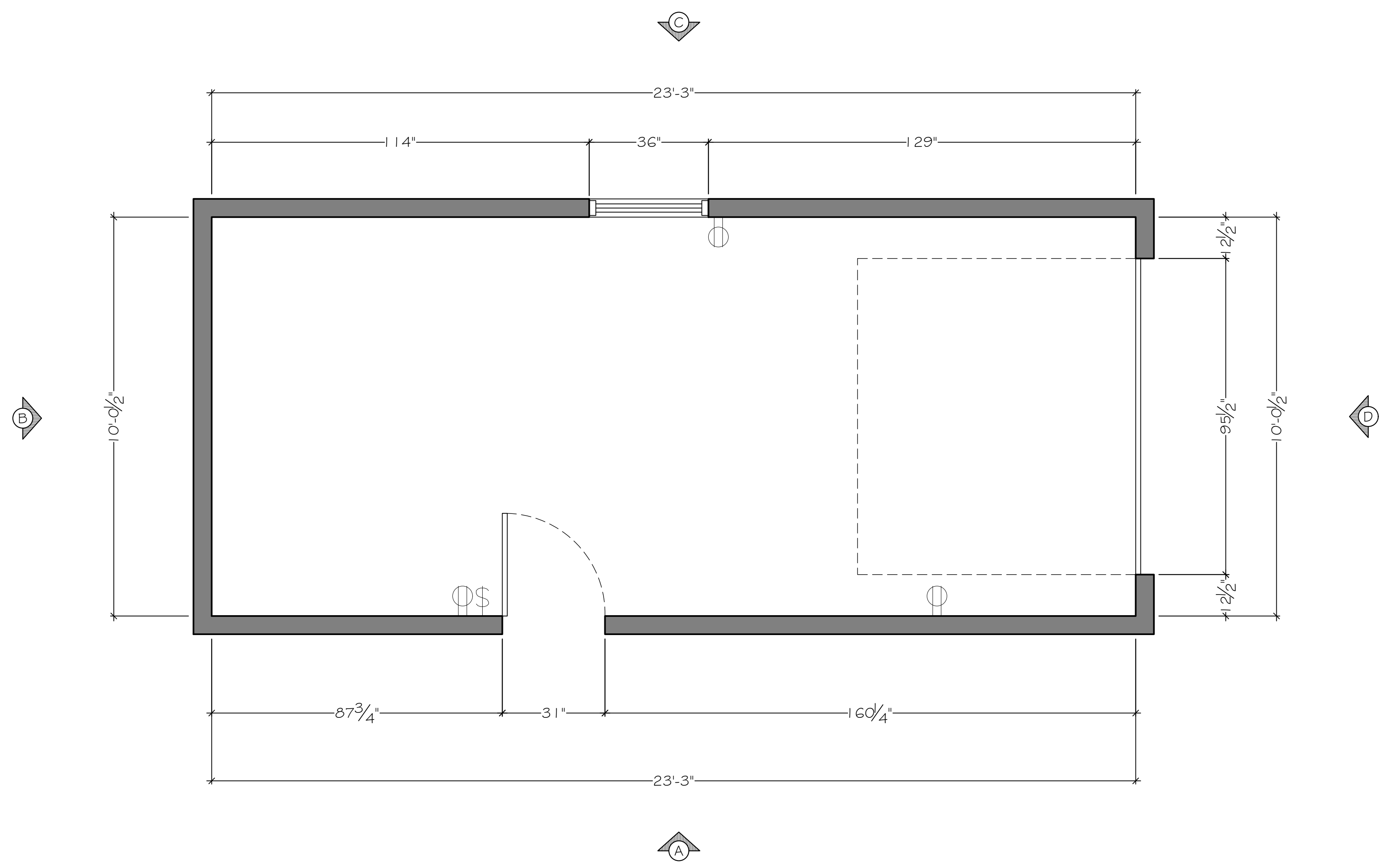


**CONTRACTOR:**  
 MIKE BACA  
**TECHNICIAN:**  
 DRAFTED BY DESIGN-LS  
**DATE OF ORIGIN:**  
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**PLOT DATE:**  
 8/19/2024

**REVISIONS:**

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3.	4.
5.	6.

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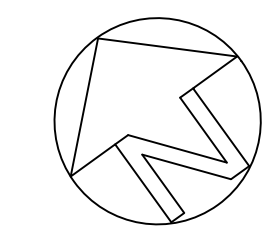
825 INCA PARKWAY  
 BOULDER, 80303

**SHEET TITLE:**  
 EXISTING

**SHEET NUMBER:**  
 ID1.0

**CLIENT APPROVAL DATE**

**1** EXISTING FLOOR PLAN  
 SCALE 1/2" = 1'-0"







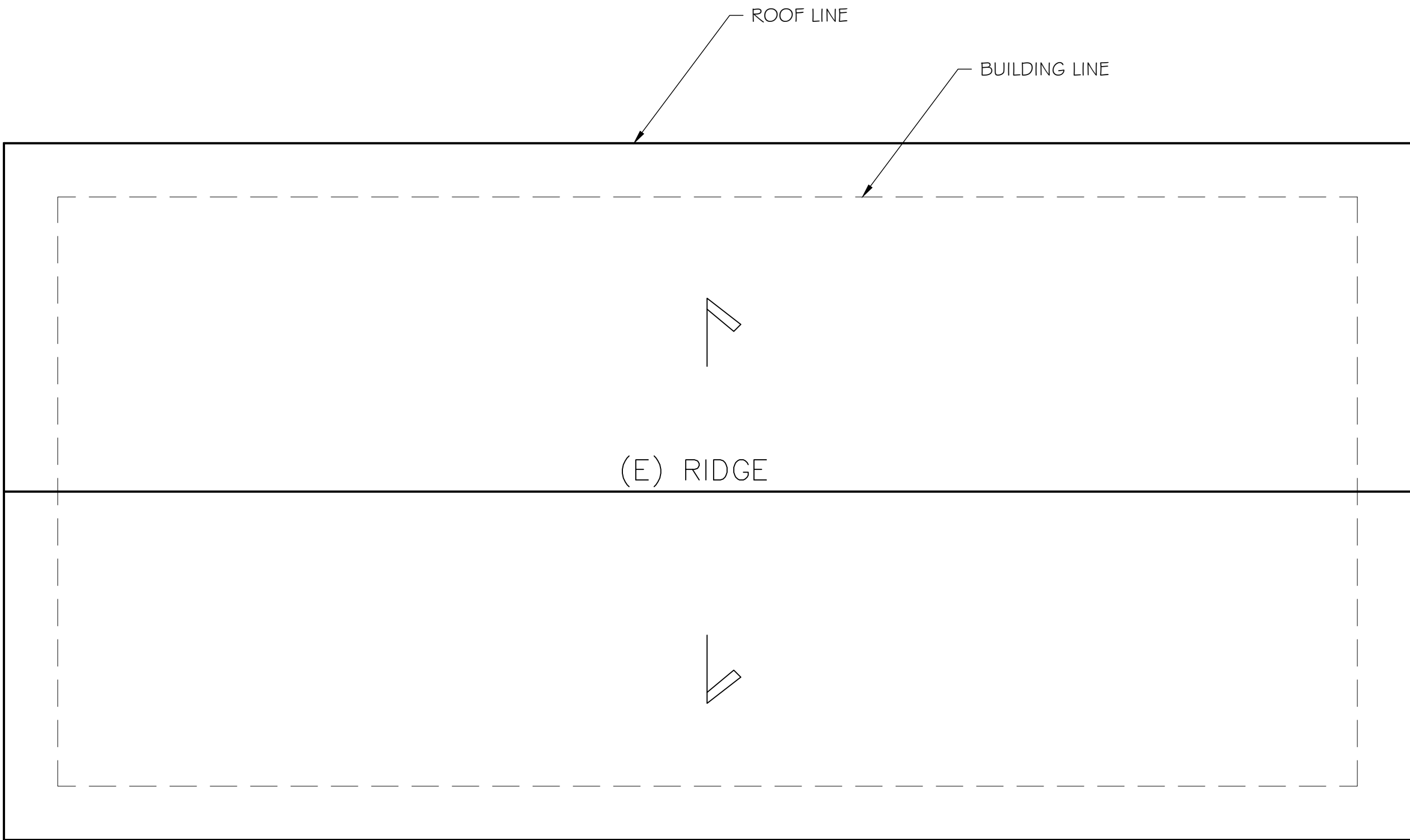
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MIKE BACA  
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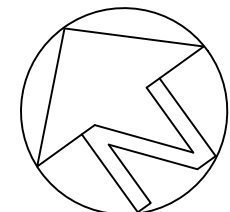


**EXCLUSIVELY DESIGNED FOR:**  
825 INCA PARKWAY  
BOULDER, 80303

**SHEET TITLE:**  
EXISTING ROOF

**SHEET NUMBER:**  
ID2.0

**CLIENT APPROVAL DATE**





**CONTRACTOR:**  
MIKE BACA

**TECHNICIAN:**  
DRAFTED BY DESIGN-LS

**DATE OF ORIGIN:**  
08-20-2024

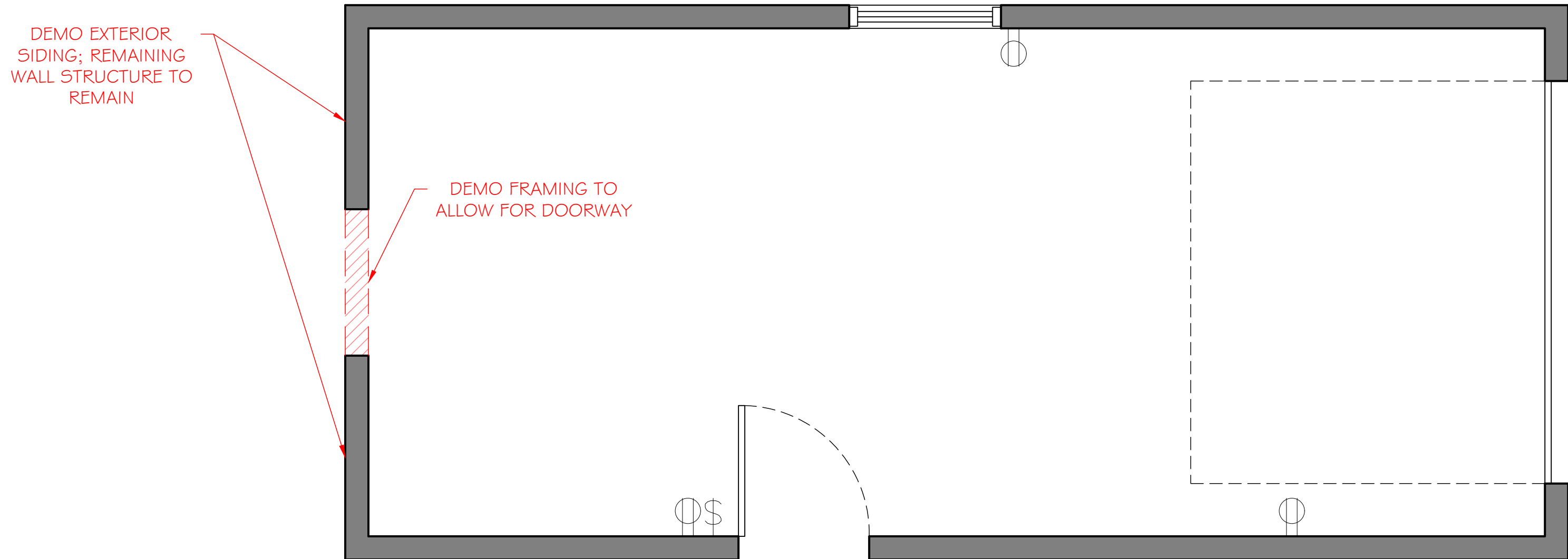
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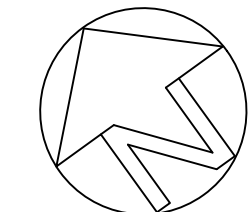
EXCLUSIVELY DESIGNED FOR:

825 INCA PARKWAY  
BOULDER, 80303

**SHEET TITLE:**  
DEMO

**SHEET NUMBER:**  
ID3.0



**CLIENT APPROVAL**      **DATE**

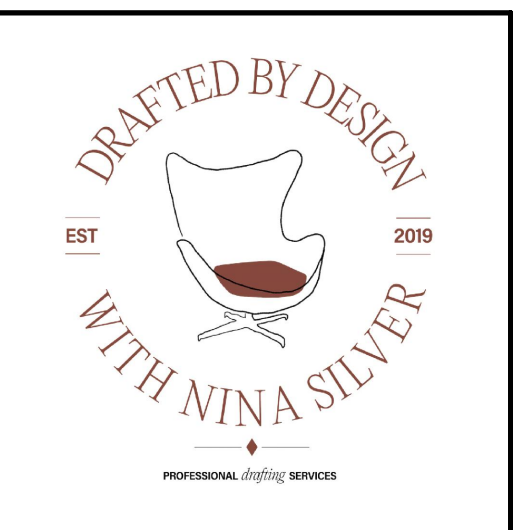
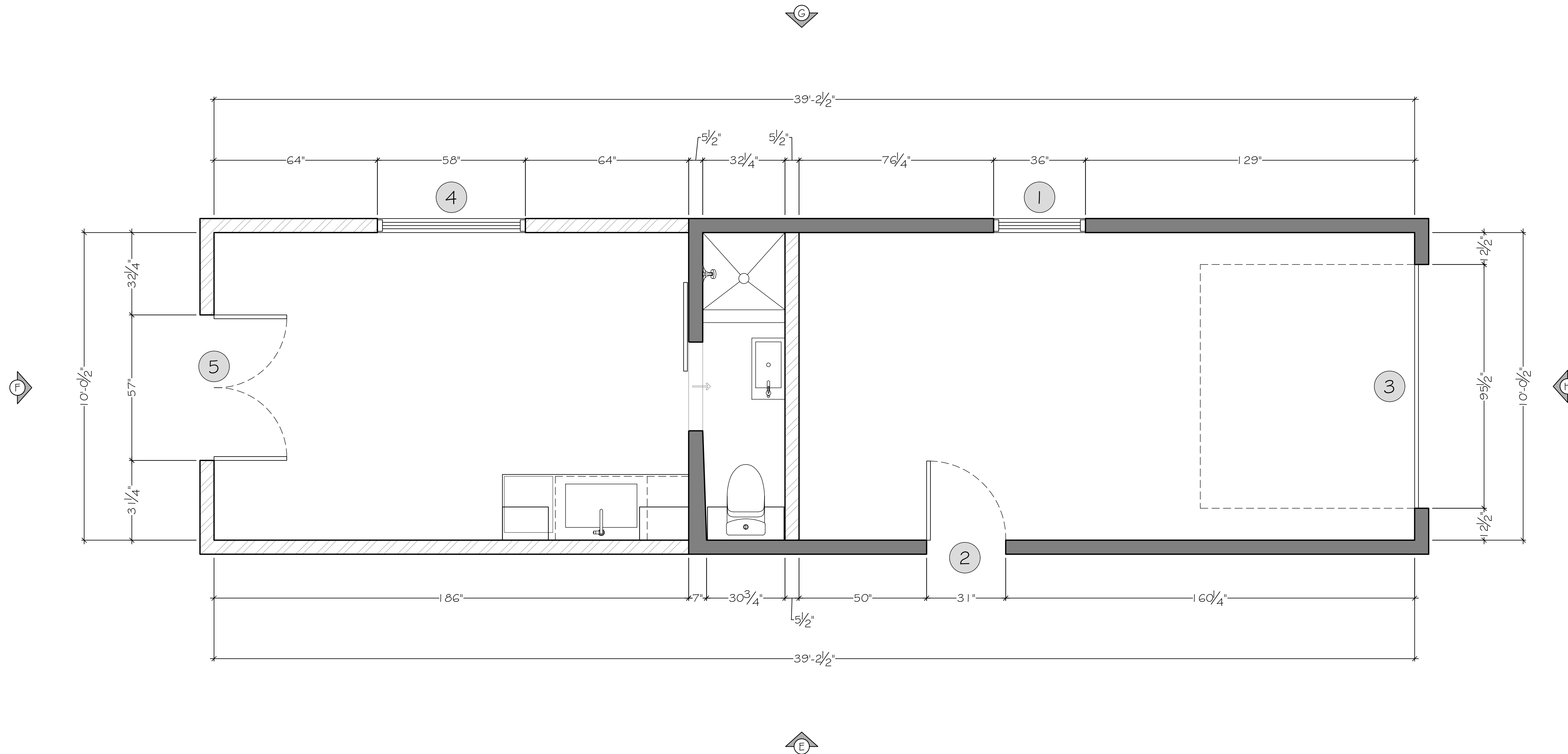


**1 DEMO PLAN**  
SCALE 1/2" = 1'-0"

WINDOW/DOOR SCHEDULE			
NUMBER	ITEM	SIZE	COMMENT
1	EXISTING WINDOW	36" W X 36" T	
2	EXISTING DOOR	31" W X 80" T	
3	EXISTING GARAGE DOOR	95 1/2" W X 84" T	
4	NEW WINDOW	58" W X 34" T	ASK CLIENT FOR SPEC/ PURCHASE ORDER
4	NEW DOOR	57" W X 80" T	FRENCH DOORS; ASK CLIENT FOR SPEC/ PURCHASE ORDER

LEGEND:

-  NEW WALLS
-  EXISTING WALLS



CONTRACTOR:  
MIKE BACA

TECHNICIAN:  
DRAFTED BY DESIGN-LS

DATE OF ORIGIN:  
08-20-2024

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EXCLUSIVELY DESIGNED FOR:

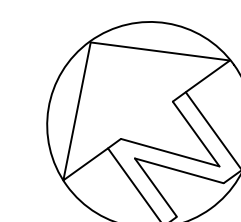
825 INCA PARKWAY  
BOULDER, 80303





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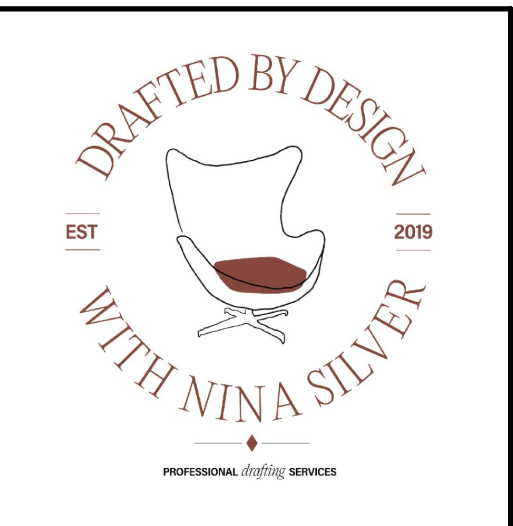
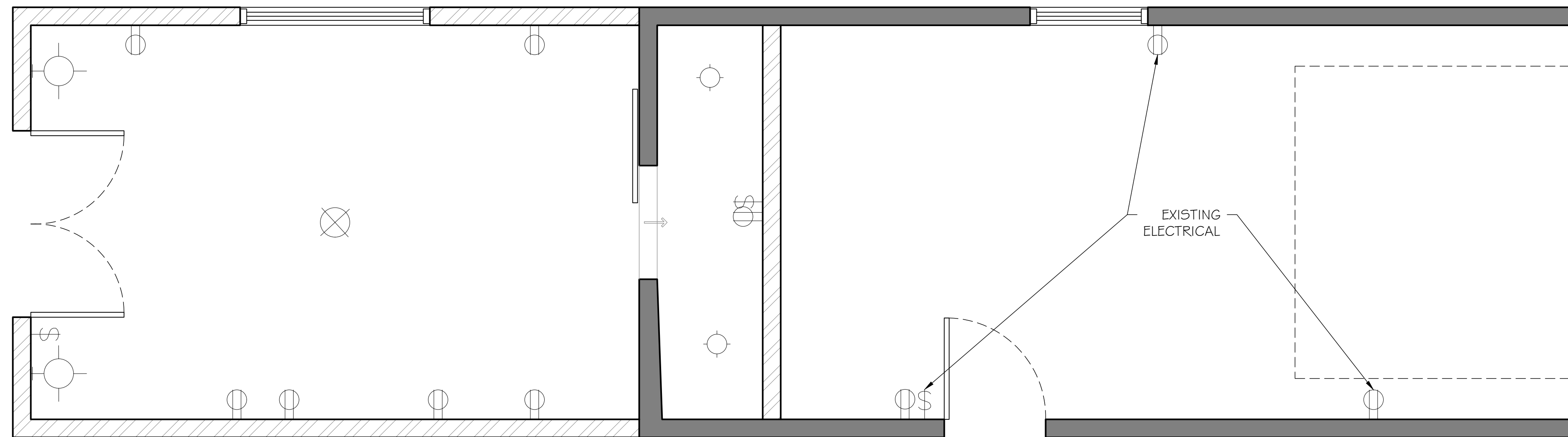
SHEET NUMBER:  
  
ID4.0

CLIENT APPROVAL DATE

1 NEW FLOOR PLAN  
SCALE 1/2" = 1'-0"



ELECTRICAL SCHEDULE		
SYMBOL	ITEM	COMMENT
	NEW OUTLET	
	NEW RECESSED LIGHTING	
	NEW FLUSH MOUNT LIGHTING	
	NEW SCONCE LIGHTING	



**CONTRACTOR:**  
 MIKE BACA  
**TECHNICIAN:**  
 DRAFTED BY DESIGN-LS  
**DATE OF ORIGIN:**  
 08-20-2024  
**PLOT DATE:**  
 8/19/2024

REVISIONS:	
1.	2.
3.	4.
5.	6.

**NOTE:** unless noted, all dimensions shown on drawings are finished dimensions.

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EXCLUSIVELY DESIGNED FOR:

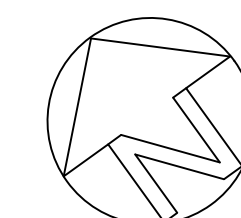
825 INCA PARKWAY  
BOULDER, 80303

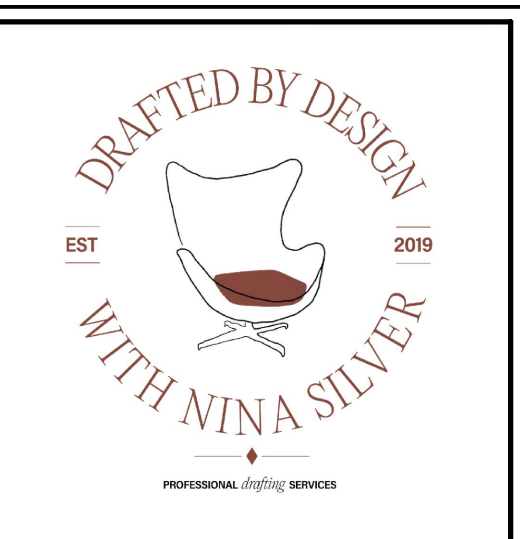
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 NEW MEP PLAN

**SHEET NUMBER:**  
 ID5.0

CLIENT APPROVAL DATE

**1** NEW MECHANICAL PLAN  
 SCALE 1/2" = 1'-0"





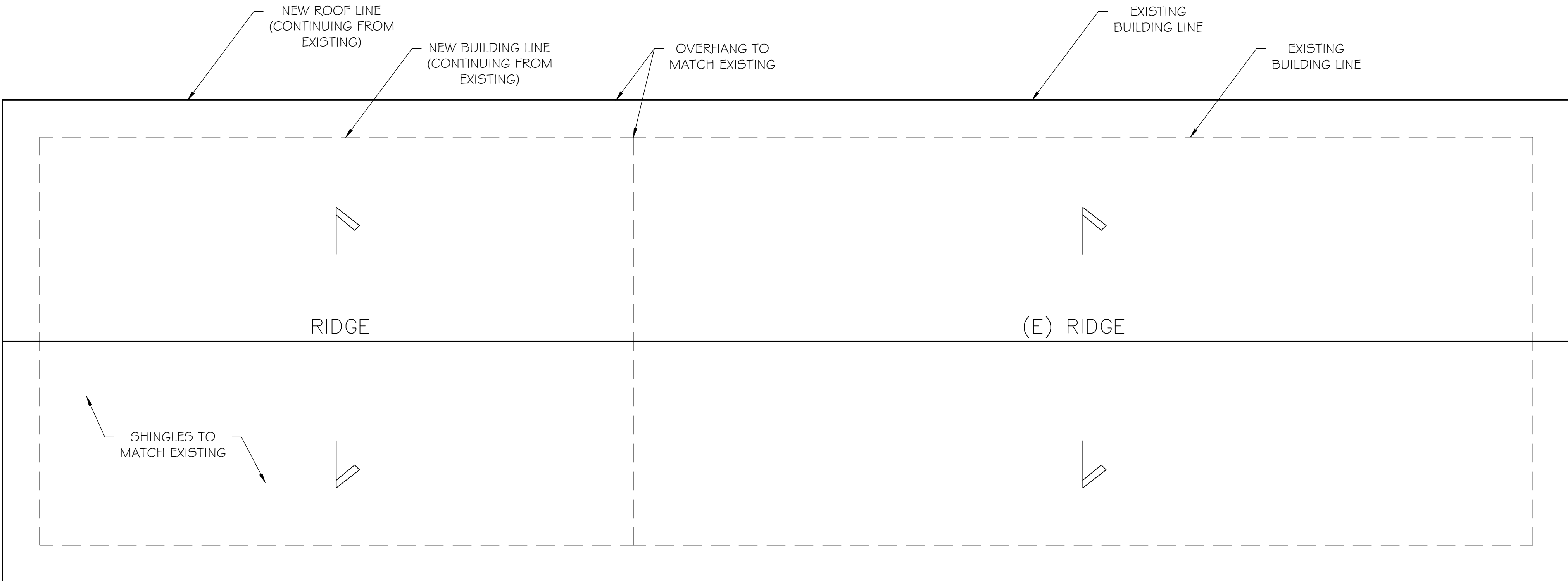
**CONTRACTOR:**  
MIKE BACA  
**TECHNICIAN:**  
DRAFTED BY DESIGN-LS  
**DATE OF ORIGIN:**  
08-20-2024  
**PLOT DATE:**  
8/19/2024

**REVISIONS:**

1.	2.
3.	4.
5.	6.

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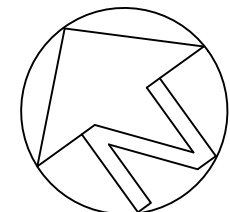
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BOULDER, 80303

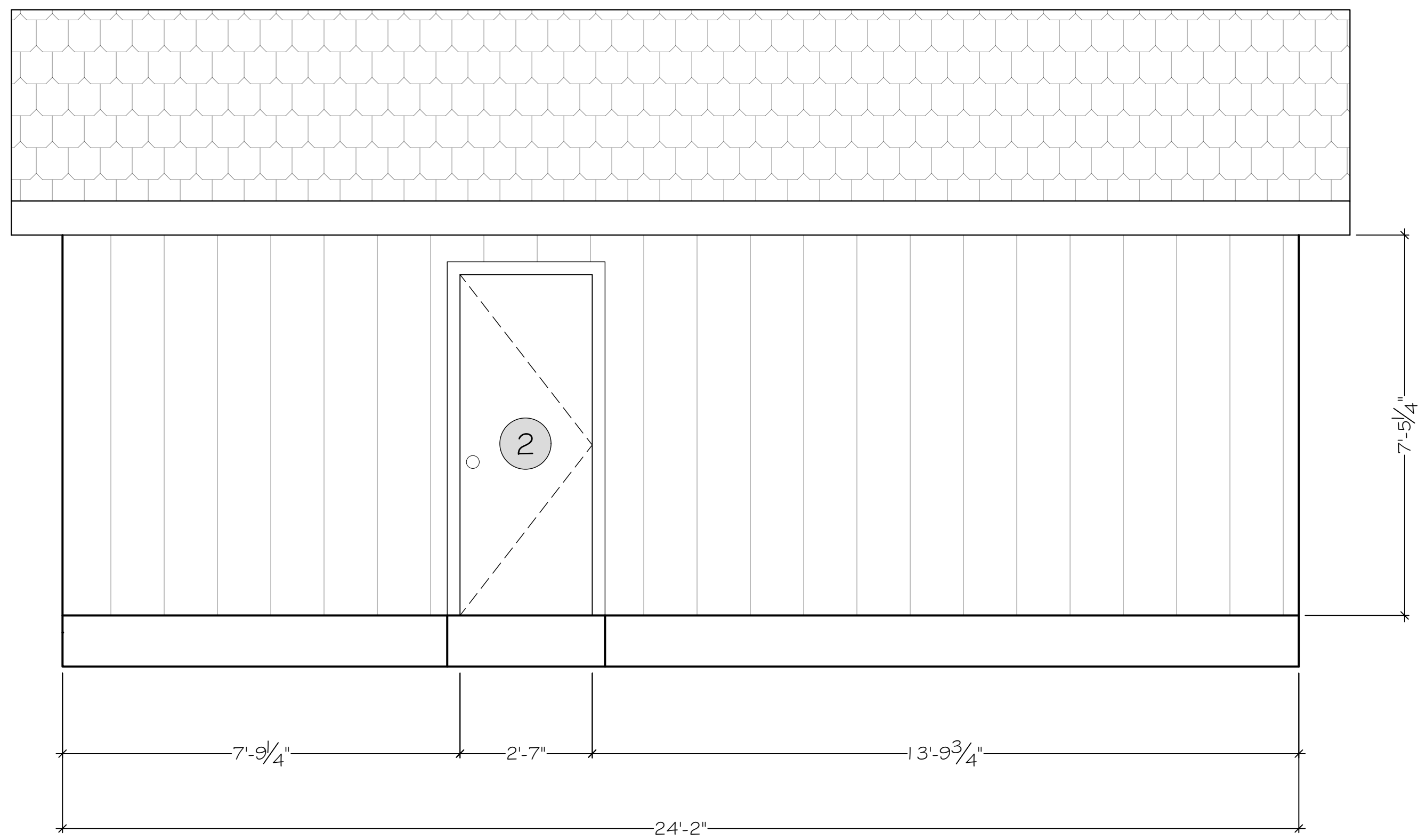
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**SHEET NUMBER:**  
ID6.0

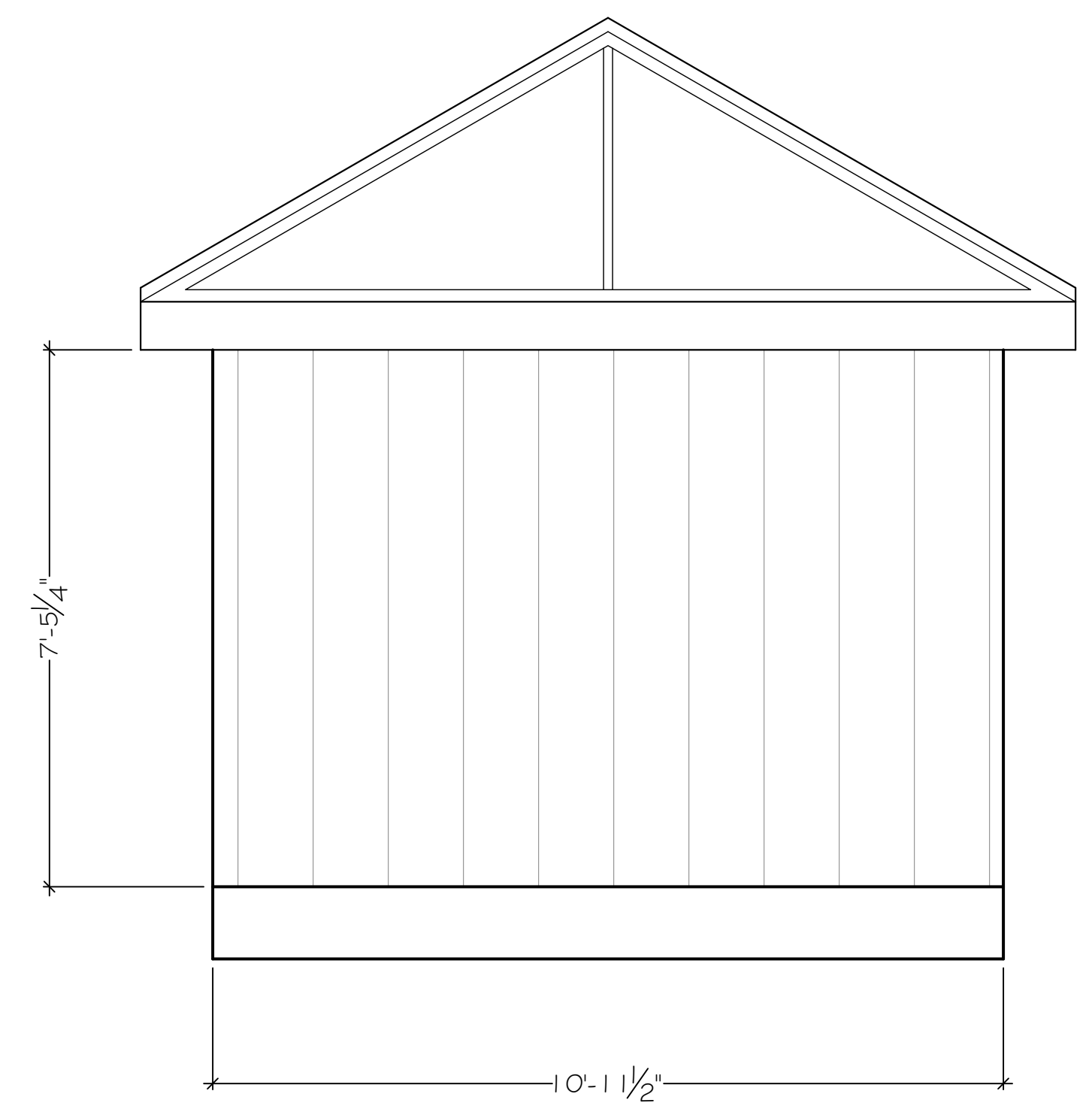
**CLIENT APPROVAL DATE**

1 NEW ROOF PLAN  
SCALE 1/2" = 1'-0"





**A** NORTH EXTERIOR ELEVATION  
SCALE 1/2" = 1'-0"



**B** EAST EXTERIOR ELEVATION  
SCALE 1/2" = 1'-0"



**CONTRACTOR:**  
MIKE BACA

**TECHNICIAN:**  
DRAFTED BY DESIGN-LS

**DATE OF ORIGIN:**  
08-20-2024

**PLOT DATE:**  
8/19/2024

**REVISIONS:**

1.	2.
3.	4.
5.	6.

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EXCLUSIVELY DESIGNED FOR:

825 INCA PARKWAY  
BOULDER, 80303

**SHEET TITLE:**

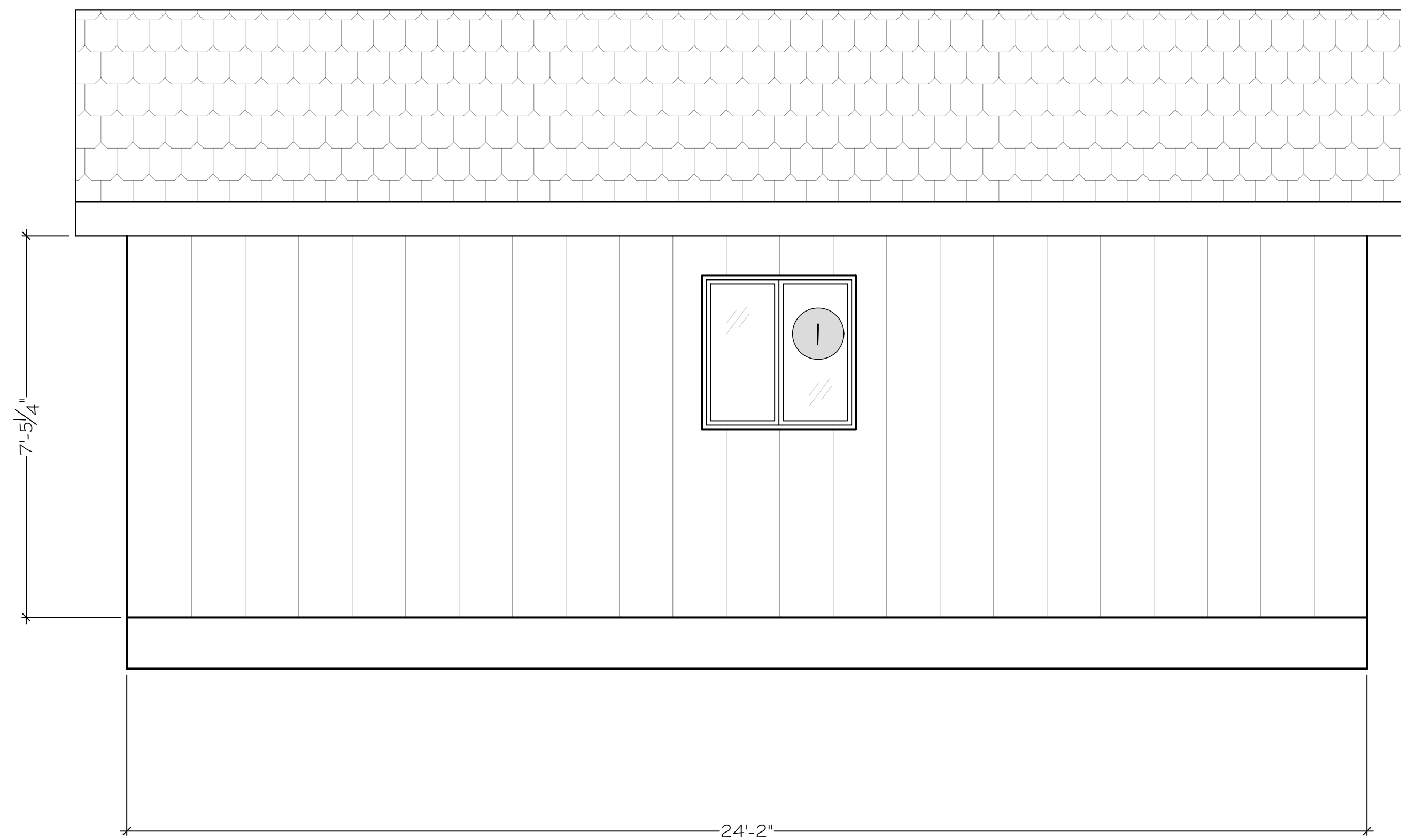
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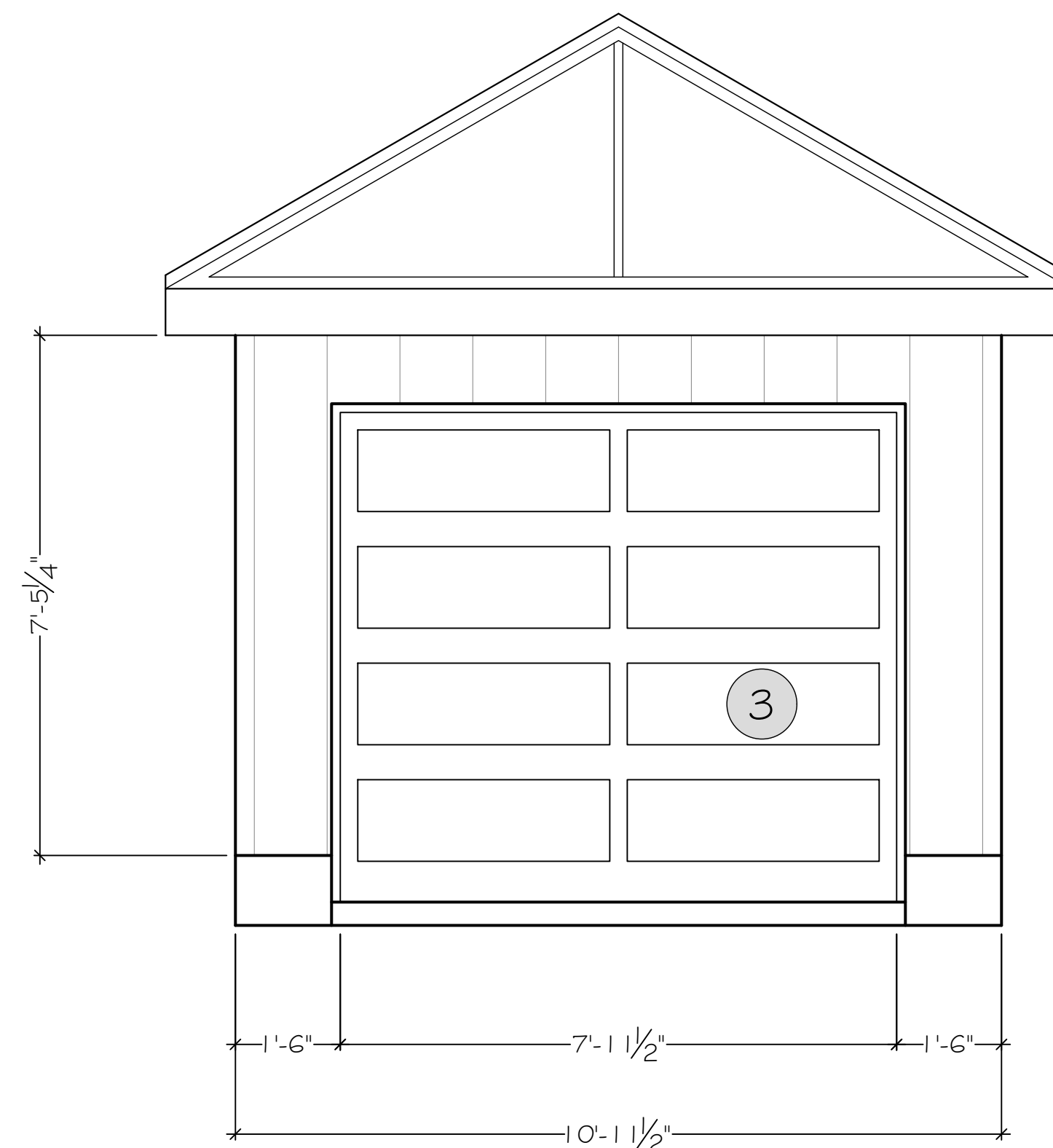
EL1.0

**CLIENT APPROVAL DATE**





**C** SOUTH EXTERIOR ELEVATION  
SCALE 1/2" = 1'-0"



**D** WEST EXTERIOR ELEVATION  
SCALE 1/2" = 1'-0"



**CONTRACTOR:**  
MIKE BACA  
**TECHNICIAN:**  
DRAFTED BY DESIGN-LS  
**DATE OF ORIGIN:**  
08-20-2024  
**PLOT DATE:**  
8/19/2024

**REVISIONS:**

1.	2.
3.	4.
5.	6.

**NOTE:** unless noted, all dimensions shown on drawings are finished dimensions.

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EXCLUSIVELY DESIGNED FOR:

825 INCA PARKWAY  
BOULDER, 80303

**SHEET TITLE:**  
S-W ELEV

**SHEET NUMBER:**  
EL2.0

**CLIENT APPROVAL**    **DATE**



**CONTRACTOR:**  
MIKE BACA

**TECHNICIAN:**  
DRAFTED BY DESIGN-LS

**DATE OF ORIGIN:**  
08-20-2024

**PLOT DATE:**  
8/19/2024

**REVISIONS:**

1.	2.
3.	4.
5.	6.

**NOTE:** unless noted, all dimensions shown on drawings are finished dimensions.

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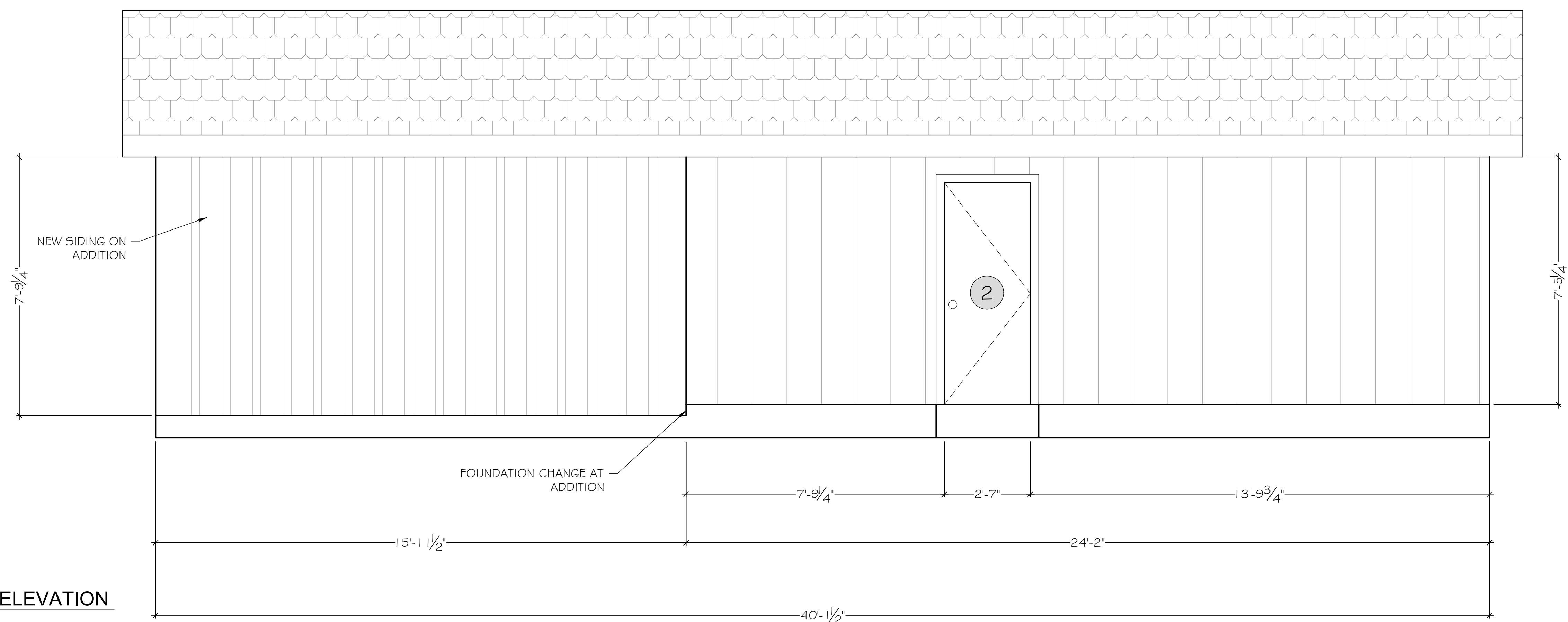
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825 INCA PARKWAY  
BOULDER, 80303

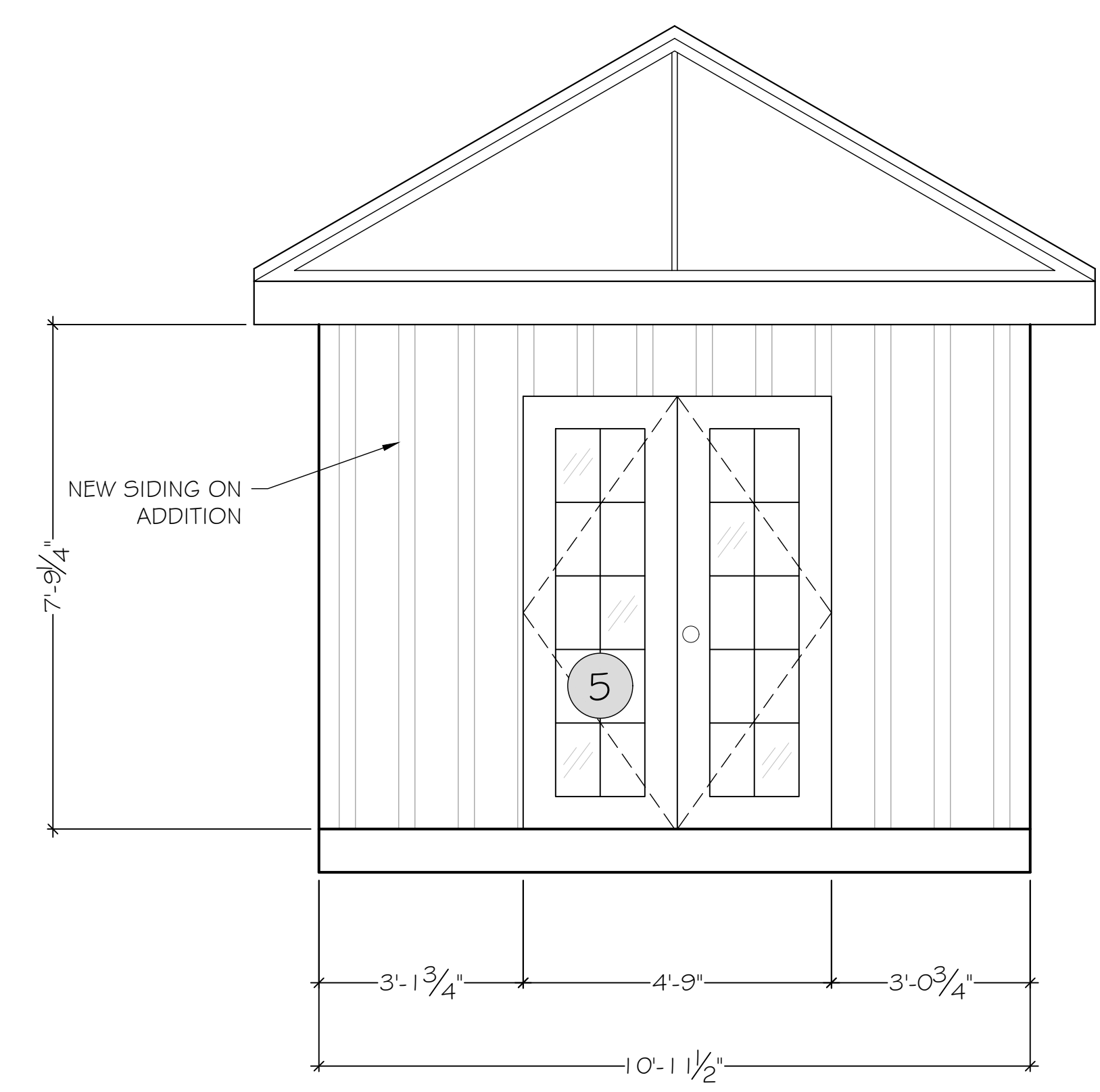
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NEW N-E ELEV

**SHEET NUMBER:**  
EL3.0

**CLIENT APPROVAL DATE**

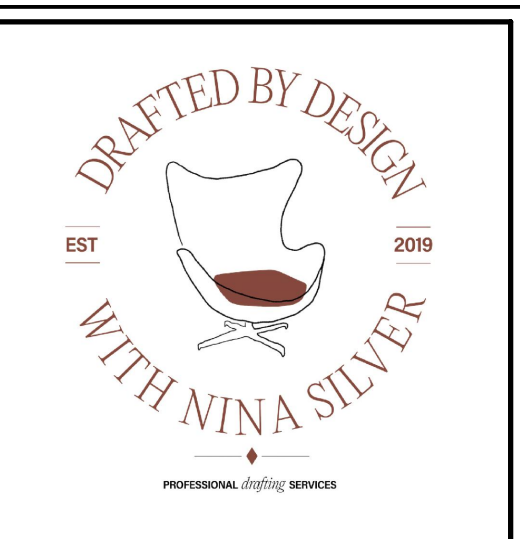


**E NEW NORTH EXTERIOR ELEVATION**  
SCALE 1/2" = 1'-0"



**F NEW EAST EXTERIOR ELEVATION**  
SCALE 1/2" = 1'-0"



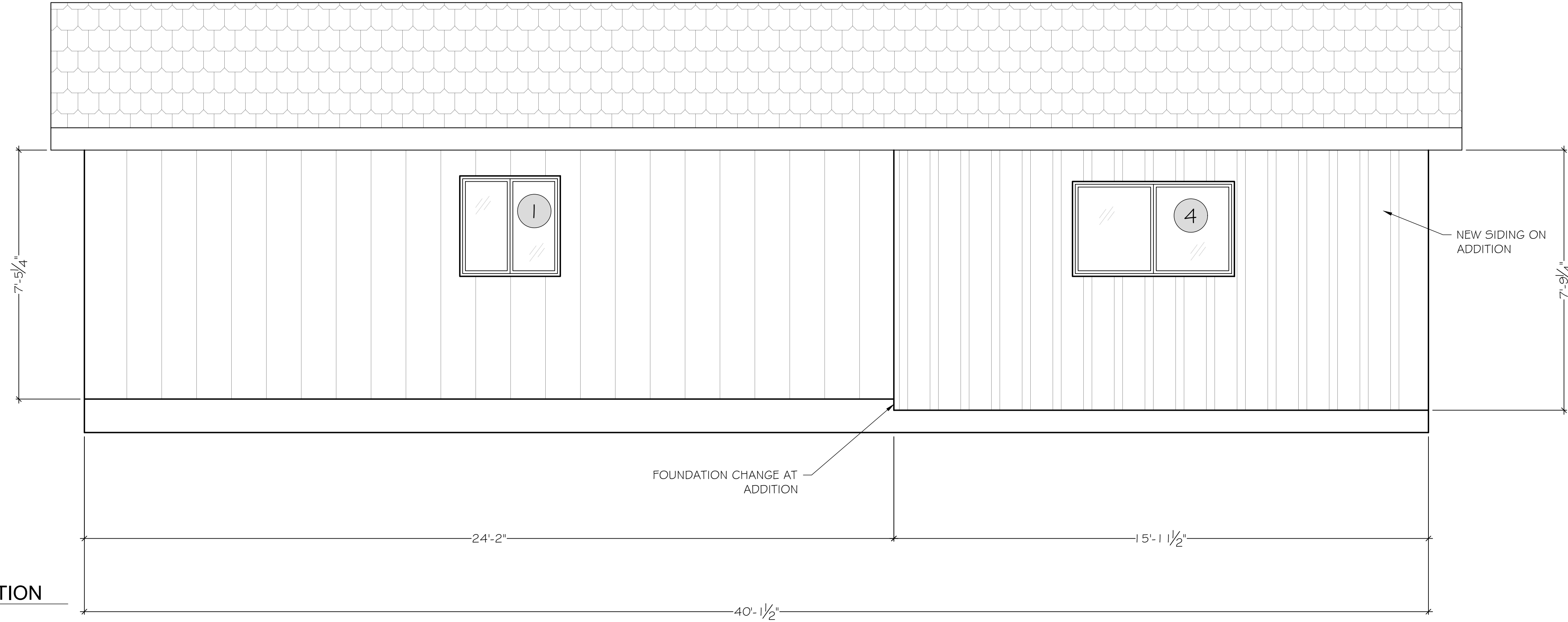


**CONTRACTOR:**  
 MIKE BACA  
**TECHNICIAN:**  
 DRAFTED BY DESIGN-LS  
**DATE OF ORIGIN:**  
 08-20-2024  
**PLOT DATE:**  
 8/19/2024

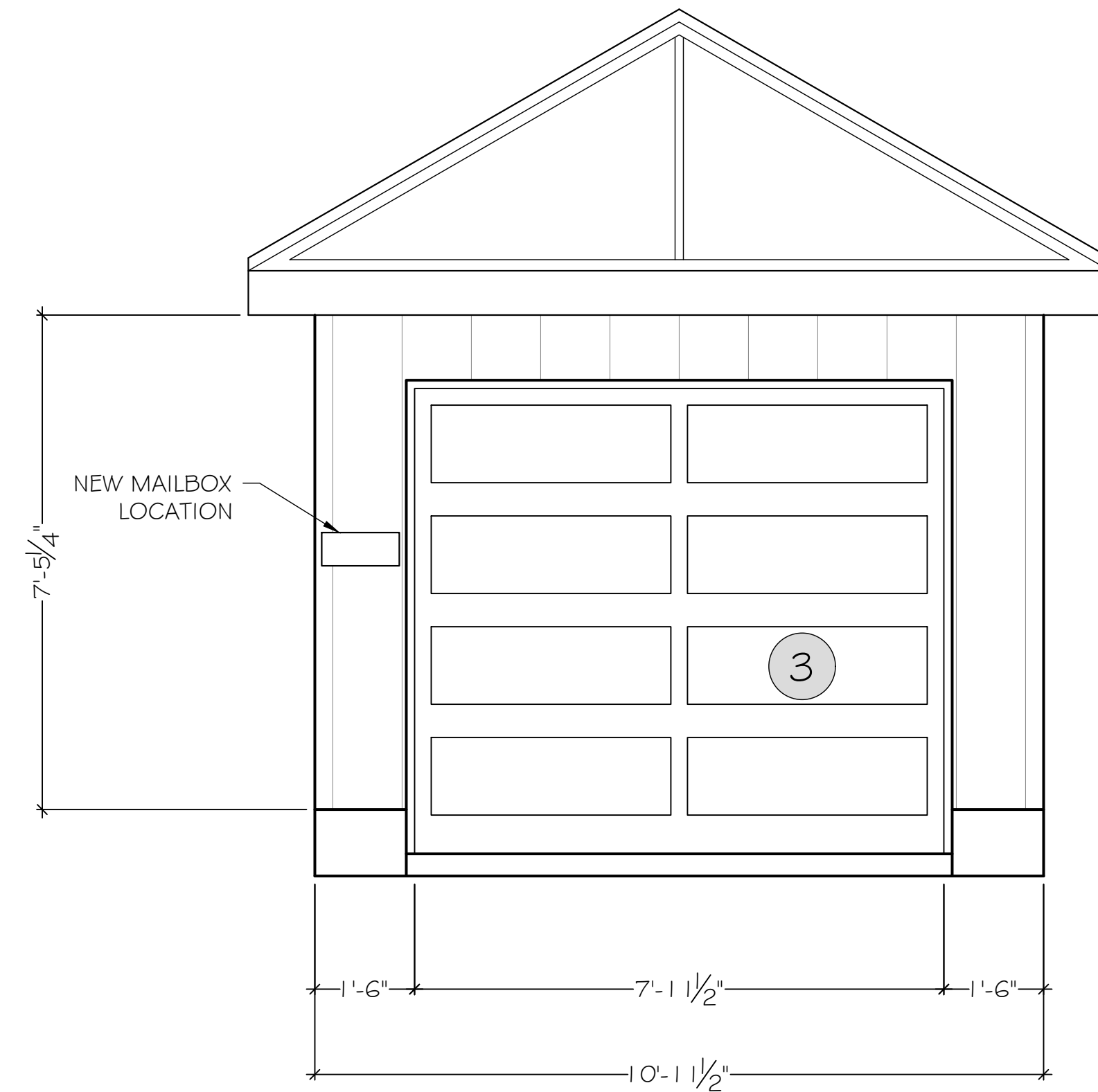
REVISIONS:	
1.	2.
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**G SOUTH EXTERIOR ELEVATION**  
 SCALE 1/2" = 1'-0"



**H WEST EXTERIOR ELEVATION**  
 SCALE 1/2" = 1'-0"

EXCLUSIVELY DESIGNED FOR:

825 INCA PARKWAY  
 BOULDER, 80303

**SHEET TITLE:**  
 NEW S-W ELEV

**SHEET NUMBER:**  
 EL4.0

CLIENT APPROVAL DATE





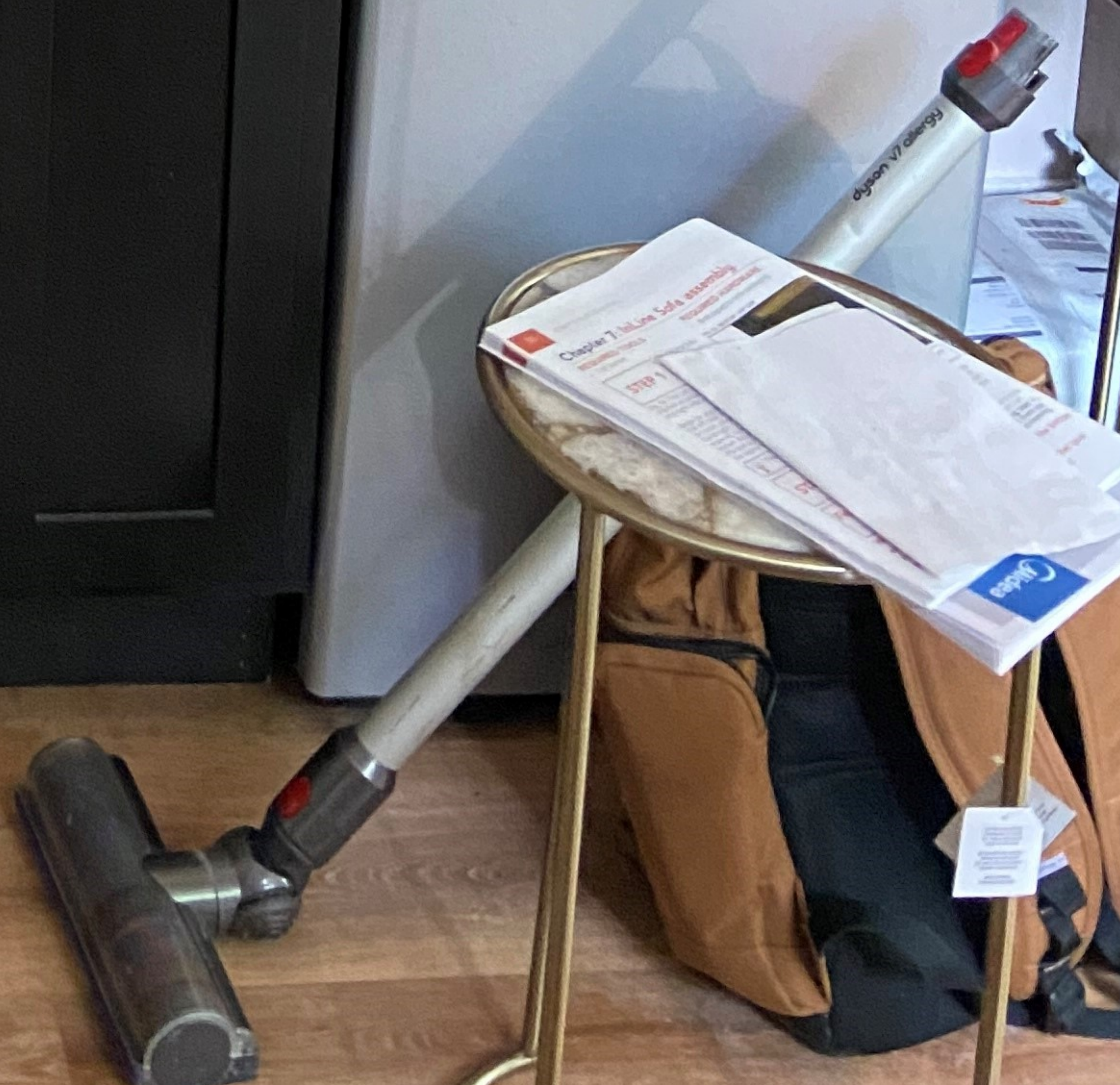
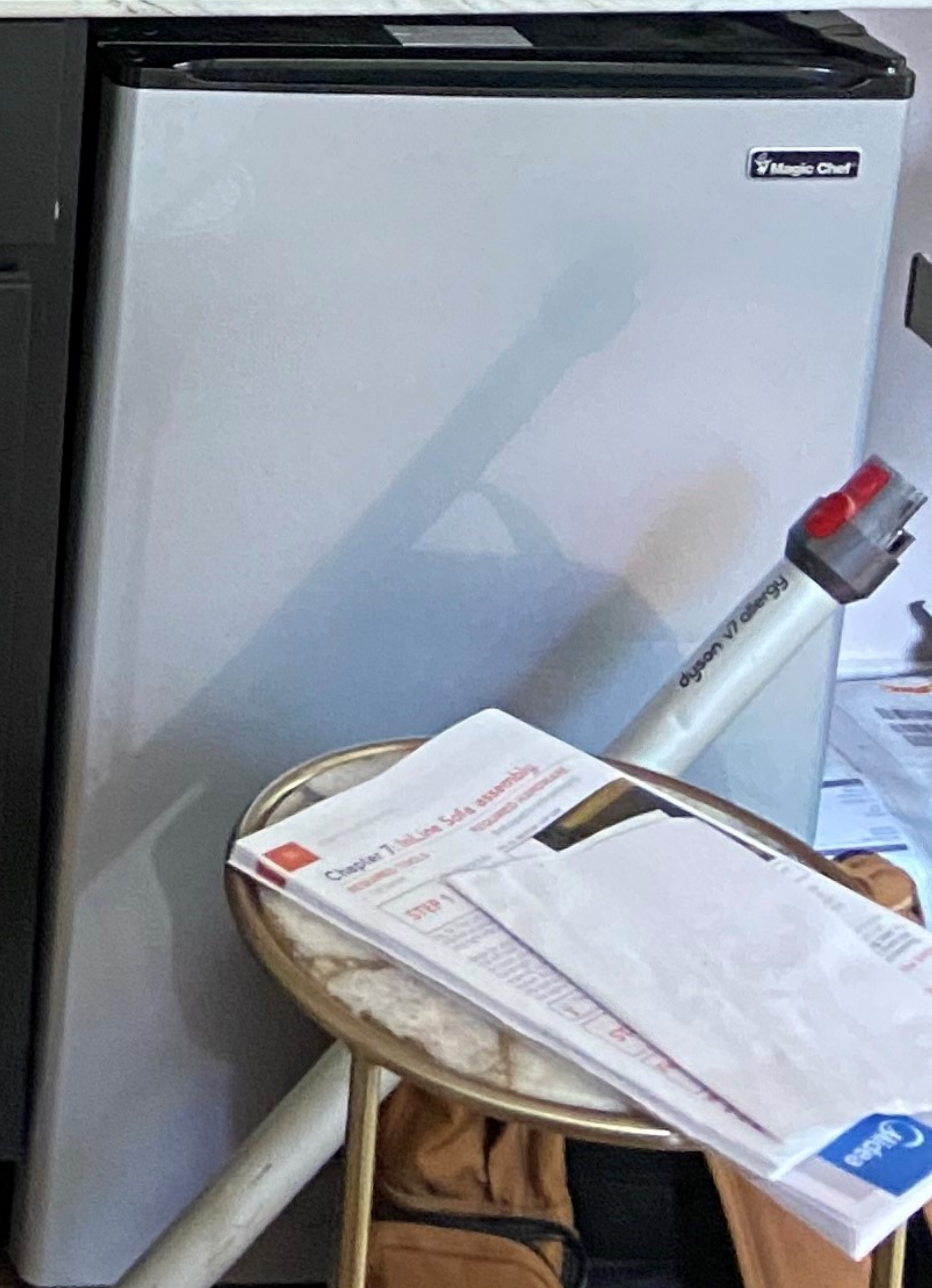
























**City of Boulder Planning and Development Services**  
 1101 Arapahoe Avenue • Boulder, CO 80306  
 Phone: 303-441-1880 • Web: boulderplandevlop.net

# BOARD OF ZONING ADJUSTMENT (BOZA)

## VARIANCE APPLICATION FORM

**APPLICATION DEADLINE IS THE SECOND MONDAY OF EACH MONTH.  
 MEETING DATE IS 4PM (MST) ON THE SECOND TUESDAY OF THE FOLLOWING MONTH.**

*\*Submittal of inaccurate or incomplete information and materials may result in rejection or delay of the application.\**

### GENERAL DATA

(To be completed in full by the applicant.)

- Street Address or General Location of Property: 3510 20TH STREET
- Legal Description: Lot 1 Block 2 Subdivision FIRST ADDITION TO HIGH MEADOWS (Or attach description.)
- Lot Size: 9,838 SF OR 0.23 ACRES
- Existing Use of Property: SINGLE FAMILY RESIDENCE
- Detailed Description of Proposal (Specific Variance[s] Requested Including All Pertinent Numerical Values (e.g.: Existing, Required and Proposed Setbacks for the Subject Setback Variance):

*This request is for a rear setback variance. Rebuild an existing wrought iron metal covered patio with a wood framed carport with integrated roof & matching siding of the same size and two additional covered patios with a proposed setback of 20'-0" where 25'-0" is the minimum required rear setback.*

*Total gross floor area existing: 1999 SF	*Total gross floor area proposed: 1999 SF
*Total gross building coverage existing: 1999 SF	*Total gross building coverage proposed: 2254 SF
*Building height existing: 14'-1 1/8"	*Building height proposed: 14'-1 1/8"

\*See definitions in Section 9-16-1, B.R.C. 1981.

- ◆ **Name of Owner:** MARGRET WALKER
- Address: 3510 20TH STREET Telephone: \_\_\_\_\_
- City: BOULDER State: CO Zip Code: 80304 Email: plcw@icloud.com
- ◆ **Name of Contact (if other than owner):** SCOTT ROBINSON
- Address: 501 WALNUT ST. Telephone: 303-800-8633 EXT. 106
- City: FREDERICK State: CO Zip Code: 80530 Email: scott@lodestonedesign.com



**APPLICATION TYPES (Check All That Apply For This Application)**

- Setback (BRC 9-7-1)
- Porch Setback & Size (BRC 9-7-4)
- Building Separation (BRC 9-7-1)
- Bulk Plane (BRC 9-7-9)
- Side Yard Wall Articulation (BRC 9-7-10)
- Building Coverage (BRC 9-7-11 or BRC 9-10)
- Floor Area Ratio (BRC 9-8-2)
- Parking in Front Yard Landscape Setback (BRC 9-7-1 & 9-9-6)
- Size and Parking Setback Requirements for Accessory Units (BRC 9-6-4)
- Cumulative Accessory Building Coverage (BRC 9-7-8)
- Mobile Home Spacing Variance (BRC 9-7-13)
- Use of Mobile Homes for Non-Residential Purposes (BRC 10-12-6)
- Solar Exception (BRC 9-9-17)
- Sign Variance (BRC 9-9-21)
- Fence and Wall Variance (BRC 9-9-15)

**APPLICATION REQUIREMENTS**

All variance applications are electronic submittal and review. Visit the Planning & Development Services Online Center for additional information & guidance on the application process and how to apply. As a minimum, the following items MUST ultimately be provided for an application to be considered complete:

- A completed and signed BOZA Application Form;
- If the applicant is other than owner(s), a written consent of the owner(s) of the property for which the variance is requested;
- A detailed written statement thoroughly describing the variance request(s) and addressing all pertinent review criteria for approval – see *BOZA Info & Criteria Guide*;
- A signed and stamped Improvement Location Certificate or Site Improvement Survey and legal description by a registered surveyor;
- A site development plan including setbacks, building elevations, interior layout/floor plans and any other pertinent exhibits;
- A demolition plan clearly differentiating between existing/remaining and proposed portions of the structure(s);
- Any other information pertinent to the variance request (e.g. neighbor letters, photos, historic records/approvals, renderings, etc.);
- A completed and signed 'Sign Posting Acknowledgement Form' *Note: The applicant is responsible for posting the property in compliance with city requirements. Obtaining sign(s) will be messaged to an applicant once it has been placed on an agenda. The applicant will be responsible for posting the required sign(s) within 10 days of the hearing date. Failure to post the required sign(s) may result in the postponement of the hearing date.*
- A Board of Zoning Adjustment application fee (as prescribed in the current 'Schedule of Fees' which can be found at [bouldercolorado.gov/plan-develop](http://bouldercolorado.gov/plan-develop)).

---

**NOTE: SEE SECTION 9-2-3(I), B.R.C. 1981 FOR VARIANCE EXPIRATION INFORMATION**

Applicant Signature Margaret L. Walker <sup>(Peggy)</sup> Date January 16, 2025  
Owner (if other than Applicant) Signature \_\_\_\_\_ Date January 16, 2025





February 28, 2025

City of Boulder Planning  
and Development Services  
1101 Arapahoe Avenue  
Boulder, CO 80306  
Phone: 303-441-1880

**RE: 3210 20<sup>th</sup> St. BOZA rear setback variance request**

The owners wish to build a covered patio & reconstruct an existing single car carport on an irregular shallow corner lot. Due to the setbacks of the lot, the buildable area is severely limited and leaves no area for any additional use that the neighboring properties have.

**Requested building setback reductions:** (Note that 20<sup>th</sup> St. is considered the front)

Two covered patio additions with a rear setback of 20'-0" (taken from the face of the covered patio column closet to the property line) where 25'-0" is required.

A single car carport with a setback of 22'-0", where 25'-0" is required.

**(1) Physical Conditions or Disability**

**(A)** There are:

- i. Unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical conditions peculiar to the affected property;

The limiting condition for development is a non-standard lot where a very limited building envelope exists due to 25' front, rear, side setbacks and orientation of the existing residence. See site plan for additional information.

**(B)** The unusual circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located; and

The irregular shaped corner lot forced an uncommon orientation of the residence on 20<sup>th</sup> instead of Grape Ave. due to the shallow building area.

(C) Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this chapter; and

The primary physical condition limiting development is the shallow building envelope of 39'-0" compared to an average 60'-0" building envelope for the neighboring properties on Grape Ave. which is the front street for the properties.

(D) Any unnecessary hardship has not been created by the applicant.

The homeowner is trying to work with a house orientation and building envelope they did not create.

### **(5) Requirements for All Variance Approvals**

(A) Would not alter the essential character of the neighborhood or district in which the lot is located;

Many of the adjacent properties have large principal structures, additions, and have undergone exterior remodels. The proposed covered porch and carport additions will complement the neighborhood, not alter the essential character.

(B) Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;

Because 3210 20<sup>th</sup> St. is a corner lot the only immediate adjacent properties are to the south and east.

The nearest proposed addition will be 13'-10" to property line to the south which is 7'-6" further away than the existing residence.

The proposed covered patio additions were designed with low sloped roofs to allow continued unobstructed views of the Flatirons from the property to the east. The owners also agreed to limit the height of new landscaping along the property line to the height of the existing privacy fence.

Taking all the surrounding conditions into consideration and the fact that the size and height of the covered patio and carport additions, the proposed additions are not expected to impair the reasonable use or enjoyment and will not impair the development of the adjacent properties.

(C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and

The existing house and addition are compliant with the building

coverage, floor area ratio, building height requirements and that the proposed design does not exceed the maximum coverage or floor area ratio, the requested setback reduction is the minimum variance that would afford relief and the least modification.

(D) Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C.1981.

The property falls in Solar Access I. The high point of the roof, at 13'-8 ½" would not cast shadows onto the neighboring property and does not conflict with this section. See attached solar analysis.

Please let us know if anything further is required to complete this application.

Sincerely,



Jeffrey Van Sambeek, Architect  
Principal Architect  
Lodestone Design Group



SITE PLAN FOR MARGARET WALKER  
ADDRESS: 3210 20TH STREET, BOULDER, CO 80304  
BOULDER COUNTY PARCEL NUMBER: 140319408001

**LEGAL DESCRIPTION**

LOT 1, BLOCK 2, THE FIRST ADDITION TO HIGH MEADOWS,  
COUNTY OF BOULDER, STATE OF COLORADO  
(SEE SPECIAL WARRANTY DEED AT BOULDER COUNTY RECEPTION  
NUMBER 04028295 RECORDED 04/03/2023 AT 4:10 P.M.)

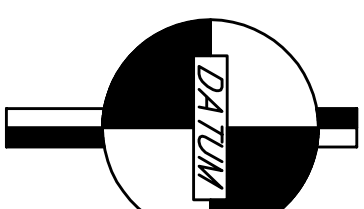
**NOTES**

METHOD OF SURVEY: CONVENTIONAL, RANDOM TRAVERSE  
THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AND REQUIREMENTS FOR  
LAND SURVEYS AND PLATS AS PER C.R.S. SECTION 38-51-08.

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SITE PLAN WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SITE HEREON. COMMENCING MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SITE PLAN AND THE INSTRUMENT HEREON MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THOSE FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
3. THIS SITE PLAN IS ONLY VALID IF PRINT HAS SEAL AND SIGNATURE OF THE SURVEYOR.
4. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER C.R.S. 38-51-106 (2) THE CLIENT DOES NOT WANT RIGHTS-OF-WAY AND EASEMENTS SHOWN BASED ON FURTHER RECORD RESEARCH BY THE LAND SURVEYOR OTHER THAN EASEMENTS AND RIGHTS-OF-WAYS WHICH WERE DILIGENTLY DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
5. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. UNDERGROUND UTILITIES MUST BE REID LOCATED BY THE SURVEYOR USING AN ELECTRIC UTILITY COMPANY FROM TO ANY EXAMINATION, PURSUANT TO C.R.S. SEC. 9-1-5-103.
6. ANY PERSON WHO KNOWS Y REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, SUBJECT A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-408.
7. DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
8. DATES OF FIELD WORK: JUNE 4TH AND 8TH, 2022.
9. EASEMENTS NOT OF RECORD MAY BE LOCATED ON THE PROPERTY.
10. THE TOTAL AREA OF THE PROPERTY IS 9,838 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

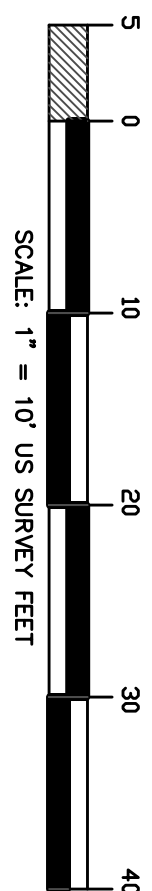
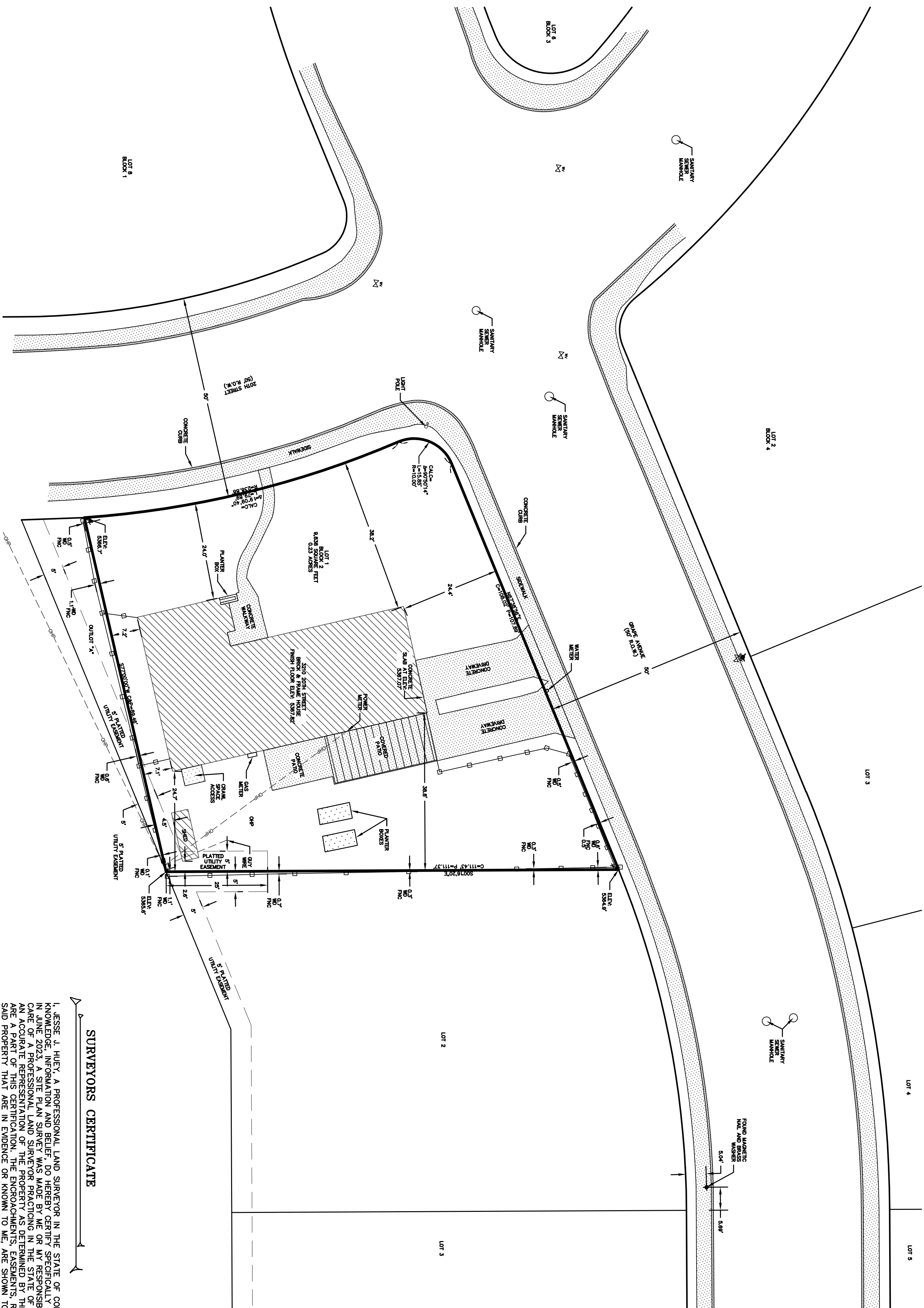
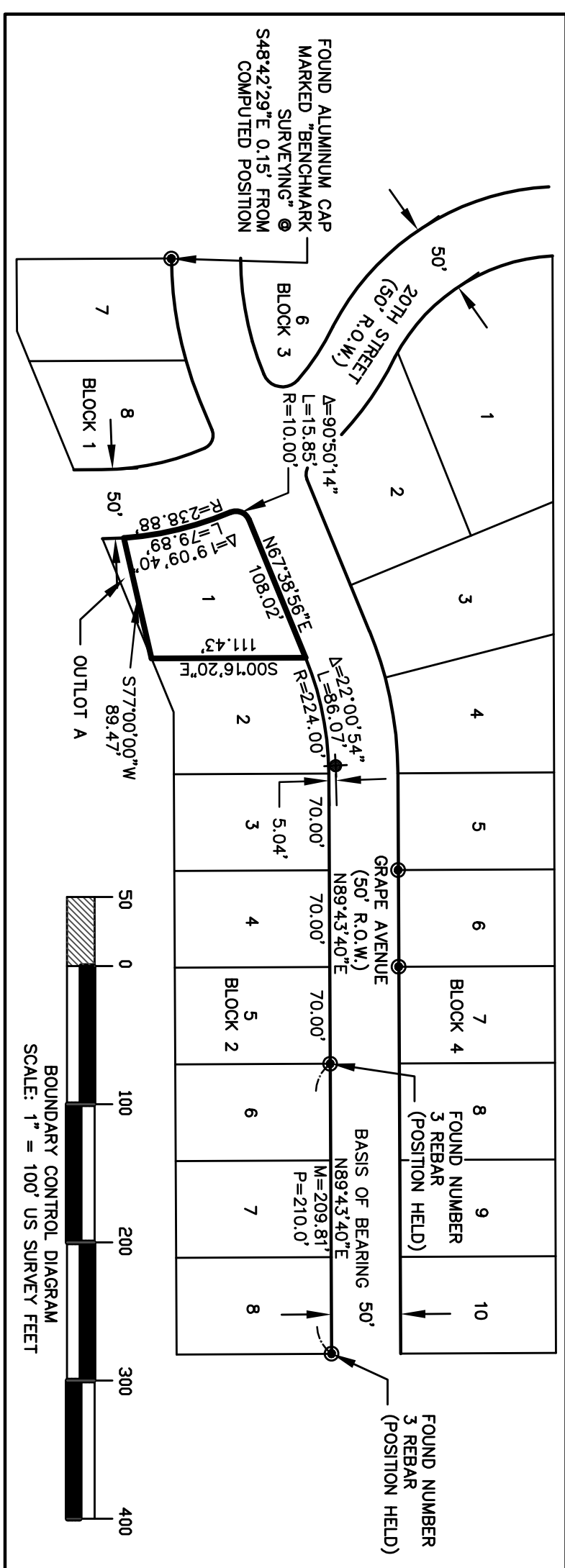
**LEGEND**

●	INDICATES FOUND SURVEY MARKER AS NOTED.
◆	INDICATES FOUND MAGNETIC NAIL AND WASHER.
⊗	INDICATES FIRE HYDRANT.
⊕	INDICATES WATER VALVE.
◇	INDICATES WATER METER.
○	INDICATES UTILITY POLE.
—○—	INDICATES OVERHEAD POWER LINE.
M=	INDICATES MEASURED DISTANCE.
C=	INDICATES CALCULATED DISTANCE.
P=	INDICATES PLATTED DISTANCE.



CITY OF BOULDER BENCHMARK: Y-1  
ALUMINUM CAP IN RANGE BOX AT 19TH  
STREET AND IRIS AVENUE  
ELEV: 5390.23'  
DATUM: NAD 1988

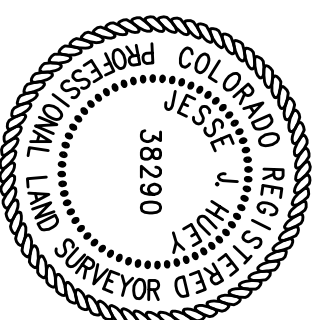
HUEY SURVEYING LLC  
2882 Jay Road  
Boulder, Colorado 80301  
Tel: (781) 546-4865  
Email: hveysurveying@gmail.com  
JOB NO. 525  
DRAWING: 525-3210 20TH.DWG  
DATE: JUNE 19, 2023  
SHEET: 1 OF 1  
DRAWN BY: J. HUEY



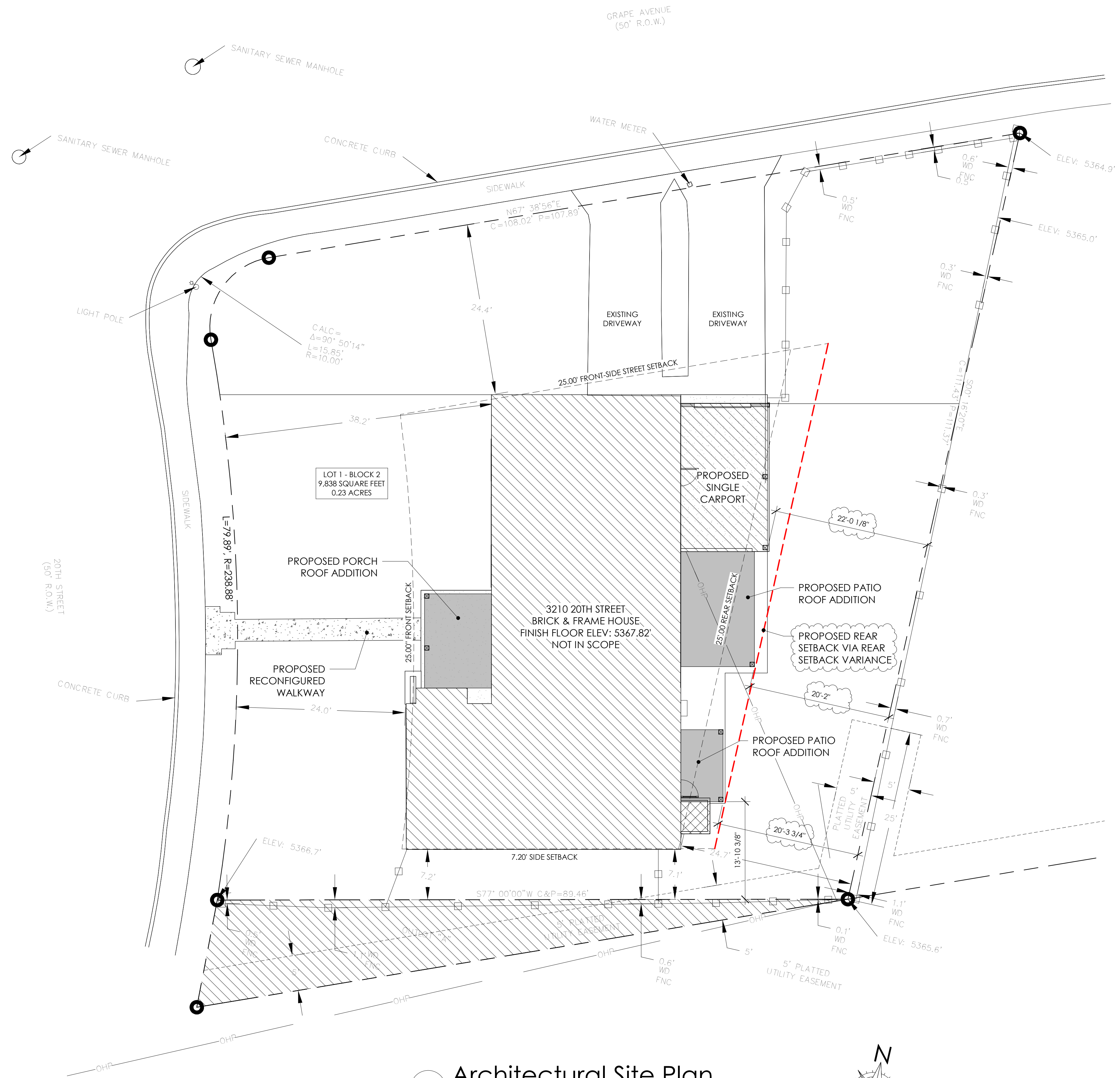
**SURVEYORS CERTIFICATE**

I, JESSE J. HUEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY FIELD WORK AND RESEARCH, HAVE PREPARED AND CERTIFIED THIS SITE PLAN AND INSTRUMENT IN THE CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LAND AND THAT THE MEASUREMENTS AND DISTANCES CONTAINED HEREIN ARE PART OF THIS CERTIFICATION. THE ENCLOSURE EASEMENTS, RIGHTS OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HUEY SURVEYING, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. THE INSTRUMENT IS FILED AS SHOWN, THE COMPLETION OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, NOR EASEMENTS OF RECORD.

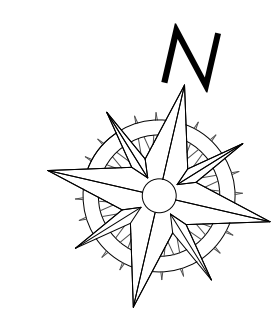
JESSE J. HUEY \_\_\_\_\_ REGISTRATION NO. 38290 DATE \_\_\_\_\_



BASIS OF BEARING: THE NORTH LINE OF LOTS 6-8, BLOCK 2, THE FIRST ADDITION TO HIGH MEADOWS, FOUND MONUMENTS BEING NUMBER 3 REBAR'S JUST BELOW NATURAL GRADE AT THE NORTHWEST CORNER OF LOT 6 AND THE NORTHEAST CORNER OF LOT 8. LINE BEARS N89°43'40"E A MEASURED DISTANCE OF 209.81 FEET AND A PLATTED DISTANCE OF 210.0 FEET. ALL BEARINGS AND DISTANCES CONTAINED HEREIN RELATIVE THERETO.



**1** Architectural Site Plan  
SCALE: 1/8" = 1'-0"



REMODEL  
**WALKER REMODEL**  
3210 20th St, Boulder, CO 80304, USA

PROJECT #: 23-035

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#	REVISION	DATE
1	Revision 1	Date 1

DRAWN: JVS  
CHECKED: JVS

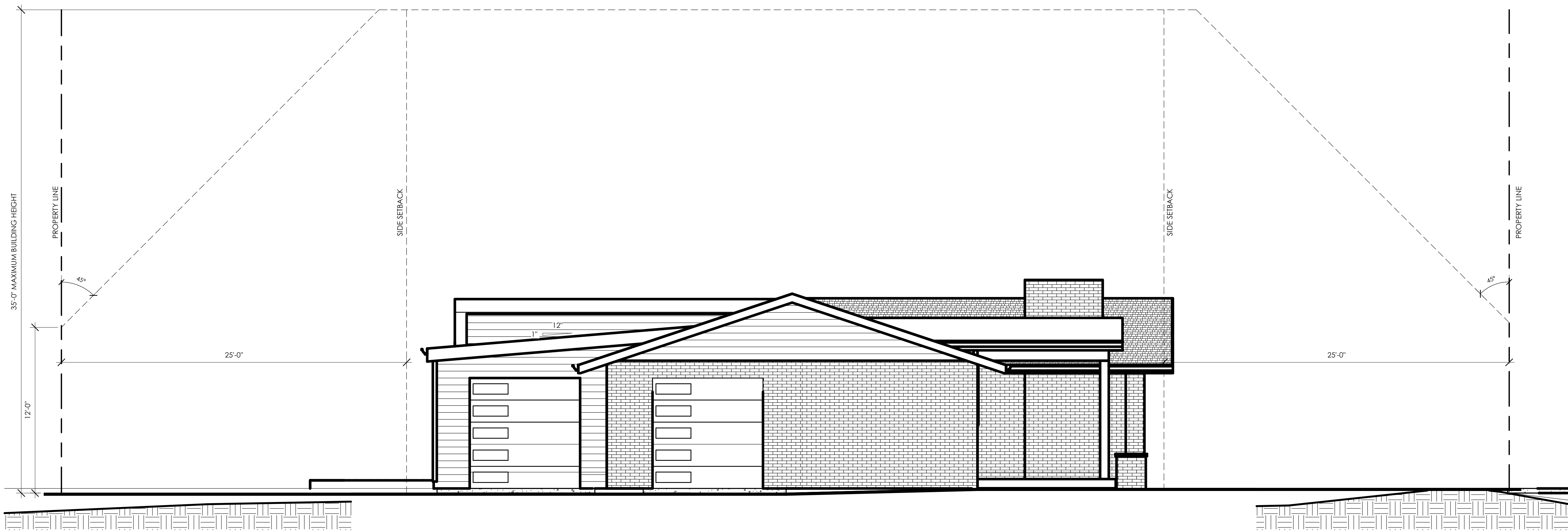
**LODESTONE**  
DESIGN GROUP  
PO Box 440, 501 Walnut St., Frederick, CO 80530-0440  
303-800-8683 - mail@lodestonedesign.com  
www.lodestonedesign.com

ARCHITECTURAL SITE PLAN

**A0.0**

MARCH 18, 2025

BOZA SETBACK VARIANCE



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

REMODEL  
**WALKER REMODEL**  
3210 20th St, Boulder, CO 80304, USA

PROJECT #: 23-035

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SIDE YARD BULK PLANE

**C0.4**

MARCH 18, 2025

BOZA SETBACK VARIANCE

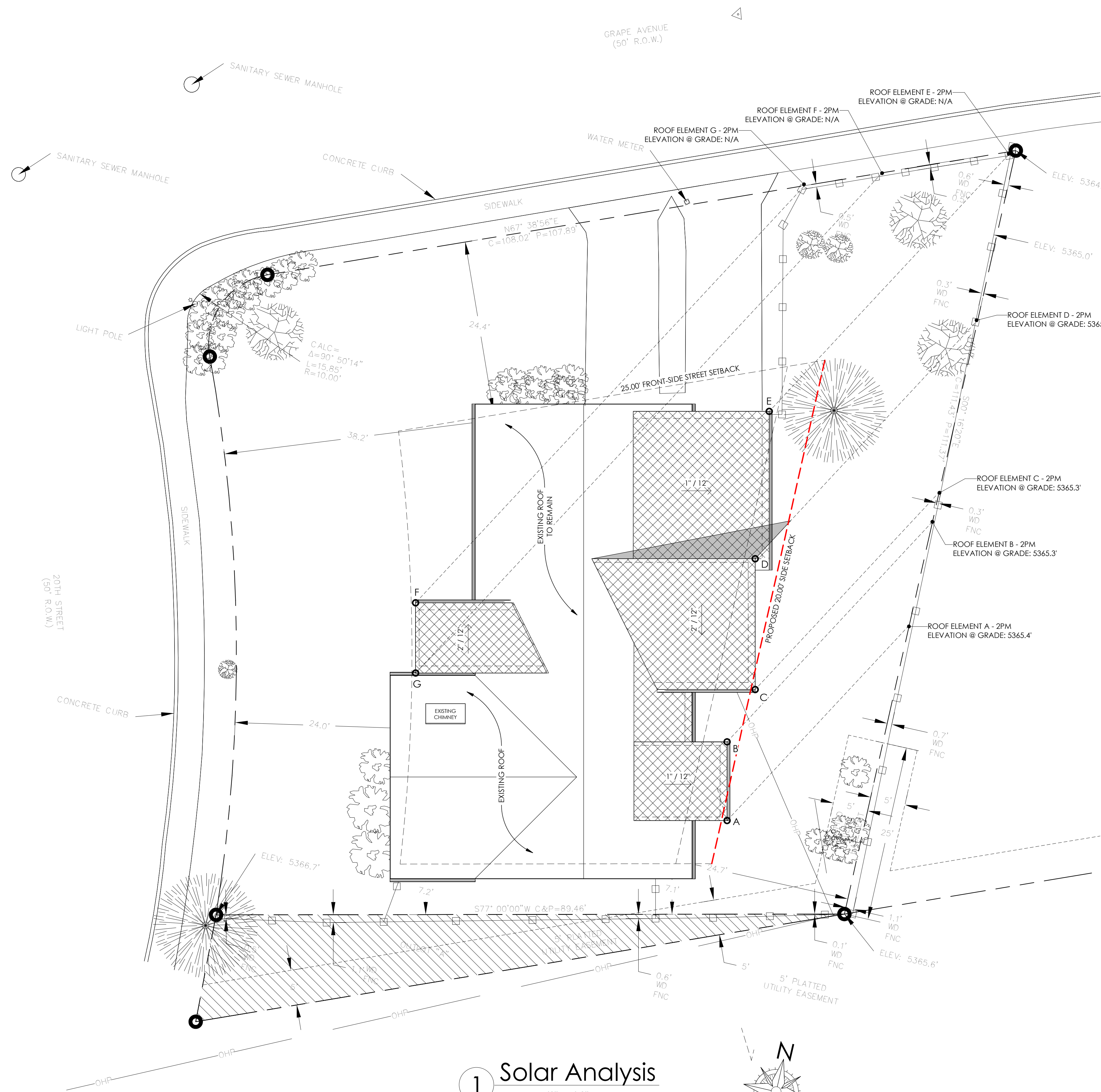


**SOLAR ANALYSIS WORKSHEET:**

Property Zone District: RL-1

Solar Fence Height: 12

Roof Element	Step 1	Step 2		Step 3		Step 4	
	Elevation of Roof Element (y)	Elevation of Grade at Property Line (x)		Relative Height of Roof Element (h)		Length of Shadow (L)	
		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
<b>Example</b>	119.9	102.5	99.5	17.4	20.4	14.3	22.3
<b>A</b>	5376.7	-	5365.4	11.3	-	-	-
<b>B</b>	5376.7	-	5365.3	11.4	-	-	-
<b>C</b>	5376.78	-	5365.3	11.5	-	-	-
<b>D</b>	5379.95	-	5365.1	14.8	-	7.4	-
<b>E</b>	5376.23	-	-	-	-	-	-
<b>F</b>	5376.27	-	-	-	-	-	-
<b>G</b>	5377.92	-	-	-	-	-	-
<b>H</b>							
<b>I</b>							
<b>J</b>							
<b>K</b>							



**1 Solar Analysis**  
SCALE: 1/8" = 1'-0"

REMODEL

**WALKER REMODEL**  
3210 20th St, Boulder, CO 80304, USA

PROJECT #: 23-035

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SOLAR ANALYSIS

**C0.5**

MARCH 18, 2025

BOZA SETBACK VARIANCE







