



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

DATE: Tuesday, August 12, 2025

TIME: 4 p.m.

PLACE: Virtual Meeting

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

2. BOARD HEARINGS

Docket No.: BOZ2025-00007

Address: 3550 16th Street

Applicant: Vicki Moore & Kent Dinkel

Setback Variance: As part of a proposal to construct a porch cover over an existing (variance-approved and permitted) elevated deck leading to the primary entrance of the home, the applicant is requesting a variance to the front/west yard setback standards for a principal structure in the RL-1 zoning district. The project also includes the construction of a new screen wall around the existing elevated deck as well as the construction of new side stairs from the driveway. The resulting front/west setback will be approximately 19.1 feet where 25 feet is required and approximately 19.1 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 07/08/25 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), Brian Holmes (holmesb@bouldercolorado.gov) or Thomas Remke (remket@bouldercolorado.gov). Board packets are available after 4 p.m. Friday prior to the meeting, online at 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: boulderplandev.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: 3550 16th ST
- Legal Description: Lot 46 Block Subdivision Pine View Park, 2nd (Or attach description.)
- Lot Size: 7,200 x ft
- 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):

Porch Cover addition to existing 9'x 5.4' deck structure built with administrative review/variance in 1996. New ISP survey shows original house was built nearly 6" into 25' front setback (24.55" = existing house setback) The existing Deck porch is approximately 19.1' from front property line. Structural posts for proposed porch roof would be entirely within line of existing handrail width and 19.1' from front property line. The project would also extend stairs down to existing driveway to the south of the existing porch.

| | |
|---|---|
| *Total gross floor area existing: <u>2,464 sf</u> | *Total gross floor area proposed: <u>No change</u> |
| *Total gross building coverage existing: <u>1,537</u> | *Total gross building coverage proposed: <u>No change</u> |
| *Building height existing: <u>18'</u> | *Building height proposed: <u>18' No change</u> |

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

- ◆ **Name of Owner:** Vicki Moore and Kent Dinkel
- Address: 3550 16th St Telephone: (720) 938-1973
- City: Boulder State: CO Zip Code: 80304 Email: kent_dinkel@mac.com
- ◆ **Name of Contact (if other than owner):** Jeff Borchardt
- Address: 921 9th St Telephone: 303-402-1234
- City: Boulder State: CO Zip Code: 80302 Email: jazzarchitecture@icloud.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)

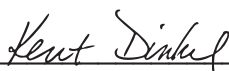
APPLICATION REQUIREMENTS

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).

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

Applicant Signature  Jeff Borchardt — Jazz Architecture Date 15 July 2025

Owner (if other than Applicant) Signature  Date 15 July 2025



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, Jeff Borchardt, am filing a Land Use Review, Administrative Review, BOZA,
(PRINT NAME OF APPLICANT OR CONTACT PERSON)
or Technical Document Review application [on behalf of] Jeff Borchardt
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
for the property located at 921 9th st. I have read
(PRINT PROPERTY ADDRESS OR LOCATION)
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.

 Jeff Borchardt, Jazz Architecture
SIGNATURE

July 08, 2025
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.

Jazz Architecture

14 July, 2025

Vicki Moore & Kent Dinkel

3550 16th Street

Boulder CO

Setback Variance Appeal

Vicki and Kent applied for and received an administrative/ staff level front yard setback variance for the present 9' x 5' front porch in 1996 in part to have better access to the front yard. Over the years this front porch has presented a challenge to visitors as to where the actual entry for the house is located. The original entry is hidden on the side of the driveway next to the existing garage, obscure and not directly visible from the street. The overall effort of this project is to provide an obvious and gracious entry and improve its looks and shelter from sun and weather.

The 1996 variance was required because the floor level of the main level of the house is 4 feet above grade and so this porch did not qualify for the Boulders front porch setback exemption. What we are asking for is to put a roof over the existing porch and to add new stairs to the south side of the existing porch to make it obvious and convenient for visitors to access, and to formalize this porch entry as the front door and entry to the house. In that effort we will also try to make the existing porch structure look more substantial with and welcoming with a solid railing and the new roof and stairs.

The construction of the 1996 porch structure used an ILC survey that showed the original house with a 25' setback. A new LSP survey developed for the property shows it was built in 1979 with only a 24.55' front setback to the porch structural posts. The existing guard-railing extends another 4.5" beyond that. The porch structure was built assuming a 25' front setback and with it's 5' width it is now only 19.55' with the guard rail extending another 4.5". With only 19.1" from the front property line and the existing is beyond the 20% allowance that could be granted with another administrative setback variance. We would prefer to keep and reuse this structure rather than tear it out and rebuilt it for the sake of 11" and ask that you allow us a 19.1' setback within which we could build the porch roof structure cover and replace the open railings that needs because of their condition and newer railing code safety issues. The proposed solid railing would be within the existing railing width along with the new porch structural posts roof and supports. The existing 19.1' setback distance would not change, the only change the addition of a porch roof structure and new stairs, both within the existing 19.1' setback. We would also like to angle the stairs down to the existing lower front deck to allow more room at the (upper) entry door and safer access to that existing lower deck.

This new roof and new stairs will not impact views from neighbors or solar access as it shorter than the existing ridge of the house and located on the south west corner of the house, in the middle of the property line. This porch structure matches that of the existing house and would be considered in character with the original character of this quickly changing neighborhood.

The proposed 19' front yard setback variance maintains full compliance with the City of Boulder's solar access protection standards, side yard, bulk plane regulations, and side yard wall articulation requirements.

Thank you for your time on this.

Jeff Borchardt, Principal, Jazz Architecture

Jazz Architecture

921 9th Street, Boulder CO 80302

303 402-1234

jazzarchitecture@icloud.com

15 July, 2025

Vicki Moore & Kent Dinkel

3550 16th Street

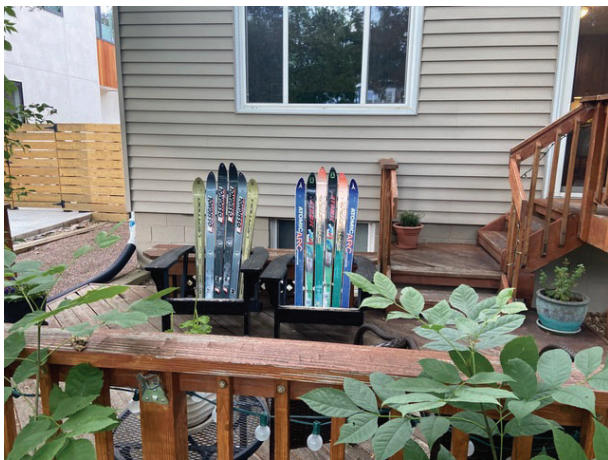
BOZA Setback Variance Criteria addressed

Paragraph (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 original house, built in 1970, was built nearly 6' into the 25' front yard setback. This fact was only discovered with a, now required, high level ISP type survey. The existing 5' deep front deck that we wish to cover, received a staff level/ administrative variance in 1996. It was built with a, then acceptable, ILC type survey showing a 25'-0" setback. The result is that the existing deck has been built with less than 20' front setback, beyond the 20% setback variance allowable for another staff level/ administrative variance. In addition the existing fascia and railing were bolted outboard of the deck structure, a standard detail with deck railing. This results in a front setback of 19.1' from the railing of the existing deck. We desire to keep the existing deck structure and build the new cover for it within that existing 19.1' front yard setback.



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

The setback conditions for this existing deck are unique to this project. The neighboring houses were probably also built into the 25' front setback due to the less exacting survey standards and requirements of the time

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

The original structure, being built 6" into the setback, resulted in the deck addition being built farther than allowed with for the administrative variance into the front setback.

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

The original structure was awarded an administrative variance, granted a permit, built and received final inspection approval, all within the standards and practices required by the City at that time. The owners did everything required to be in compliance with the permitting and building standards for construction.

Paragraph (5) Requirements for All Variance Approvals

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

The proposed porch roof mirrors the style and flows from the existing house roof. It works within the existing plane of the roof. It is in character with the original neighboring homes although most houses along the street have been removed and replaced by more modern structures. The owners wish to continue living in their property and would like to make the house more weather resistant, easier and more inviting to access and more attractive.

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

This roof addition being shallow in depth, 5 feet, and located in the middle of the lot, is out of sight of most views from any of the neighbors. It maintains a low profile working within the existing roof planes. The neighbors have reviewed the proposed porch cover and have endorsed the design. Signatures attached to this application.

(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 original structure, being built 6" into the setback, resulted in the deck addition being built farther than allowed with for the administrative variance into the front setback.

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

The entire existing house structure is compliant with present Solar Access requirements. The porch roof addition proposed would be an extension of those roof planes and all would be easily within the present Solar Access rules.

LEGEND:

- (P) = PLAT MEASUREMENT
(F) = FIELD MEASUREMENT (ACTUAL)
(C) = CALCULATED MEASUREMENT
(D) = TITLE COMMITMENT OR VESTING DEED MEASUREMENT
● = SET 5/8" REBAR WITH YELLOW CAP (HUFFMAN/PLS 38183)
■ = SET MAG-NAIL & DISK AS 10.00' W.C. (HUFFMAN/PLS 38183)
▲ = FOUND MAG-NAIL AND DISK (HUEY/PLS 38290)
+ = FOUND "++" CUT IN CONCRETE AS 10' WITNESS CORNER

⑫ = TREE (APPROX. TRUNK DIAMETER IN INCHES)

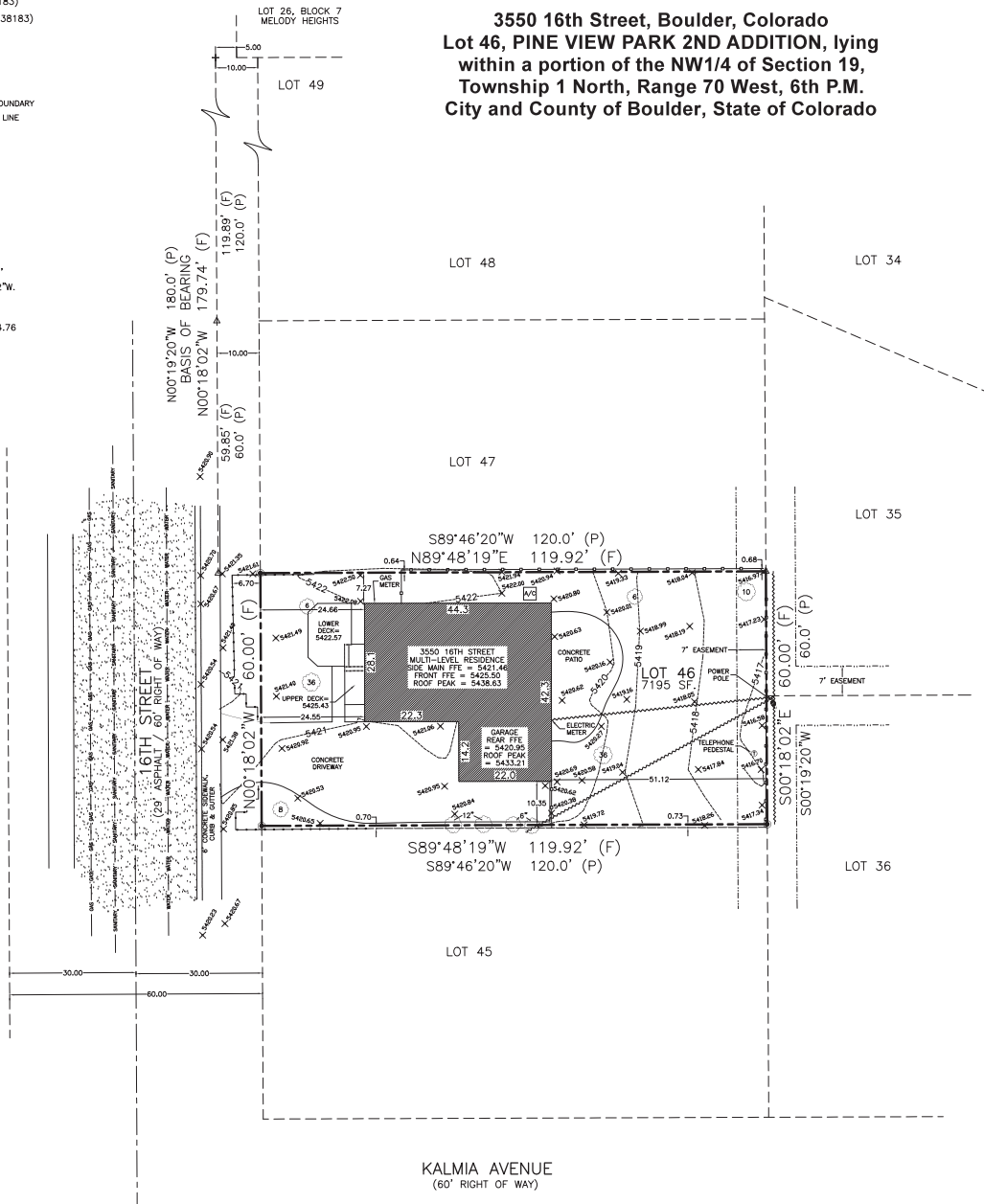
- RIGHT OF WAY / PROPERTY BOUNDARY
- - - RANGE LINE CONTROL / LAND LINE
- - - ADJACENT LOT LINES
- - - EASEMENT / RESTRICTION
- - - 3' WOOD SLAT FENCE
- - - 4' CHAIN LINK FENCE
- - - 6' WOOD PRIVACY FENCE
- - - UNDERGROUND UTILITY LINE
- - - OVERHEAD POWER LINES

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE 10-FOOT OFFSET LINE WEST OF LOTS 47, 48, AND 49, AS MEASURED BETWEEN THE WITNESS CORNER MONUMENTS RECOVERED AND SHOWN HEREON, ASSUMED TO BEAR N00°18'02"W.
2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK #1405 (LL1087), LOCATED NEAR THE INTERSECTION OF BROADWAY AND LINDEN AVE, HAVING AN ELEVATION OF 5484.76 FEET (NAVD 88).

SCALE: 1" = 20'

KALMIA GROVE



IMPROVEMENT SURVEY PLAT and TOPOGRAPHIC SURVEY

3550 16th Street, Boulder, Colorado
Lot 46, PINE VIEW PARK 2ND ADDITION, lying
within a portion of the NW1/4 of Section 19,
Township 1 North, Range 70 West, 6th P.M.
City and County of Boulder, State of Colorado

LEGAL DESCRIPTION: (as provided by the client)

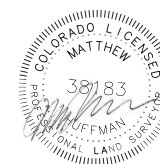
Lot 46, PINE VIEW PARK 2ND ADDITION,
City and County of Boulder, State of Colorado.

PROPERTY ADDRESS: (as provided by the client)

3550 16th Street, Boulder, CO 80304

Surveyor's Notes:

- Improvements certified to and shown hereon include: permanent structures with a foundation or on raised columns, driveways, fences, and accessories.
- The boundary evidence shown hereon is the result of observations and calculations made at the time of survey. Additional evidence which may not be available due to snow, lack of access, traffic, danger or other causes may provide different results.
- Fence lines shown hereon are measured to the centerline of the post at ground level. Many fences may vary by width, type of construction, and foundation. These variances are not shown and are not certified to hereon.
- The measurements and results shown hereon are the opinion of the surveyor and may change upon further review or the discovery of additional evidence. The property boundary shown hereon is a representation only, of the recorded plat or deeded instrument.
- The legal description and address shown hereon were provided by the client. The accuracy and correctness thereof is the responsibility of the interested party ordering the survey. According to Colorado law, any legal action against the surveyor must be commenced within three years of initial discovery.
- All distances and lengths shown hereon are measured in decimal feet, unless otherwise noted. All angles, bearings and directional courses are measured in degrees, minutes and seconds as determined from the nearest cardinal direction, unless otherwise noted.
- Underground utilities, foundations and burial grounds have not been located and are not certified hereon. It is strongly recommended to contact the local utility providers for location and approval, prior to any type of construction or excavation.
- Unless specifically requested, flood zone locations have not been researched and are not certified to hereon. Contact local emergency managers for additional information.
- All improvements are located within the property boundary unless otherwise shown and listed here.
- Fences are not coincident with property lines as shown.



I, Matthew L. Huffman, hereby certify that this Survey was prepared for Kent Dinkel and Vicki L. Moore, and that to the best of my knowledge, information and belief, it is a true and correct representation. I further certify that the survey is signed and sealed by the professional land surveyor representing that the land surveying services addressed therein have been performed by the professional surveyor or under the professional land surveyor in responsible charge. This certification is not a guaranty or warranty, either expressed or implied. I further certify that the survey was completed on this date, June 23, 2025, in accordance with applicable standards of practice.

By: *Matthew L. Huffman* July 1, 2025
(date)
Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183

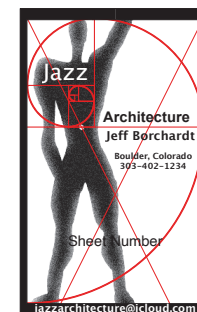
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| FIELD DATE: | 6-23-25 |
| DRAWING DATE: | 7-1-25 |
| CERTIFY DATE: | 7-1-25 |
| REVISION DATE: | 7/5/25 |
| FIELD BOOK/PAGE: | 1A |
| FIELD CREW: | 75/63 |
| DRAWING BY: | MJK / MLH |
| PROJECT NUMBER: | 322933607 |
| TYPE OF SURVEY: | IMPR. SURVEY PLAT |

HUFFMAN SURVEYING
PO BOX 12293
DENVER, CO 80212
(303) 421-5263
www.huffmansurveying.com

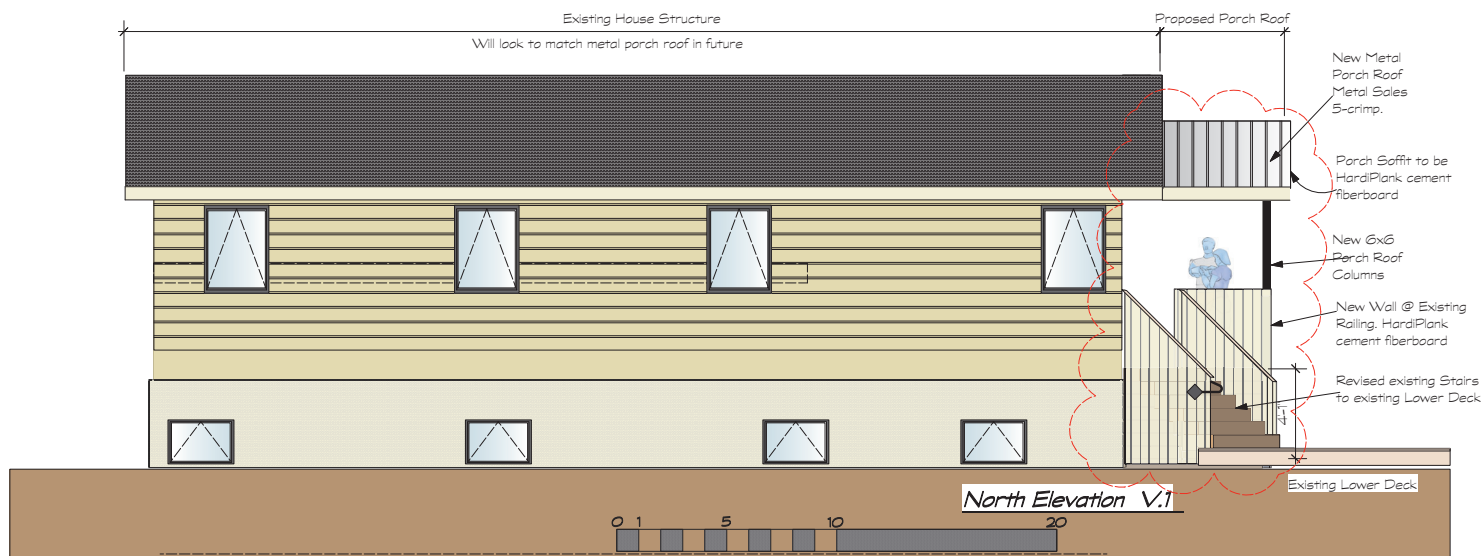
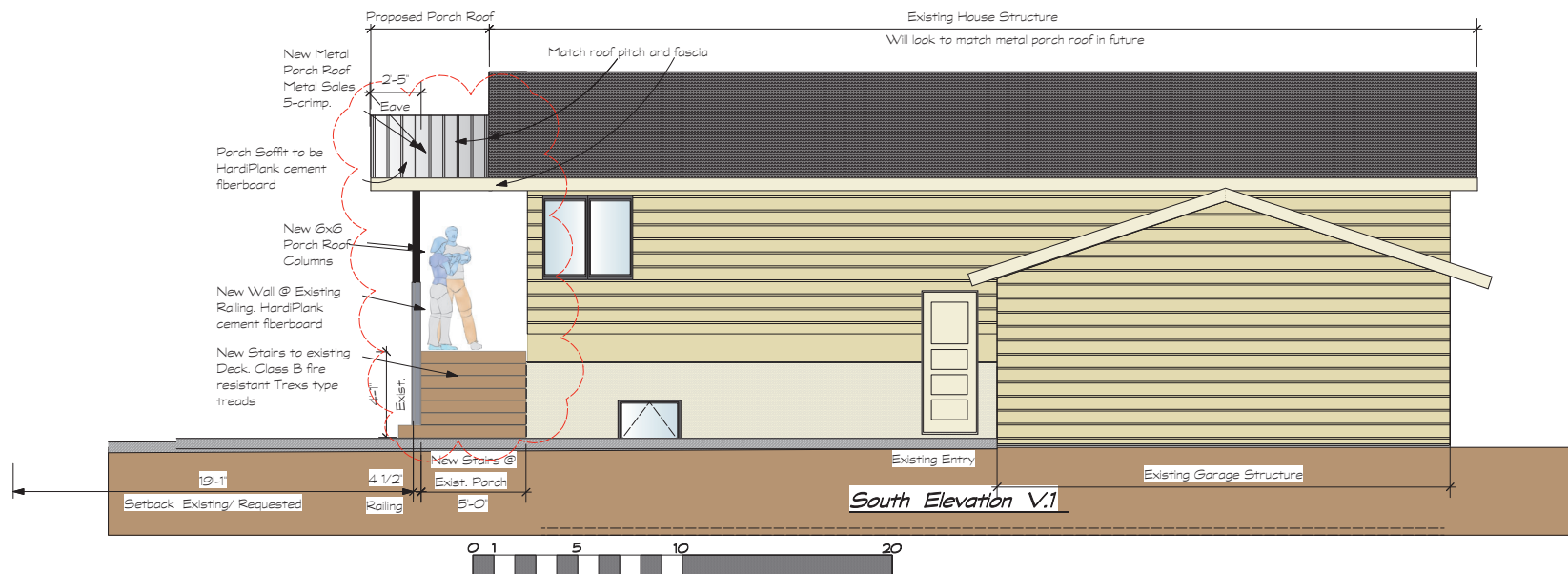
NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect from all consequences arising out of such changes.

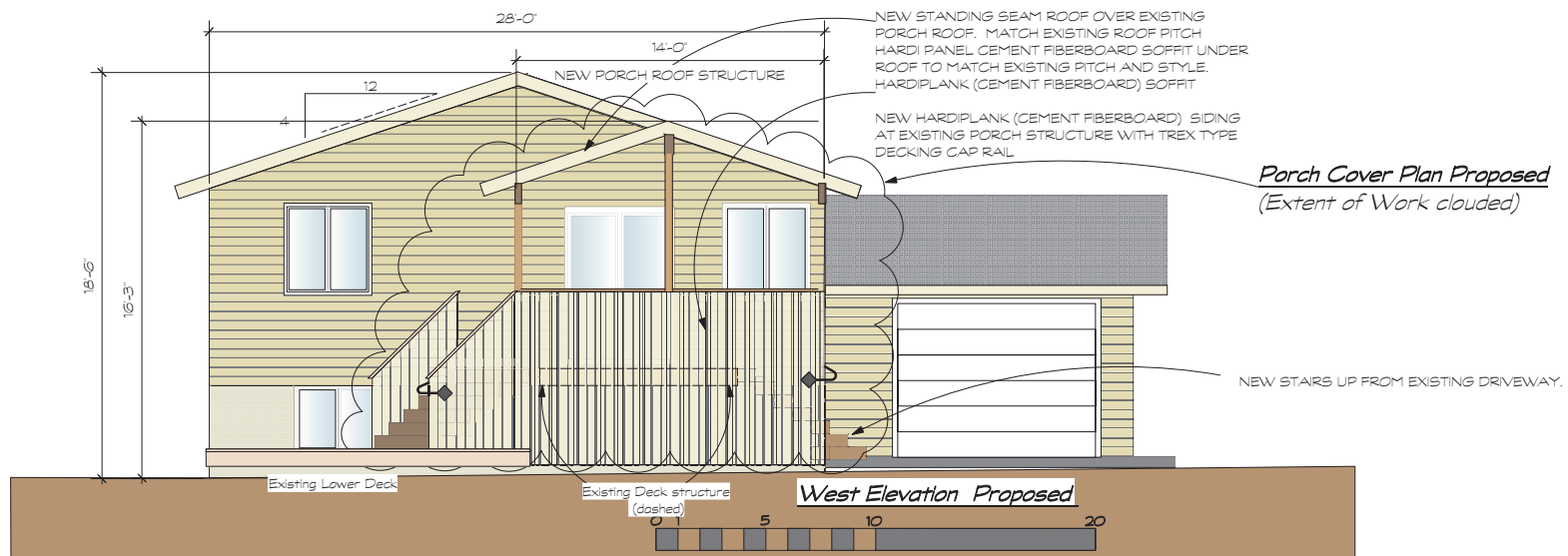
BOZA Application:
7 July 2025

Moore/Dinkel Residence
Porch Roof proposed
3550 16th Street
Boulder, Colorado



A-4



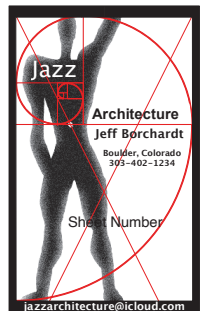


**Moore /
Dinkel
2 0 2 5**

NOTICE: DUTY OF COOPERATION
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**BOZA Application:
7 July 2025**

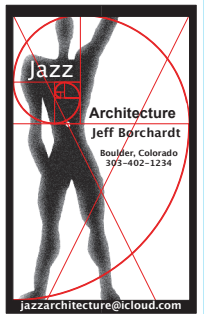
**Moore/Dinkel Residence
Porch Roof proposed
3550 16th Street
Boulder, Colorado**



A-3

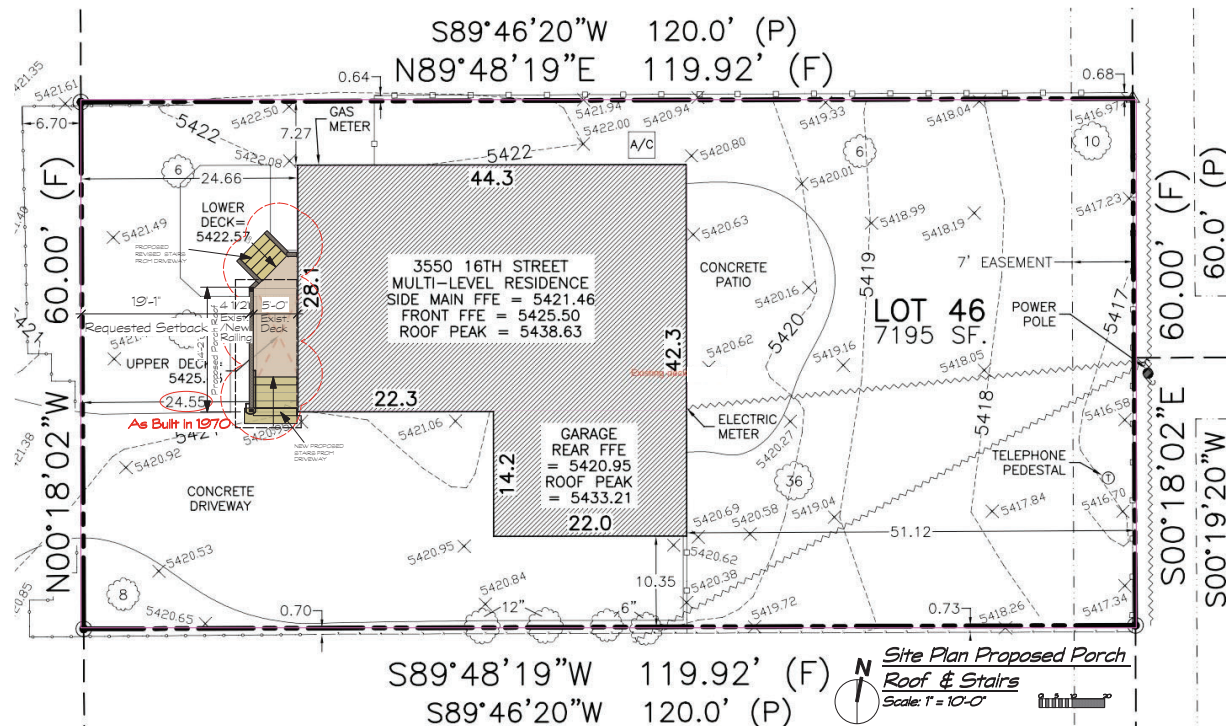
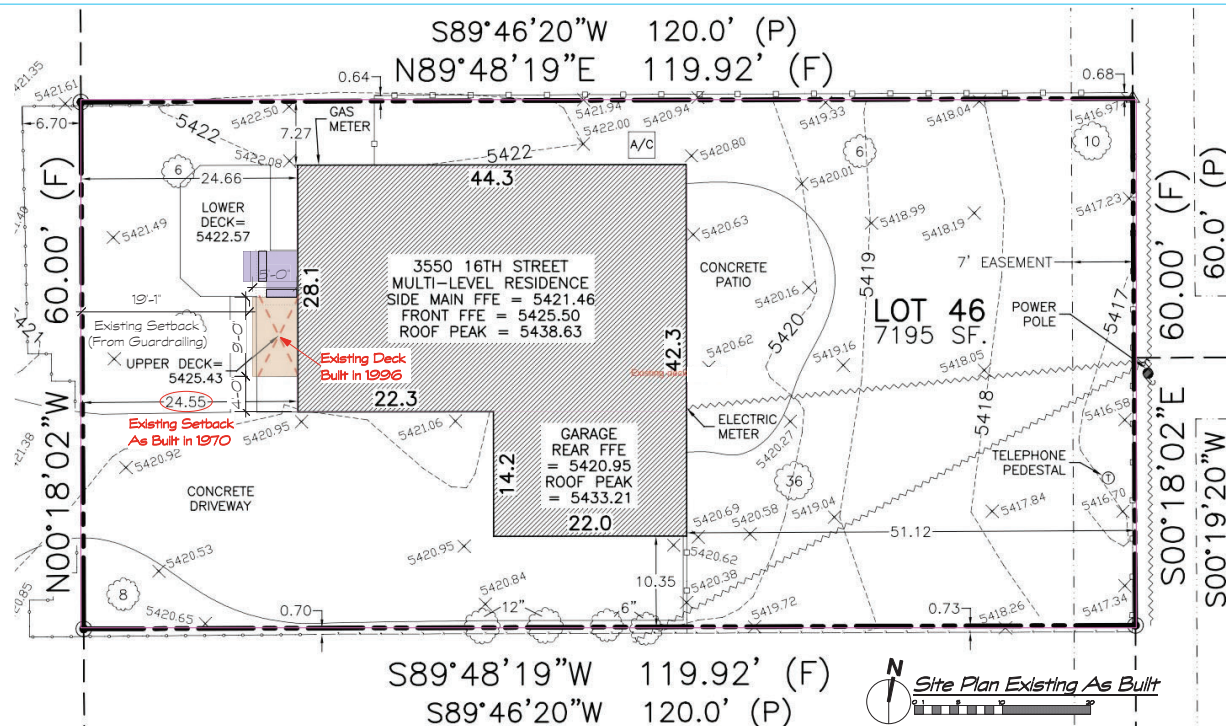
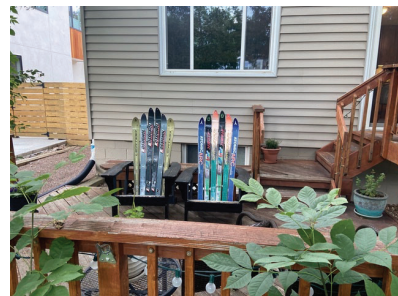
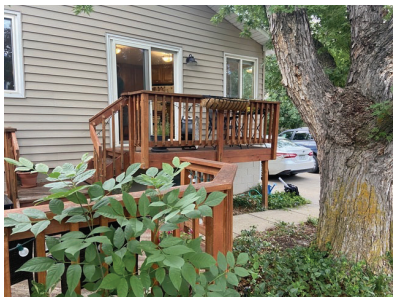
**Moore /
Dinkel
2 0 2 5**

Moore/Dinkel Residence
Porch Roof proposed
3550 16th Street
Boulder, Colorado



A-2

Existing Porch Structure Details

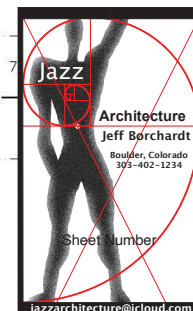


**Moore /
Dinkel**
2025

NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect from all consequences arising out of such changes.

BOZA Application:
7 July 2025

**Moore/Dinkel Residence
Porch Roof proposed**
3550 16th Street
Boulder, Colorado



A-1

**Moore /
Dinkel**
2025

Kent Dinkel & Vicki Moore

3550 16th St
Boulder, CO 80304

July 13, 2025

Dear Neighbors,

We've lived in our home at 3550 16th street since 1989 and love the neighborhood. We're planning to remodel the house in a way that meets our basic needs while leaving the existing structure in place to minimize both construction waste and impact to our neighbors, thereby contributing to a more sustainable environment.

We'd like to improve the entry to our house to make it clearer that it's the main entrance while enhancing the safety and matching and match the character of adjacent homes. By adding a second set of stairs from the driveway and a small roof over the landing area and stairs, we aim to protect the entry and stairs from the elements, thus improving safety. The small roof will be positioned behind the large existing maple tree to help identify this as the entry which will maintain the aesthetic appeal of the front yard while providing necessary protection. (See attached drawings for proposal.)

When we added the west door in 1995, we applied for and received a variance to the 25' setback rules so that we could add this entrance to the house. City of Boulder building codes require us to re-apply for a variance for the new modifications we're planning for the entry. Our architect has met with the City of Boulder Planning department and they suggested we apply for a variance with some neighbor support for the variance.

While neighbor support is optional to apply for the variance, it is helpful in expediting the variance approval process with the City of Boulder Planning Department's Board of Zoning Adjustment (BOZA). Thus, we hope that you're willing to let the board know you are ok with the variance by indicating your approval below.

We are happy to answer any questions about this or the remodel. You can reach us at phone and emails below:

Kent - 729.938.1973 - kent_dinkel@mac.com
Vicki - 303.875.4670 - vickilmoo@yahoo.com

Sincerely,

Kent & Vicki

I am in support of the front yard setback variance at 3550 16th St, Boulder, CO.

| Name | Address | Signature |
|-------------------|---------------------------|-------------------|
| JONAS RYDBERG | 3580 16TH ST | J Rydberg |
| MAGDALENA RYDBERG | 3580 16TH STREET | Magdalena Rydberg |
| Jean Wyman | 3640 16 th St. | Jean Wyman |
| Bruce Wyman | 3640 16 th St. | Bruce Wyman |
| Stephen Siegel | 3560 16 th St | Stephen Siegel |
| JMM | 3560 16 th St | JMM |
| Brian Gillitt | 1575 Kalmia Ave | Brian Gillitt |
| Rick DiBernardo | 1605 Kalmia Ave | Rick DiBernardo |
| | | |

**CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
July 8, 2025
Virtual Meeting**

Board Members Present: Nikki McCord (Chair), Katie Crane,
Drew Eisenberg, Sean Haney

Board Members Absent: Ben Doyle (Vice Chair)

City Attorney Representing Board: Deshawna Zazueta

Staff Members Present: Robbie Wyler, Amanda Cusworth

1. CALL TO ORDER:

N. McCord called the meeting to order at 4:00pm

2. BOARD HEARINGS:

A. Docket No.: BOZ2025-00006

Address: 875 Grant Place

Applicant: Dube Mary Rev Trust

Setback Variance: As part of a proposal for a renovation and addition to the non-standard house – including removal of a portion of the home that is currently located off-property and within the right-of-way / alley to the west - the applicant is requesting a variance to the rear/west yard setback standard for a principal structure in the RL-1 zoning district. The resulting rear/west setback will be approximately 0 feet where 25 feet is required and approximately 0 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Staff Presentation:

R. Wyler presented the item to the board.

Board Questions:

R. Wyler answered questions from the board.

Applicant's Presentation:

Daniel Rotner presented the item to the board.

Public Hearing:

No one from the public addressed the board.

Board Discussion:

The board agreed that the proposal meets the necessary criteria.

Motion:

On a motion by **Katie Crane** and seconded by **Drew Eisenberg**, the Board of Zoning Adjustment approved 4-0 (B. Doyle absent) the application **Docket BOZ2025-00006** as submitted.

3. GENERAL DISCUSSION:

A. Approval of Minutes

Drew Eisenberg made a motion seconded by **Sean Haney** to approve the June 17, 2025 BOZA Meeting minutes. The board voted 4-0. Motion passed.

B. Matters from the Board

There were no matters from the board.

C. Matters from the City Attorney

There were no matters from the City Attorney.

D. Matters from Planning and Development Services

4. ADJOURNMENT:

There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 4:30 P.M

APPROVED BY

Board Chair

DATE