



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

DATE: Tuesday, May 12, 2026

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

A. Swearing in of new board member Craig Hammond and board member introductions

2. BOARD HEARINGS

A. Docket No.: BOZ2026-00001

Address: 519 Valley View Drive

Property Owner: Robert Schuham

Applicant/Representative: Brad Burch, Index A/D

Setback Variance: As part of a proposal for a new detached 1-car garage on a property that currently has no off-street or sheltered parking, the applicant is requesting a variance to the rear (north) yard along Alpine Avenue which is considered a secondary front yard due to the property's 'Through Lot' classification. This will be a variance to the rear yard setback standards for an accessory building on a through lot in the RL-1 zoning district. The resulting rear (north) setback from the proposed detached garage will be approximately zero (0) feet where 55 feet is required and no structure exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

B. Docket No.: BOZ2026-00002

Address: 2770 6th Street

Property Owner: Allen & Kathryn Krughoff

Applicant/Representative: Kim Cattau, Slope Architecture

Setback Variances: As part of a proposal to replace and modify the roof over an existing single-story portion of the non-standard single-family home, the applicant is requesting a variance to both the minimum interior side (north) & the combined side yard setbacks for a principal building in the RL-1 zoning district. For the minimum setback: The resulting interior side (north) setback will be approximately 3.8 feet where 5 feet is required and approximately 3.8 feet exists today. For the combined side yard setback: The resulting interior side (north) setback will be approximately 3.8 feet where 6.7 feet is required and approximately 3.8 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 1/13/26 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.

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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.

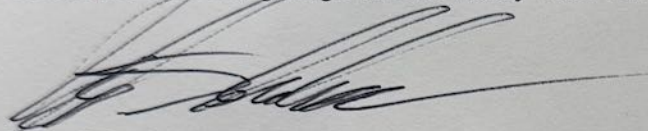
Date Submitted

April 8, 2026

The City of Boulder Board of Zoning Adjustment (BOZA)
1777 Broadway
Boulder, CO 80302

To Whom It May Concern,

I, Rob Schuham, give Brad Burch permission to apply for a setback variance for a proposed detached one-car garage at 519 Valley View Drive.

A handwritten signature in black ink, appearing to read 'Rob Schuham', with a long horizontal line extending to the right.

Rob Schuham
519 Valley View Drive
Boulder, CO 80304

April 13th, 2026

Re: 519 Valley View Drive - Setback Variance Request

Dear Members of the Board of Zoning Adjustment,

Robert Schuham is requesting a setback variance to allow for a detached one-car garage at 519 Valley View Dr., which has no off-street or sheltered parking.

Robert is currently forced to park curbside at the narrowest, most curved section of Valley View Drive. Beyond that, charging his electric vehicle means dragging cables from the house to the street. This isn't just a nuisance, but a genuine safety concern for both him and his neighbors.

Due to the lot's unique configuration, a by-right parking solution is simply not feasible. The through-lot is constrained by its unusually narrow frontage (35' w/easement), front and rear 25' landscape setbacks, and an overall shape that makes access challenging. As part of a 1941 subdivision, access was likely not a major concern in its creation.

Having studied multiple options over the past year, we've found the following:

- The existing home's layout is such that any attached solution would significantly compromise interior spaces, procession, and outdoor living areas.
- Other detached locations similarly degraded the quality and usability of the existing home and outdoor space, while also requiring some form of variance.
- The room adjacent to the proposed garage is one of the most used in the home and features a prominent bay window overlooking that area. The primary bedroom's bay window also overlooks that space. Maintaining good natural light and views onto that space is paramount. Compromising either would meaningfully and permanently diminish the quality of the home.
- Sun path mapping shows that decreasing separation significantly reduces sunlight quantity and quality, negatively impacting both home and yard. Combined with the fact that the north side of homes in Boulder is rarely pleasant in winter, a too-narrow gap easily becomes dead, unusable space.
- Originally planned as a two-car garage, we ultimately felt it was too large for the property. The design was scaled back to a single-car garage, sized to accommodate Rob's Rivian R1T (almost 21' with rear-mounted rack) and limited storage for bikes and outdoor gear.

As both long-time Boulder residents (+30 years), Rob and I remain considerate of its great neighborhoods. We feel this proposal is the most practical solution to a reasonable need. We also believe what's being requested will not negatively impact the surrounding neighborhood or the existing home.

Please feel free to reach out with any questions or if you need additional information.

Thank you,



Brad Burch
Index A|D

(h) Criteria for Variances

1. (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; or

- ***The parcel's frontage is unusually narrow at only 35 feet (including easement).***
- ***Property is a through-lot with 25-foot landscape setbacks both front and rear.***
- ***The overall shape of the parcel is not conducive to access.***

ii. ~~A physical disability affecting the owners of the property or any member of the family of an owner who resides on the property which impairs the ability of the disabled person to utilize or access the property; and~~

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

- ***The specific combination of the parcel's width, shape, and setbacks is not representative of standard RL-1 zoned properties.***

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

- ***Adding off-street parking is not feasible by-right due to the setbacks, existing home, and lot geometry.***
- ***The existing home's placement and layout make an attached garage infeasible. Any solution would meaningfully compromise primary living spaces and prove cost-prohibitive.***

d. Any unnecessary hardship has not been created by the applicant.

- ***The hardship stems from the original 1941 lot configuration and current setback requirements.***

5. (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 majority of nearby properties have off-street parking, either a garage or detached structure. The scale and form of the proposed structure is intended to conform with the neighborhood's existing character.***

b. Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;

- ***The proposal would reduce the street parking demand on a narrow, curved section of Valley View Dr.***
- ***The proposal eliminates the hazard of EV charging cables across the public sidewalk and street R.O.W.***

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 proposed footprint is the minimum necessary footprint for the owner's vehicle (Rivian R1T) and reasonable outdoor gear storage, scaled back from an original two-car design.***

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

- ***The proposal complies with provisions of Section 9-9-17, "Solar Access," B.R.C. 1981. Please see 2/A1.00.***

Parcel Description

(PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE CO)
DEED RECORDED ON 6/13/24 AT REC. NO. 4050641

LOT 5, BLOCK 1, VALLEY VIEW,
COUNTY OF BOULDER, STATE OF COLORADO.

IMPROVEMENT SURVEY PLAT

LOT 5, BLOCK 1, VALLEY VIEW SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

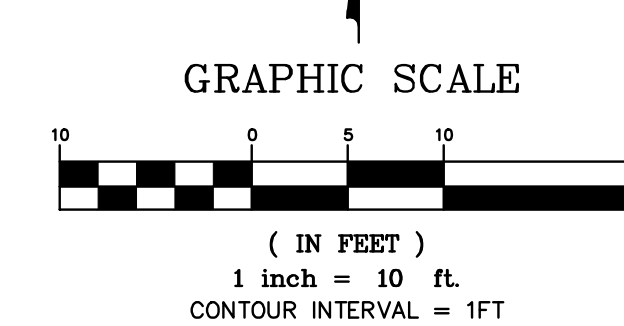
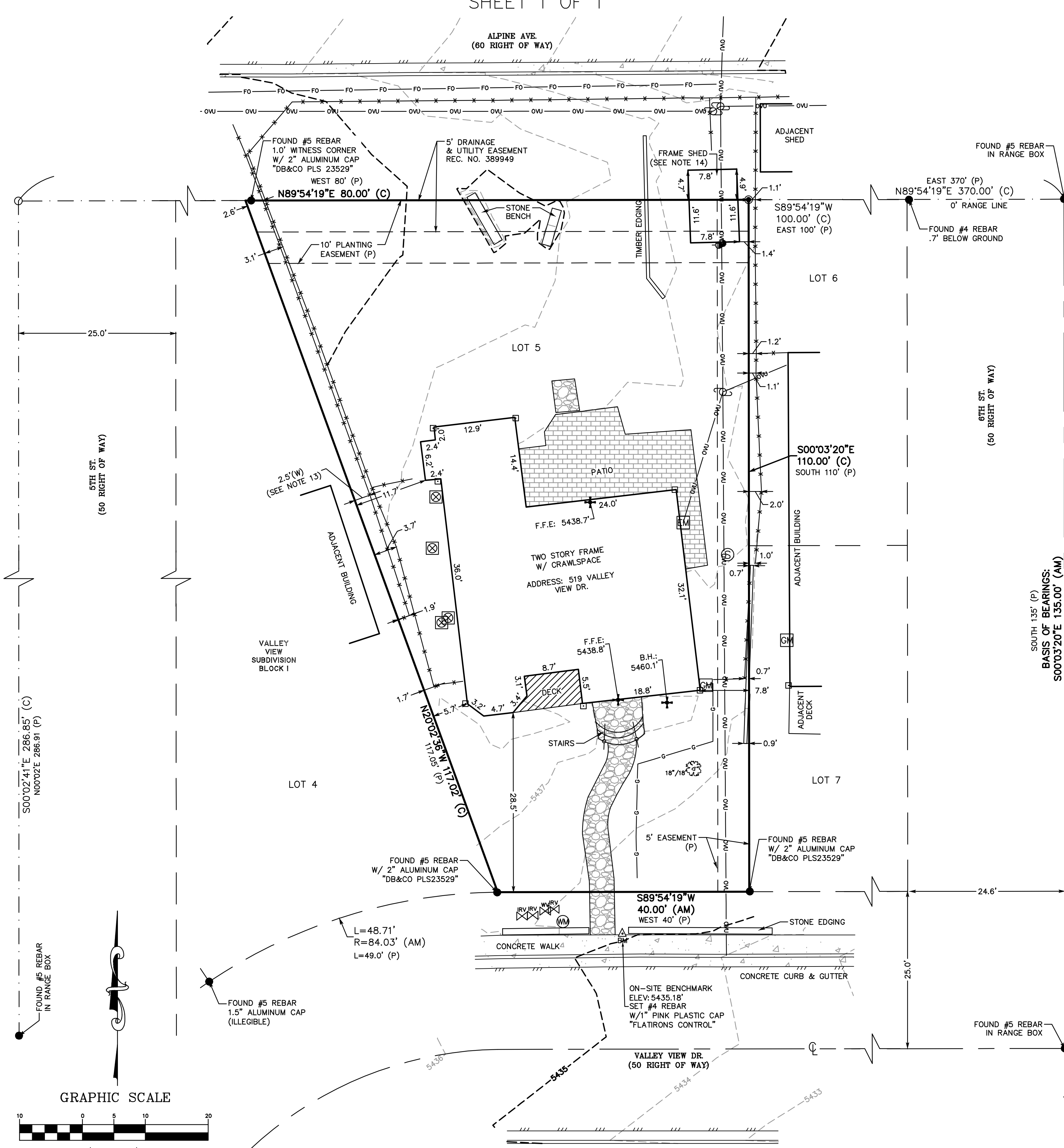
SHEET 1 OF 1



Vicinity Map
NOT TO SCALE

Legend

- FOUND MONUMENT AS DESCRIBED
- ▲ SET TEMPORARY BENCHMARK #4 REBAR WITH 1" PINK PLASTIC CAP "FLATIRONS CONTROL"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF VALLEY VIEW SUBDIVISION (PLAT BOOK 5, PAGE 21)
- CONCRETE
- EDGE OF ASPHALT
- FLAGSTONE
- BRICK
- FENCE
- HANDRAIL
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- ROOF DRAIN
- ELECTRIC METER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- GAS METER
- GAS LINE
- FIBEROPTIC LINE
- AIR CONDITIONER UNIT
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- CONC. CONCRETE
- FFE FINISHED FLOOR ELEVATION
- BH BUILDING HEIGHT
- ELEV ELEVATION



Notes

1. COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 596-HS0837196-412, DATED SEPTEMBER 19, 2024 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MORNINGSTAR HOMES, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°03'20"E ALONG THE CENTERLINE OF 6TH STREET, BETWEEN A FOUND #5 REBAR IN RANGE BOX AT THE INTERSECTION OF 6TH STREET AND THE WEST RIGHT OF WAY LINE OF ALPINE AVENUE AND A FOUND #5 REBAR IN RANGE BOX AT THE INTERSECTION OF 6TH STREET AND VALLEY VIEW DRIVE AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, 0501 ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
10. BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK 7 FEET SOUTH OF THE SOUTH LINE OF LOT 5, BLOCK 2, BEING A SET #5 REBAR WITH 1" PINK PLASTIC CAP MARKED "FLATIRONS CONTROL" WITH AN ELEVATION OF 5435.18 FEET (NAVD 88). CITY OF BOULDER POINT R-6-1, BEING A SPIKE IN A POWER POLE LOCATED AT THE NORTHWEST CORNER OF DEWEY AVENUE AND 5TH STREET, WITH A PUBLISHED ELEVATION OF 5438.65 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5438.68 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. DATES OF FIELDWORK: FEBRUARY 11, 2025 AND MARCH 5, 2025
13. FENCES AND WALLS ARE NOT COINCIDENT WITH LOT LINES AS SHOWN HEREON.
14. SHED EXTENDS BEYOND LOT LINE AS SHOWN HEREON.

Boundary Closure Report

COURSE: N89°54'19"E	LENGTH: 80.00'
COURSE: S00°03'20"E	LENGTH: 110.00'
COURSE: S89°54'19"W	LENGTH: 40.00'
COURSE: N20°02'36"W	LENGTH: 117.02'
PERIMETER: 347.02'	AREA: 6600.00 SQ. FT.
ERROR CLOSURE: 0.00	ERROR NORTH: -0.001
ERROR EAST: 0.000	PRECISION 1: 347020000.00

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO MORNINGSTAR HOMES, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON FEBRUARY 11, 2025; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

Depositing Certificate
SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON THIS ___ DAY OF ___, 20__

DATE	
REVISION	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

IMPROVEMENT SURVEY PLAT
PREPARED FOR
MORNINGSTAR HOMES
COPYRIGHT 2025 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
7000 N. BROADWAY,
SUITE 209
LONGMONT, CO 80501
(303) 776-1733
(303) 936-6997

3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

PROFESSIONAL LAND SURVEYOR
51025
29038

JOB NUMBER:
25-82205
DATE:
03-10-2025
DRAWN BY:
L. THORNOCK
CHECKED BY:
SGB/DAW/JZG

SHEET 1 OF 1

BY: LTHORNOCK FILE: 82205-ISP-TOPO-3-10.DWG DATE: 3/10/2025 3:21 PM

PROJECT INFORMATION

DESCRIPTION
(N) 384 S.F. SINGLE STORY ONE-CAR DETACHED GARAGE

CODE ANALYSIS: 2024 IRC
ZONING: RL-1
OCCUPANCY: R-3

LOT AREA: 6600 S.F.
PER LOT AREA DECLARATION FORM BY FLATIRONS, INC. DTD. 03/10/25

FLOOR AREA (PER 9-16-1, C.O.B. LAND USE CODE):
HOUSE (E): 2846.0 S.F.
GARAGE (N): 384.0 S.F.
TOTAL: 3230.0 S.F.
*PER BOULDER COUNTY ASSESSOR

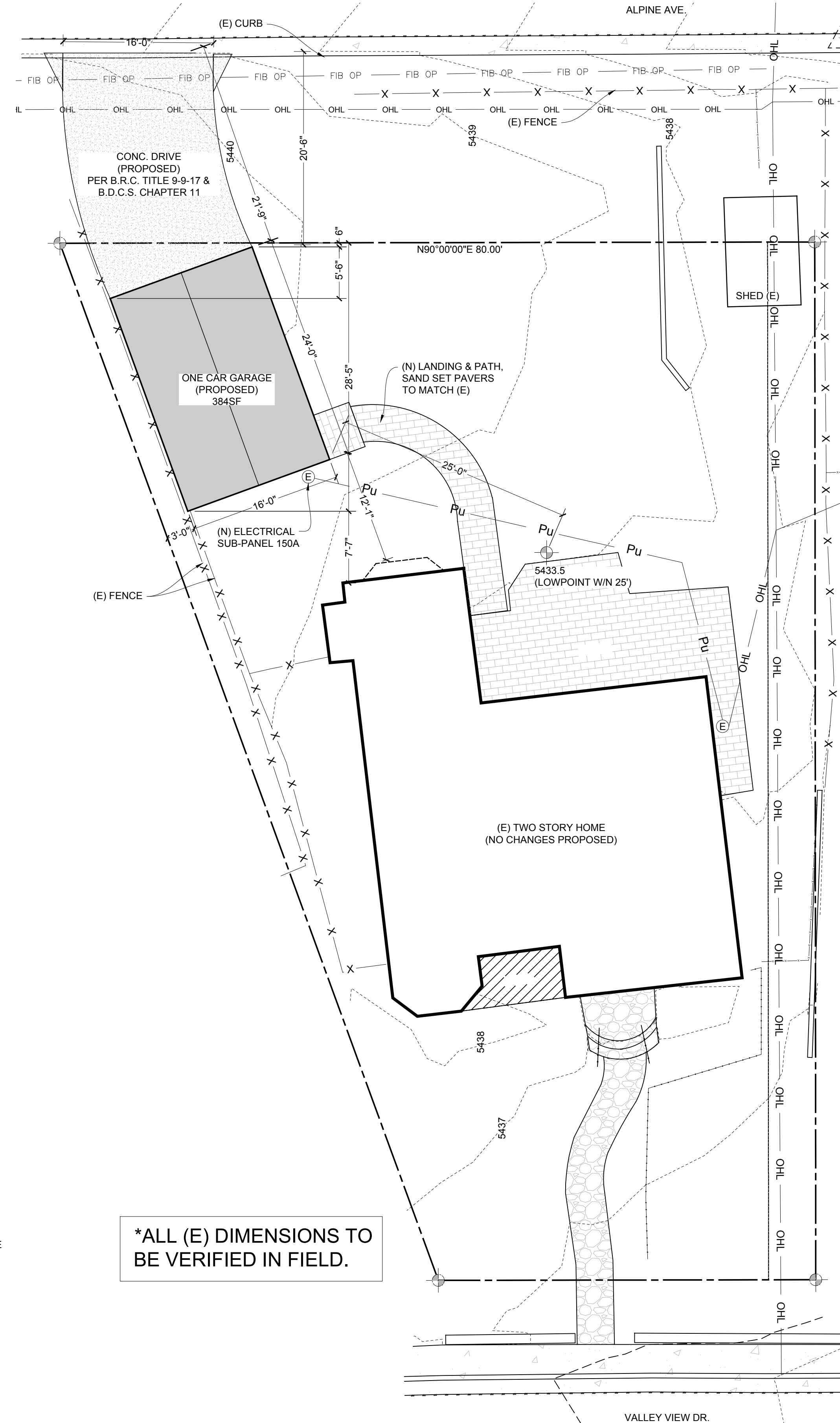
F.A.R. (PER 9-16-1, C.O.B. LAND USE CODE):
MAX. ALLOWED: 3420.0 S.F.
PROPOSED: 3230.0 S.F.

BUILDING COVERAGE (PER 9-16-1, C.O.B. LAND USE CODE):
MAX. ALLOWED: 2370.0 S.F.
PROPOSED: 1719.9 S.F.

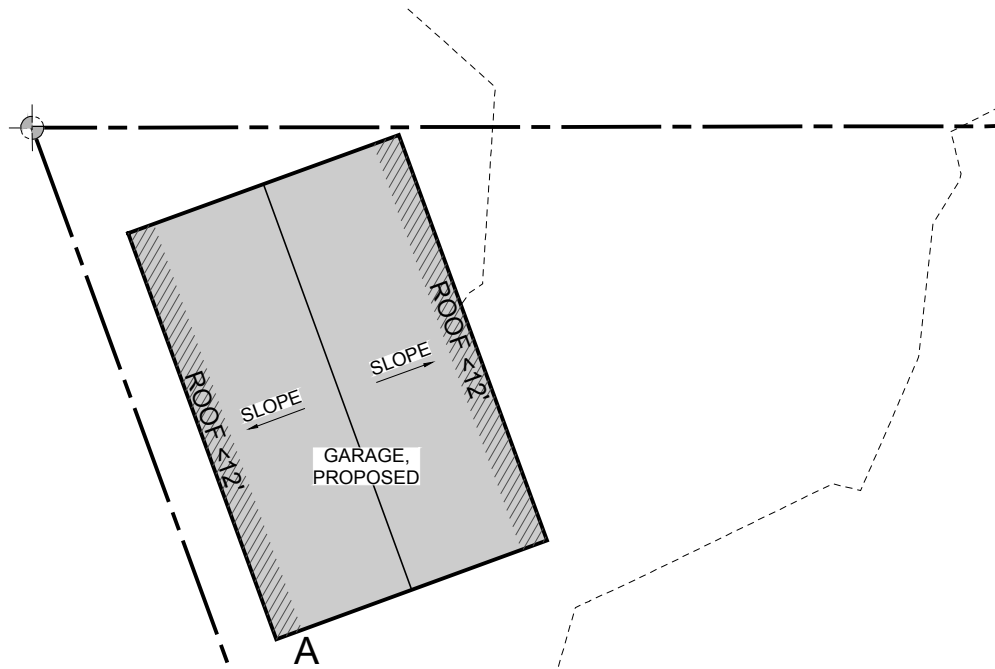
© 2025 THESE DRAWINGS AND THE DESIGNS THEY REPRESENT REMAIN THE PROPERTY OF INDEX AD, LLC. AND ARE INTENDED TO BE USED FOR CONSTRUCTION AT THE STATED LOCATION. ANY UNAUTHORIZED REPRODUCTION OR OTHER USE OF THESE DRAWINGS OR DESIGNS IS STRICTLY PROHIBITED.

GENERAL NOTES, SITE PLAN

- INFORMATION, INCLUDING BULKPLANE, IS BASED ON I.S.P. PROVIDED BY FLATIRONS, INC., DTD. 03/10/25. IN CASE OF CONFLICT, I.S.P. INFORMATION TAKES PRECEDENCE OVER THIS SITE PLAN.
- CONTRACTOR TO PROVIDE EROSION CONTROL WHERE NECESSARY
- LOCATION OF UTILITIES FOR GENERAL REF. ONLY, VERIFY ALL LOCATIONS.

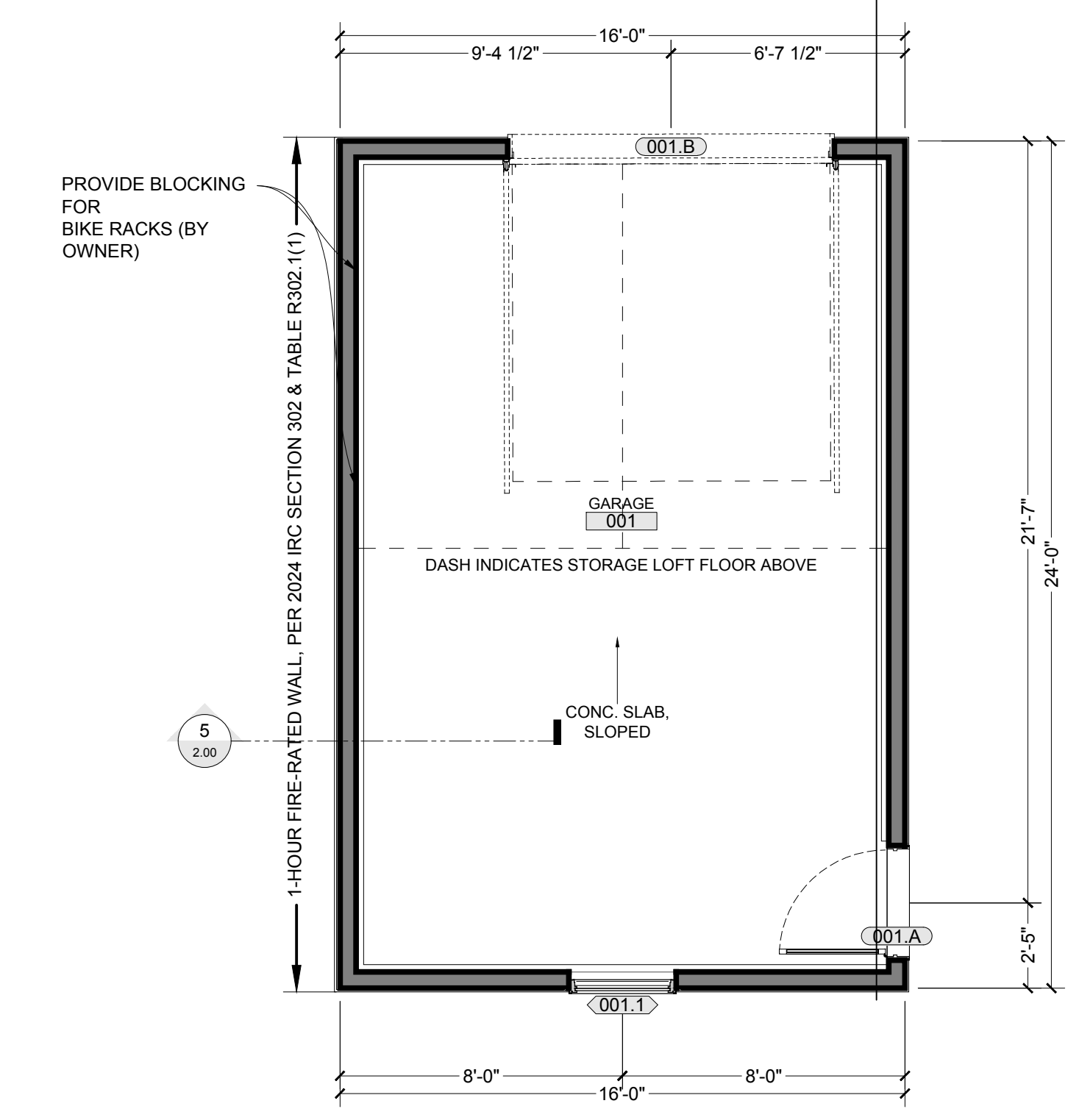


*ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD.

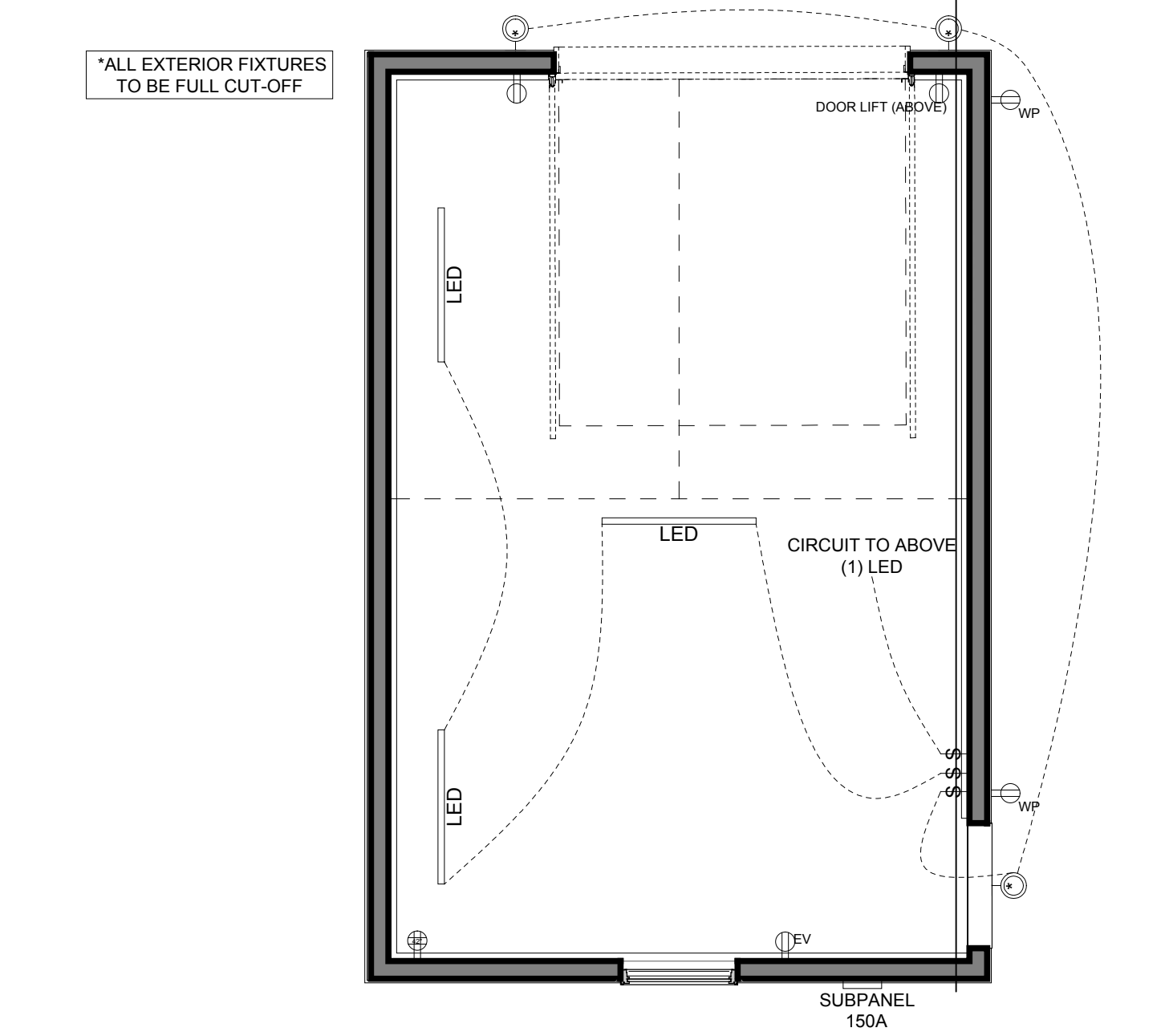


NOTE: ALL ROOF ELEMENTS ARE EITHER BELOW 12', DO NOT EXTEND BEYOND BUILDING, OR CAST ONTO PUBLIC R.O.W.

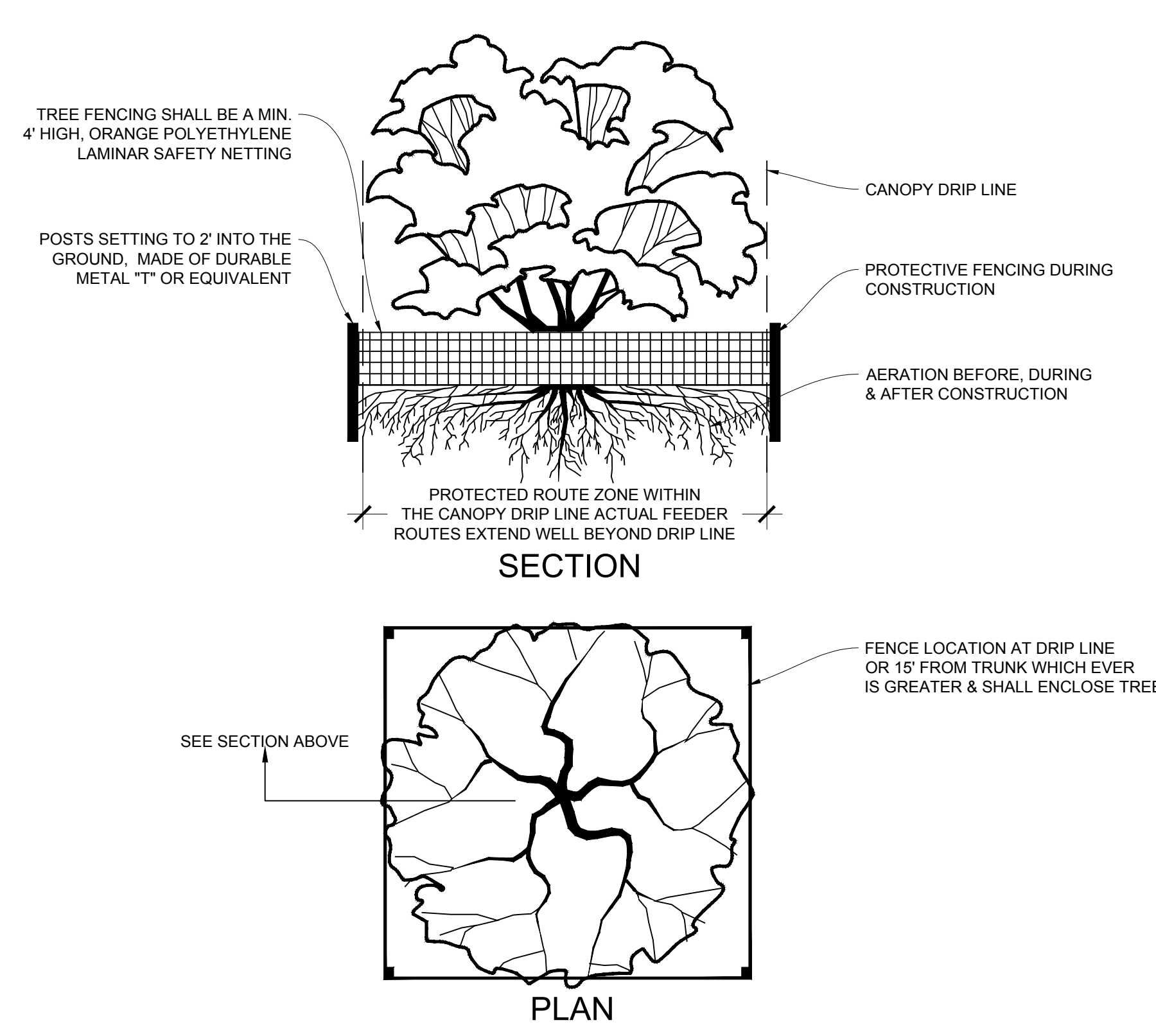
Roof Element (T1.0)	Roof Element Height A.F.F.	F.F. Elevation	Elevation of Roof Element (T)	Elev. of Grade at Property Line (X)	Relative Height of Roof Element (H)	Length of Shadow (L)	
			10a	2p	10a	2p	
A	12	5440.5	5452.5	5440.5	5440	12	12.5
						10a	2p
						0	1.325



4 PLAN, MAIN
SCALE: 1/4" = 1'-0"



5 PLAN, LIGHTING
SCALE: 1/4" = 1'-0"



3 CITY OF BOULDER, PROTECTED ROOT/DRIP LINE ZONE
SCALE: N.T.S.

1 PLAN, SITE
SCALE: 1/8" = 1'-0"

WORKING - NOT FOR CONSTRUCTION

SCHUHAM RESIDENCE
519 VALLEY VIEW DR., BOULDER, CO 80304

OWNER/CLIENT
ROB SCHUHAM

DESIGN
INDEX AD, LLC
BRAD BURCH
1301 CANYON BLVD, STE 120
BOULDER, CO 80302
303-219-0222
brad.burch@indexad.com

CONTRACTOR
MORNINGSTAR HOMES
303-886-4683

ENGINEER
LOPEZ SMOLINS ASSOC.
303-447-2813

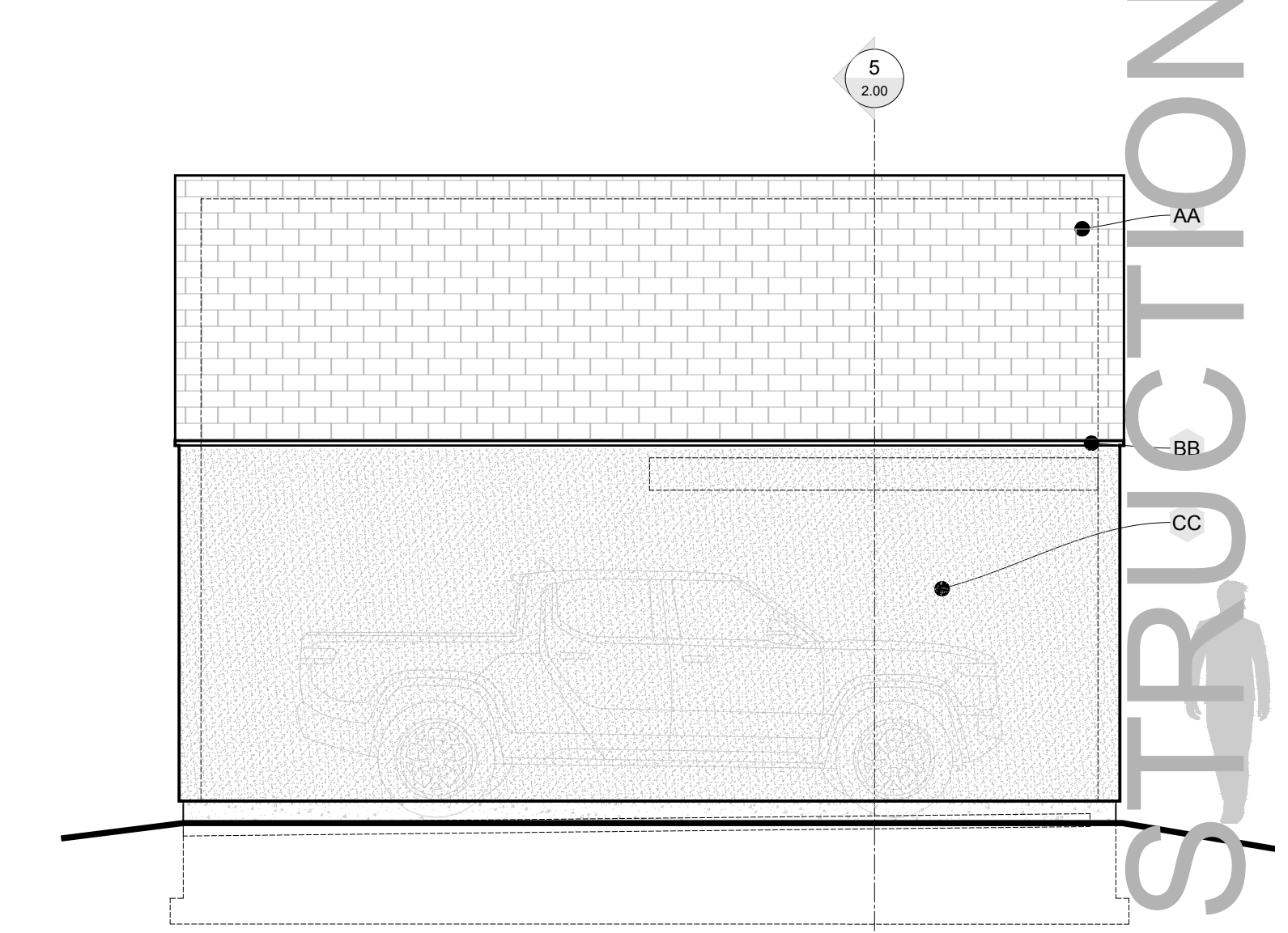
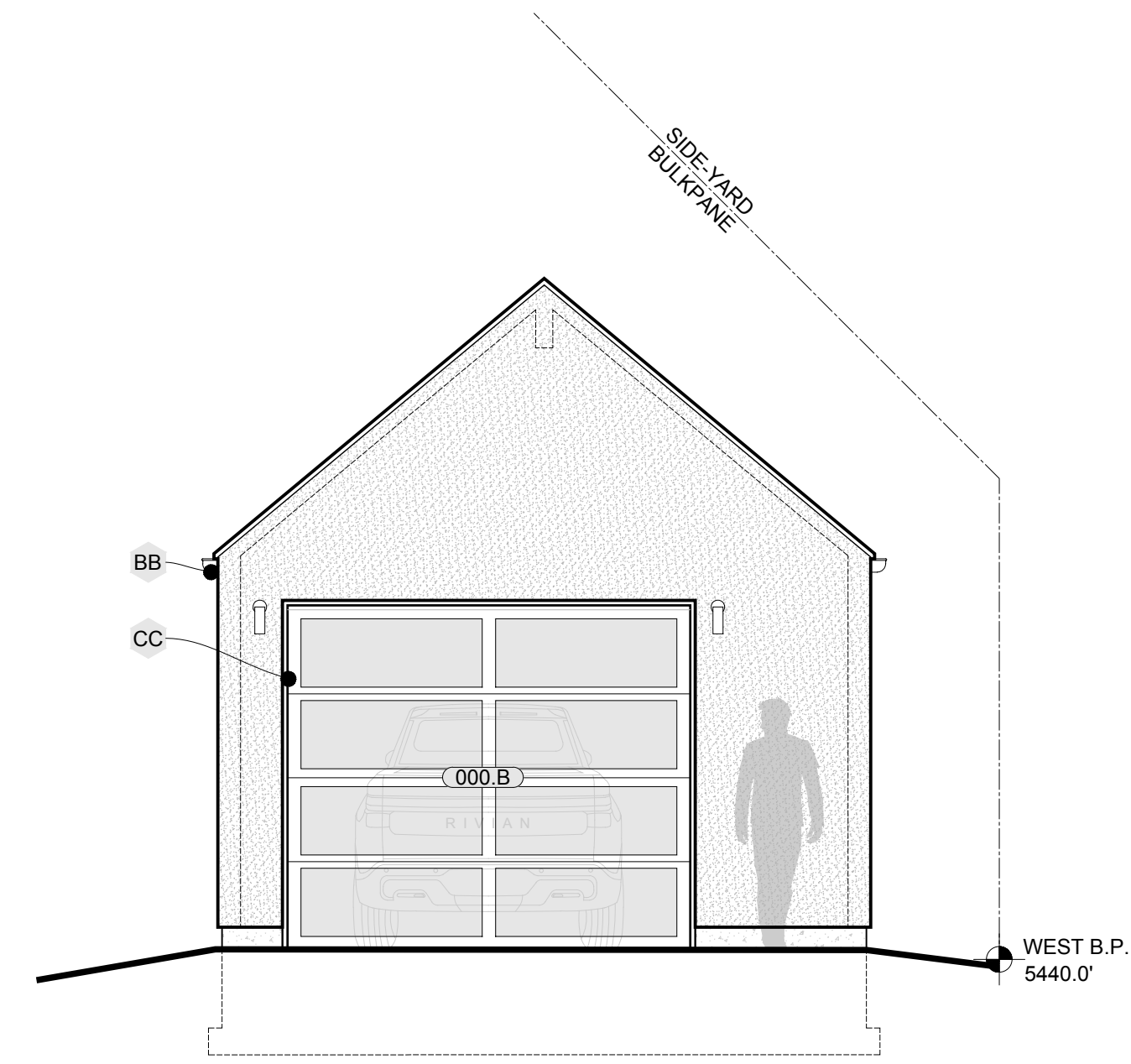
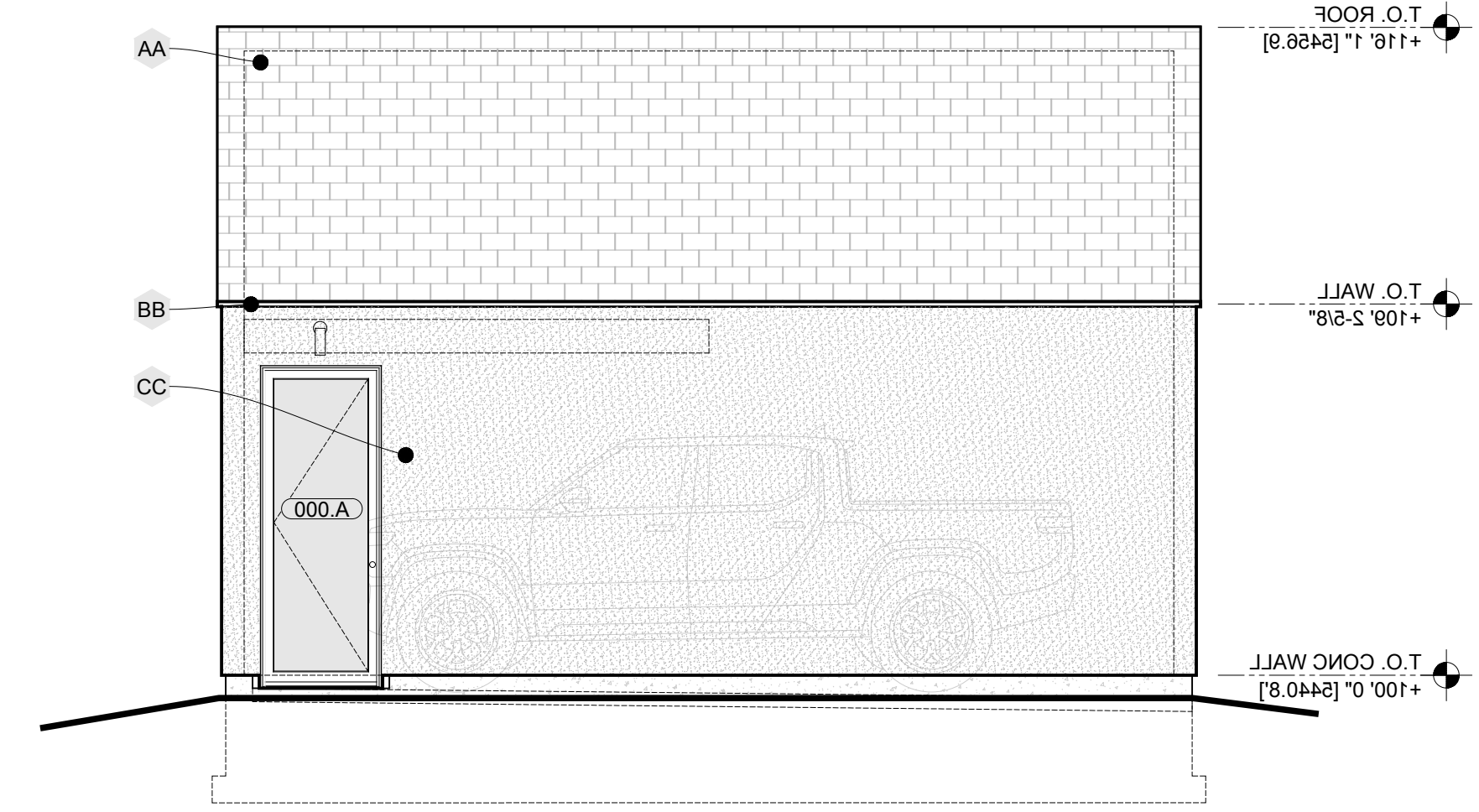
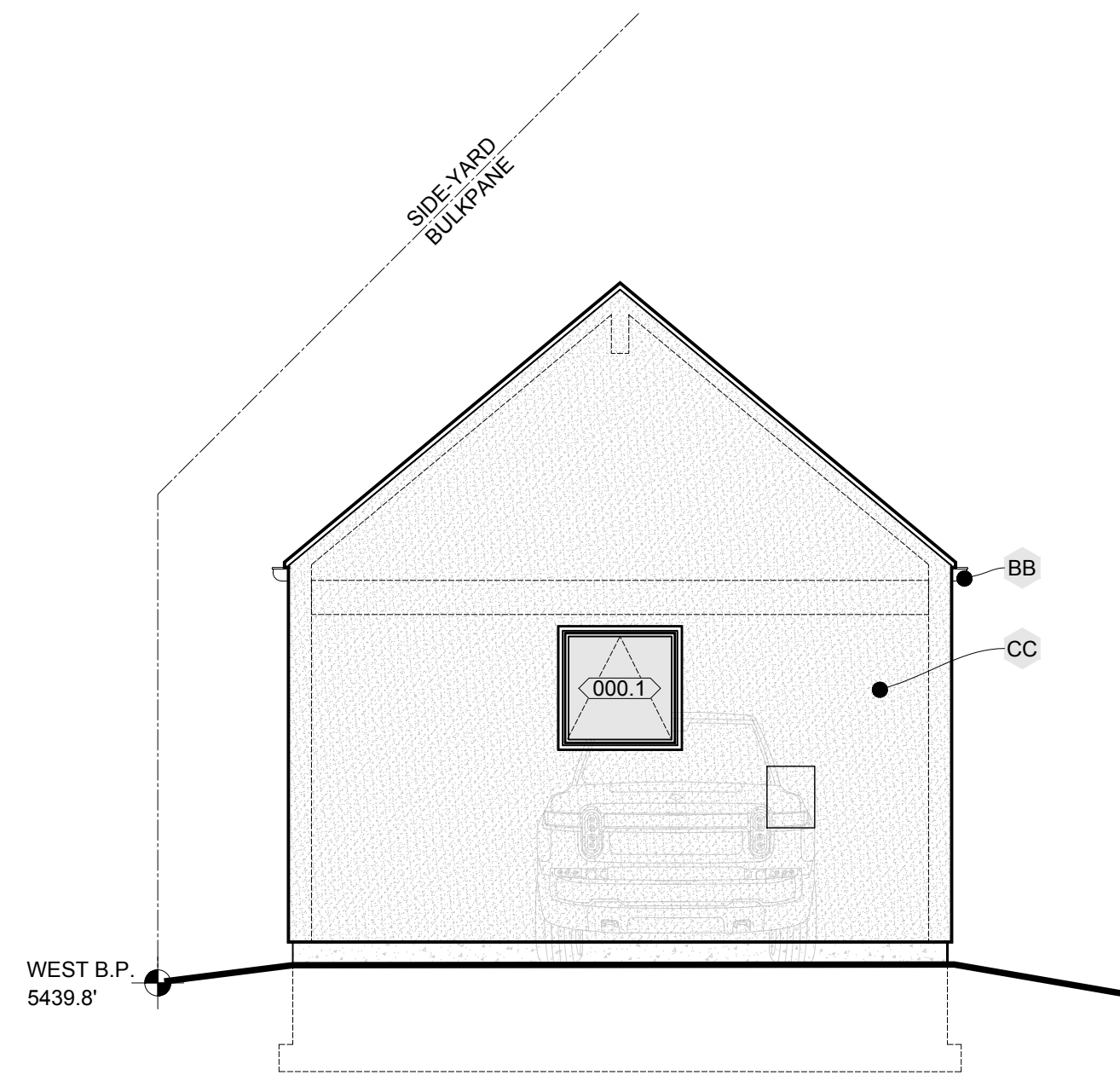
PLAN

A1.00

OCTOBER 10, 2025

KEY NOTES, ELEVATION

DESCRIPTION	MATERIAL	SPEC.	FINISH/COLOR
AA ROOF, SLOPED	ASPHALT	3-TAB	GRAY (MATCH HOUSE)
BB FASCIA/GUTTER	METAL	GALVALUME OR SIM.	BLACK (MATCH HOUSE)
CC SIDING	STUCCO	TBD	SMOOTH



1 ELEVATION, SOUTH
SCALE: 1/4" = 1'-0"
1 2 4 8'

2 ELEVATION, EAST
SCALE: 1/4" = 1'-0"

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

4 ELEVATION, WEST
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE SUBJECT TO CHANGE

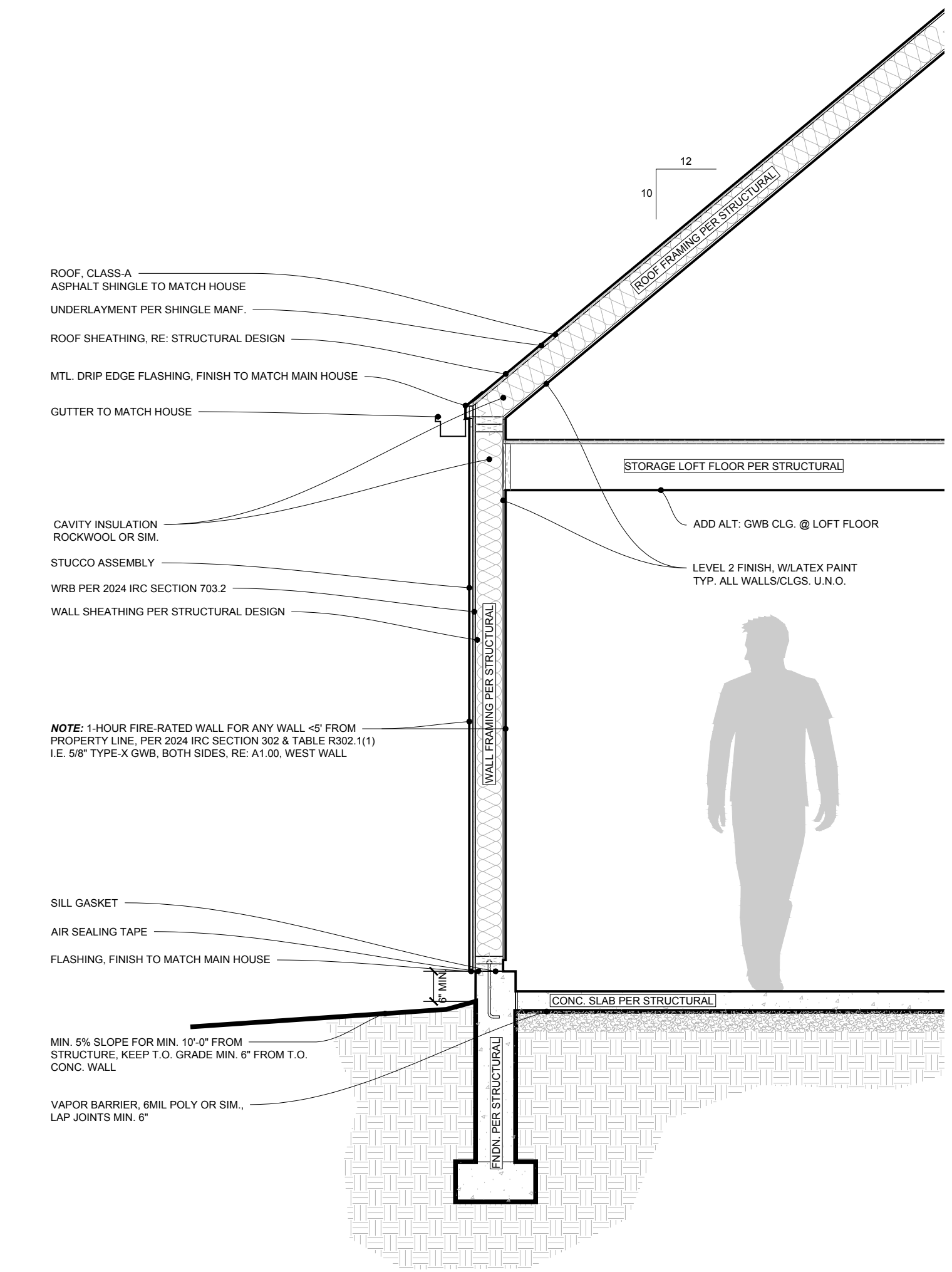
#	TYPE & DESCRIPTION	MANUFACTURER	UNIT SIZE (WxH)	JAMB	FINISH, EXT.	FINISH, INT.	REMARKS
001.1	AWNING	SIERRA PACIFIC	3/0 X 3/0	3-3/8"	CLAD, BLACK*	PNTE	TEMPERED, EGRESS

WINDOW NOTES:
 - ALL WINDOWS TO HAVE A MAX. U-FACTOR OF 0.27 AND MAX. SHGC OF 0.4 PER C.O.B. 2024 E.C.C.
 - ALL SKYLIGHTS TO HAVE A MAX. U-FACTOR OF 0.5 AND MAX. SHGC OF 0.4 PER C.O.B. 2024 E.C.C.
 - ALL WINDOWS & SKYLIGHTS TO BE INSTALLED PER MANF. SPECIFICATIONS
 - REFER TO ELEVATIONS FOR MULLION/MUNTIN CONFIGURATION (IF ANY) AND FOR HANDING. ELEVATIONS VIEWED FROM EXTERIOR U.N.O.
 - ALL OUTSWING WINDOWS TO HAVE INT. SCREENS
 - PROVIDE TEMPERED GLASS PER 2024 IRC
 - WINDOW SIZES AND CONFIG. ARE FOR GEN. INFORMATION ONLY. CONTRACTOR TO FIELD VERIFY ALL SIZE AND DIMENSION REQUIREMENTS.

DOOR SCHEDULE SUBJECT TO CHANGE

#	SIZE	LEAFS THICKNESS	DOOR				FRAME				REMARKS		
			PANEL	HANDING	MATERIAL	FINISH	JAMB	MATERIAL	INT. FINISH	HDWR.			
001.A	3/0 X 8/0	1	RE SPEC.	FULL LITE	LH	CLAD	BLACK	SIERRA PACIFIC	6-9/8"	CLAD/WOOD	PAINTED	CHROME	TEMPERED GLASS
001.B	9/0 X 8/0	1	RE SPEC.	1	OVERHEAD	STL.	BLACK	CLOPAY MODERN STEEL	PER SPEC.	WOOD	PAINTED		SLOPED CEILING TRACK

DOOR NOTES:
 - ALL EXTERIOR FULL LITE DOORS TO HAVE A MAX. U-FACTOR OF 0.30 PER C.O.B. 2024 E.C.C.
 - ALL EXTERIOR DOOR TO BE INSTALLED PER MANF. SPECIFICATIONS
 - PROVIDE ENTRY LOCKSETS W/DEADBOLTS -or- MULTIPOINT HARDWARE @ ALL EXT. DOORS
 - PROVIDE STOPS FOR ALL SWINGING DOORS
 - PROVIDE TEMPERED GLASS PER 2024 IRC



5 SECTION, WALL
SCALE: 3/4" = 1'-0"
1 2 4'

WORKING - NOT FOR CONSTRUCTION

SCHUHAM RESIDENCE
519 VALLEY VIEW DR., BOULDER, CO 80304

OWNER/CLIENT
ROB SCHUHAM

DESIGN
INDEX AD, LLC
BRAD BURCH
1301 CANYON BLVD, STE 120
BOULDER, CO 80302
303-219-0222
brad.burch@indexad.com

CONTRACTOR
MORNINGSTAR HOMES
303-886-4683

ENGINEER
LOPEZ SMOLLENS ASSOC.
303-447-2813



June 13th, 2025

519 Valley View, Garage Concept
View from Southeast



June 13th, 2025

519 Valley View, Garage Concept
View from Northeast

To:

Board of Zoning Adjustment
City of Boulder
1739 Broadway
Boulder, CO 80302

To the Board of Zoning Adjustment,

My name is Marcia Cotlar, and I live at 520 Valley View Drive, directly across from Rob Schuham's property at 519.

I am writing in support of his request to build a detached garage accessed from Alpine Street. From my perspective, this is a well-considered solution that fits with how similar garages are already arranged in the area.

The conditions on this lot—specifically the Alpine easement combined with the setback requirement—create a situation where a typical garage placement isn't workable. The requested adjustment seems like a reasonable way to accommodate those limitations without overbuilding or changing the character of the property.

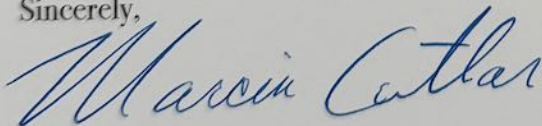
Our section of Valley View sees regular congestion, particularly with visitors heading to Mt. Sanitas. Shifting parking access to Alpine is a practical way to ease some of that pressure.

I also understand that Rob currently lacks a viable option to charge an electric vehicle at home. Incorporating a garage with charging capability is a logical and responsible improvement.

I believe this proposal is appropriate and support its approval.

Thank you for your time.

Sincerely,



Marcia Cotlar
520 Valley View Drive
Boulder, CO 80304

To:

Board of Zoning Adjustment
City of Boulder
1739 Broadway
Boulder, CO 80302

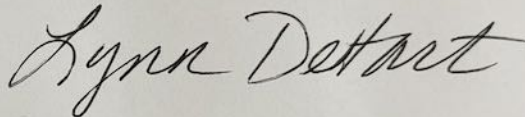
To the Board of Zoning Adjustment,

Our names are Norm and Lynn Dehart and we live directly east of Rob Schuham at 521 Valley View Drive. We have no problem with Rob building a garage next door to us that would be accessible from Alpine street like other neighbors of ours. Valley View Dr. can get pretty crowded on nice days when people park and hike Sanitas so a chance at having less cars on the street would be a good thing for our block.

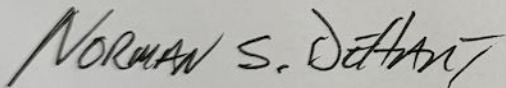
Thanks you for your consideration.



Norm Dehart
521 Valley View Drive
Boulder, CO 8034



Lynn Dehart
521 Valley View Drive
Boulder, CO 80304



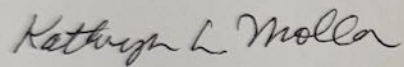
To:

Board of Zoning Adjustment
City of Boulder
1739 Broadway
Boulder, CO 80302

To whom it may concern,

My name is Kathryn Moller and I own 515 Valley View Drive next door and to the west of 519 Valley View where Rob Schuham lives. I am in favor of Rob building a freestanding garage, accessible from Alpine like my garage, as it will help relieve parking congestion on our section of Valley View drive.

Thanks you for your consideration.



Kathryn Moller
515 Valley View Drive
Boulder, CO 80304

To:

Board of Zoning Adjustment
City of Boulder
1739 Broadway
Boulder, CO 80302

To the Board of Zoning Adjustment,

My name is Kirill Kourtchikov, and I live at 516 Valley View Drive, across from 519.

I support Rob Schuham's proposal to build a freestanding garage with access from Alpine Street. This approach is consistent with the neighborhood.

Given the 20-foot easement and required setback, a standard placement doesn't appear feasible without impacting the house. The requested variance is a reasonable response to that constraint.

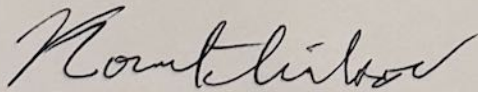
Valley View parking can be congested, particularly with Sanitas traffic. Access from Alpine should help reduce that.

I also understand there is no practical or permitted way for Rob to charge an electric vehicle at his home today. A garage with charging is a sensible solution.

I support approval of his proposal.

Thank you for your consideration.

Sincerely,



Kirill Kourtchikov
516 Valley View Drive
Boulder, CO 80304

To:

Board of Zoning Adjustment
City of Boulder
1739 Broadway
Boulder, CO 80302

To the Board of Zoning Adjustment,

Our names are Gary and Jean Hurst, and we reside at 511 Valley View Drive, two properties west of Rob Schuham at 519 Valley View Drive.

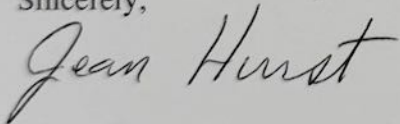
We are writing in support of Rob's proposal to construct a freestanding garage on his property, with access from Alpine Street. Similar to other garages in the neighborhood, including ours, this approach is both practical and consistent with the existing character of the area.

We believe this addition will help alleviate some of the parking congestion on Valley View Drive, particularly during busy times when visitors park for access to Mount Sanitas. Reducing the number of vehicles on the street would be a positive outcome for the neighborhood.

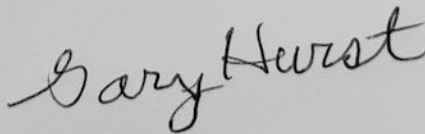
We also understand that Rob owns an electric vehicle and currently has no practical or legal way to charge it at his home. A garage with an integrated charging solution would provide a necessary and responsible way for him to support this vehicle.

Thank you for your time and consideration.

Sincerely,



Jean Hurst
511 Valley View Drive
Boulder, CO 80304



Gary Hurst



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 _____. 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.

Kimberly Cottan

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.

Attn: Boulder Board of Zoning Adjustment
Re: 2770 6th Street setback variance request

I, Allen Krughoff, am the owner of 2770 6th Street. I authorize Kim Cattau of Slope Architecture to submit a setback variance request on our behalf.



2026.04.13

Written Statement for Variance request

2770 6th Street

Variance requested:

- 1) North side setback of 3.8' where 5' is required**
- 2) Combined side setback of 12.1' where 15' is required**

(h) Criteria for Variances: The BOZA may grant a variance only if it finds that the application satisfies all of the applicable requirements of Paragraph (h)(1), (h)(2), (h)(3) or (h)(4) of this section and the requirements of paragraph (h)(5) of this section.

(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; or

This lot has an adjacent 10' utility easement between the northern property line and the next property to the north at 2800 6th. It seems that when this home was built, the "property line" referenced may have been at the center of this easement and not at the legal property line as known today. Therefore this lot has an unusual circumstance in that the original home was built in compliance with different setback requirements than are known to apply today.

Also, the roof on the affected portion of the building was built with flat structure, and no slope for drainage. This has been an issue for maintenance and waterproofing, and in order to remedy the roofing / waterproofing issue, a slope to the roof will be required.

(ii) There is a physical disability affecting the owners of the property or any member of the family of an owner who resides on the property which impairs the ability of the disabled person to utilize or access the property; and

Not applicable.

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

Only 6 lots in this subdivision have a utility easement adjacent, making it an unusual circumstance that does not exist throughout the neighborhood.

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

It would not be possible to develop in conformity using the existing footprint of the house since the entire north wall is non-conforming based on current setback requirements.

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

The house existed in this configuration prior to the current owner's purchase in 2015.

(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 neighborhood contains many similar homes that have been renovated in unique ways. The proposed alteration would only be visible from the alley, and aligns with the character of other homes in the neighborhood.

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

The increase in height to the roof is minimal, and the higher portions are furthest from the property line / setback where the impact on neighbors is less. Proper solar access per Solar Access Area 1 (12' fence) is also maintained for both the easement and property to the north. The adjacent property owner (2800 6th) has provided a letter in support of the variance request.

(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 exterior wall (studs and inner drywall) and existing foundation are to be maintained in line with BRC 9-10-3 (2), and the only requested variance is for a slight increase in roof height to provide proper slope for drainage and roof repair.

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

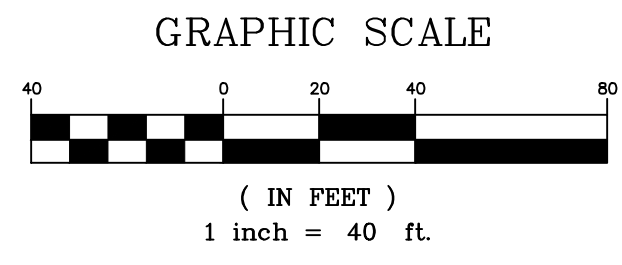
The current and proposed roof both comply with Solar Access provisions as the actual and adjusted height are less than 12'.

Parcel Description
(PROVIDED BY LAND TITLE GUARANTEE COMPANY)

LOT 12, BLOCK 1, HUDSON ADDITION TO THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

Legend

- FOUND 2" ALUMINUM CAP "STEVEN SELLARS LS 27615"
- FOUND 1 1/4" ALUMINUM CAP "STEVEN SELLARS LS 27615"
- ▲ SET TEMPORARY BENCHMARK AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF HUDSON ADDITION, REC. NO. 506543, 9/11/1951
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- DECK
- FENCE
- X'/X' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- X'/X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER VALVE
- SANITARY SEWER MANHOLE
- ★ LIGHT POLE
- ⊕ GAS METER
- ⊕ AIR CONDITIONER UNIT
- ⊕ LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- ELEV ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- ⊕xxx.x' SPOT ELEVATION
- BH BUILDING HEIGHT
- ow OVERHEAD UTILITY LINE

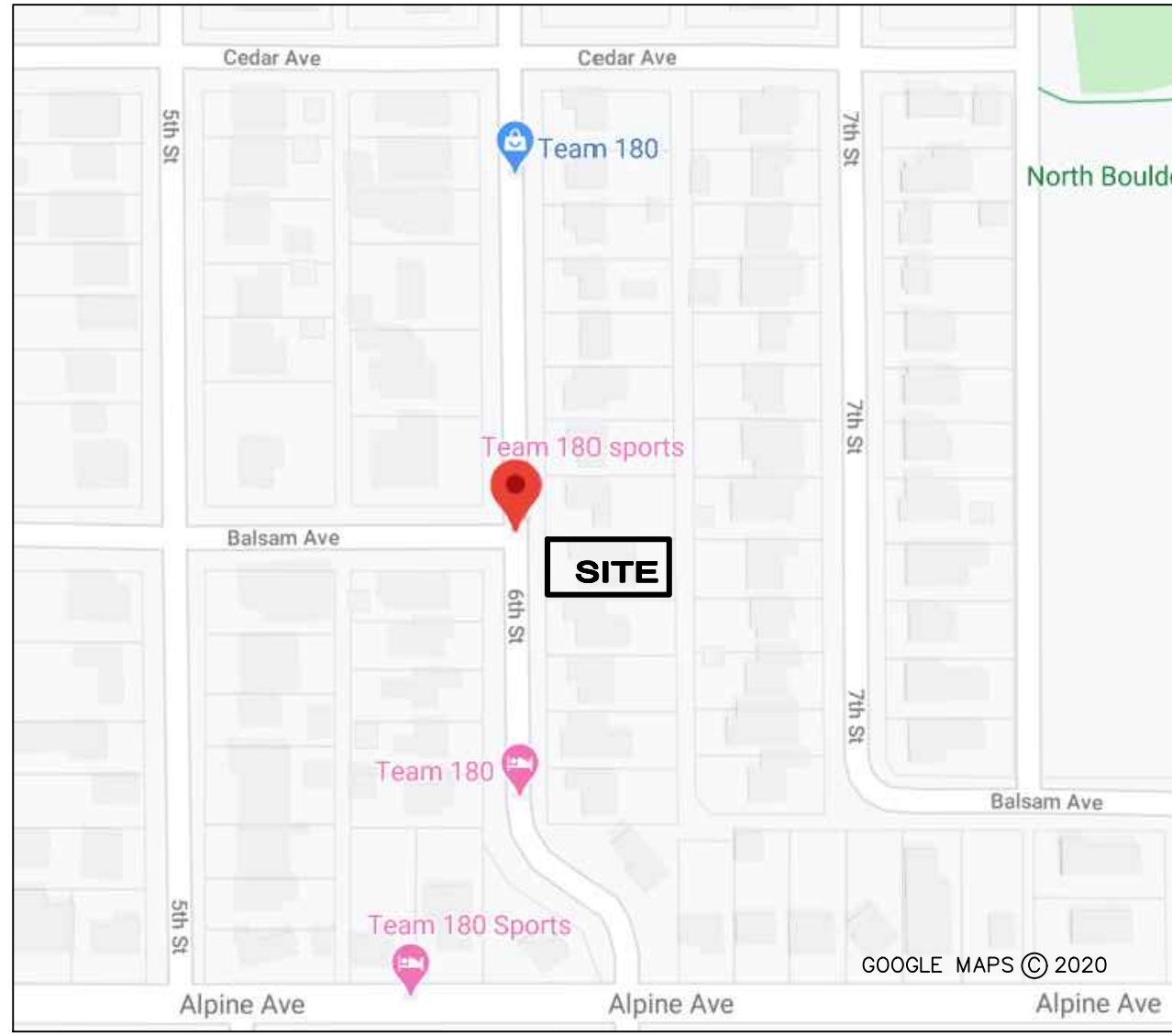
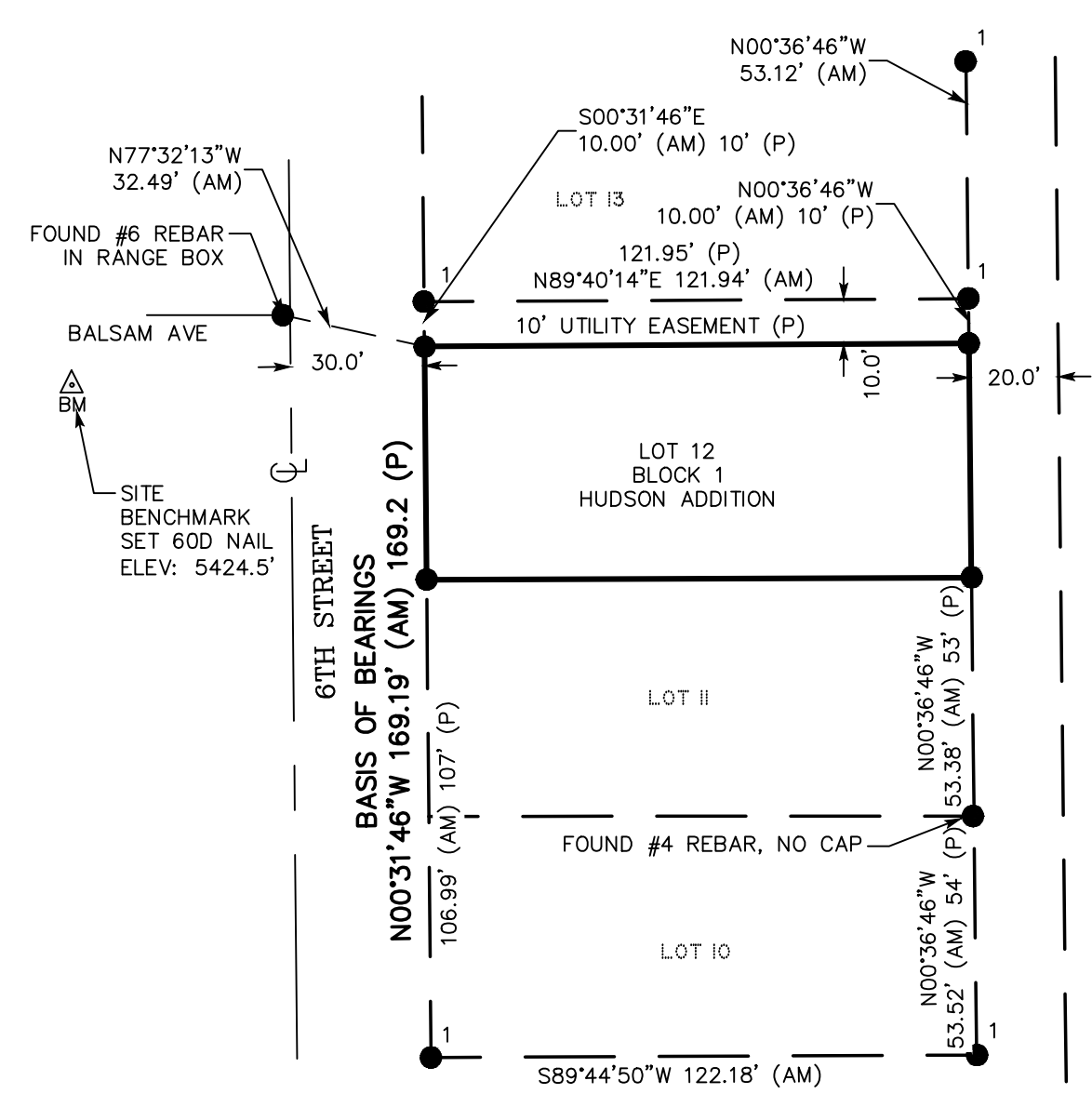


IMPROVEMENT SURVEY PLAT

LOT 12, BLOCK 1, HUDSON ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

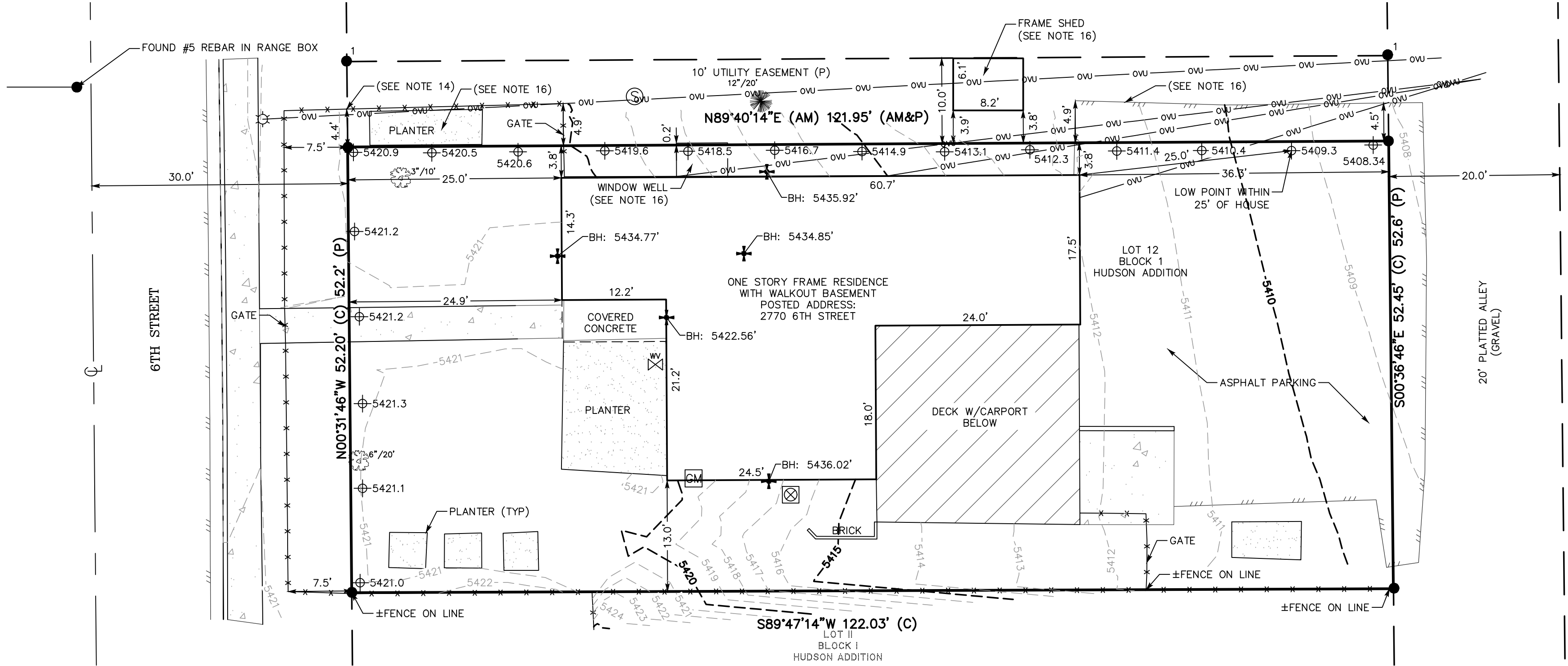
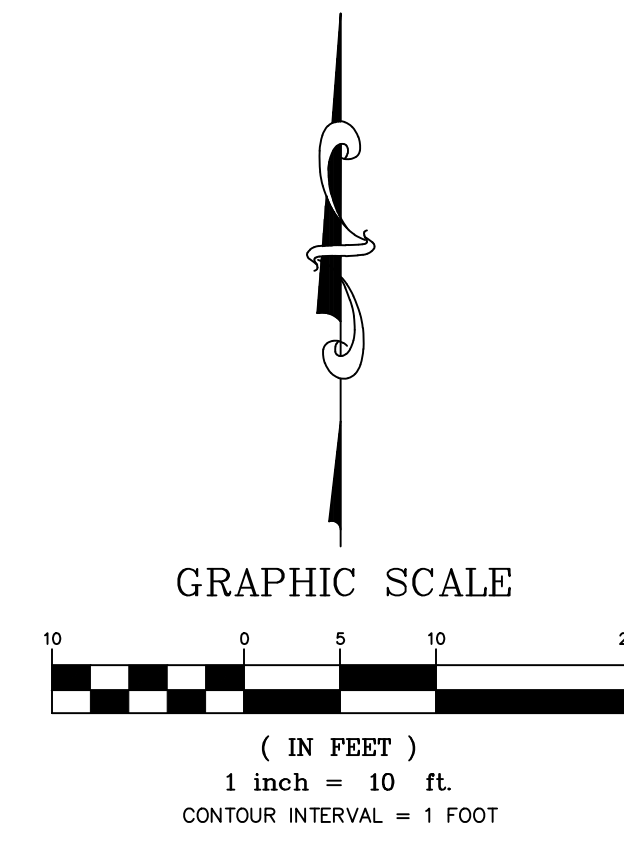
Control Diagram



Notes

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER K70450465-3, DATED APRIL 27, 2015 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ALLEN KRUGHOFF, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°31'46\"/>

Parcel Detail



Boundary Closure Report

COURSE: N89°40'14"E LENGTH: 121.95'
 COURSE: S00°36'46"E LENGTH: 52.45'
 COURSE: S89°47'14"W LENGTH: 122.03'
 COURSE: N00°31'46"W LENGTH: 52.20'

AREA: 6383 SQ. FT.
 ERROR CLOSURE: 0.00 COURSE: S64°51'28"W
 ERROR NORTH: -0.001 EAST: -0.003

PRECISION 1: 348630000

Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON'S, INC., TO ALLEN KRUGHOFF, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON FEBRUARY 11, 2020; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

JOHN B. GUYTON COLORADO P.L.S. #16406
 CHAIRMAN & CEO, FLATIRON'S, INC.

Depositing Certificate
 SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____, 20____

DATE	REVISION
3/2/2020 & MA	1 - RE-DRAWN LOGO
	2 -
	3 -
	4 -
	5 -
	6 -
	7 -
	8 -
	9 -
	10 -

IMPROVEMENT SURVEY PLAT
 PREPARED FOR
 ALLEN KRUGHOFF
 COPYRIGHT 2020 FLATIRON'S, INC.

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.flatironsinc.com
 655 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 776-1733
 FAX: (303) 776-4355

4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 936-6997
 FAX: (303) 923-3180



JOB NUMBER:
20-74,214
 DATE:
02-11-2020
 DRAWN BY:
E. PRESCOTT
 CHECKED BY:
JZG/SB/WW

SHEET 1 OF 1

DEDICATION

STATE of COLORADO SS
COUNTY of BOULDER

Know all men by these presents, that we Hallie H. Hudson, William J. Hudson, and Dale C. Hudson are the owners of the following described tracts to wit: Lots 55-56-57-58-63-64-65-66 in Newland Addition to the City of Boulder, Colorado; according to the amended replat of said addition, as shown in plat book 3 at Page 51, in the office of the County Clerk and Recorder of Boulder County, Colorado; Lots 15 and 16, Block 25 and Lots 15 and 16, Block 26, less the South 150 ft. of Lot 16, in Block 26 all in Newland Addition to the City of Boulder, Colorado, as recorded in plat book 2 at Page 168, in the office of the County Clerk and Recorder, Boulder County, Colorado.

That we have caused the above described real estate to be laid out and surveyed as Hudson Addition to the City of Boulder and that the streets and alleys are of the widths set forth on the accompanying plat and all lots are of the dimensions indicated and are designated as set forth on the accompanying plat of said Hudson Addition to the City of Boulder and we hereby dedicate and set apart all of the streets and alleys as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of August A.D. 1951

STATE of COLORADO SS
COUNTY of BOULDER

I, R. M. Ryan, a Notary Public in and for said County in the state of the aforesaid do hereby certify that Hallie H. Hudson, William J. Hudson, Dale C. Hudson, who personally known to me to be the persons whose names are subscribed to this plat and dedication appeared before me this day in person and acknowledged that they signed and sealed this said instrument of writing as their free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 17th day of August A.D. 1951, my commission expires November 18, 1954

Hallie H. Hudson
William J. Hudson
Dale C. Hudson

R. M. Ryan
NOTARY PUBLIC

ENGINEERS CERTIFICATE

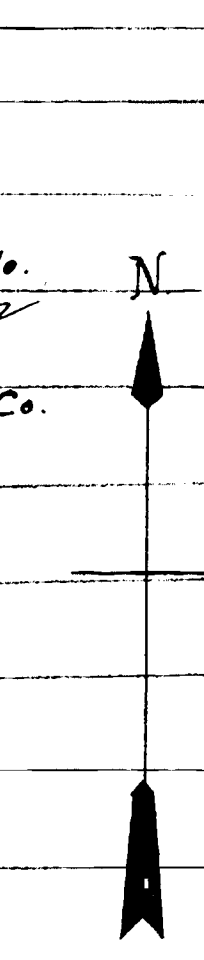
Eugene B. Burright do hereby certify that I have surveyed Hudson Addition to the City of Boulder, Colorado, and that the accompanying map accurately represents said survey.

Eugene B. Burright
REGISTERED ENGINEER

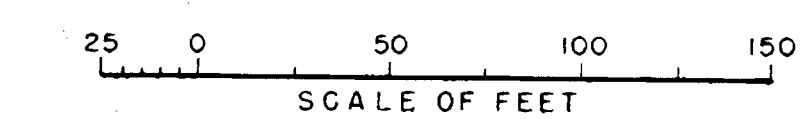
CLEARED FOR EASEMENTS: Public Service Co. of Colo. By J. S. Henderson
Mountain States Tel. & Tel. Co. By M. J. Guillan
City Engineer By A. W. Dixon

It is agreed that the subdivider shall finance the installation of the sanitary and storm sewer system and of street improvements including curbs, gutter sidewalk and paving, when constructed

Signed By: William J. Hudson
Date: 9-10-51



2029A



HUDSON ADDITION TO THE CITY OF BOULDER

A RESUBDIVISION OF A PART OF NEWLAND ADDITION AND NEWLANDS SUBDIVISIONS TO THE CITY OF BOULDER, COLORADO, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 25 T, IN., RANGE 71 WEST OF THE 6th P.M.

Recorded Plat Book 5 Page 56
Filed Book A-1 Page 63U

MAYOR'S CERTIFICATE

STATE of COLORADO SS
COUNTY of BOULDER
This is to certify that a copy of the accompanying plat of Hudson Addition, an addition to the City of Boulder has been filed with the Director of Finance and record and Ex-officio City Clerk of the City of Boulder, Colorado, on the 11th day of SEPTEMBER A.D. 1951; and that it was submitted by the owners of all the lands lying within the said Hudson Addition to the City of Boulder, Colorado for approval.

This is to certify further that the said plat of Hudson Addition to the City of Boulder, has been approved by three-fourths of the members elected to the City Council of the said City of Boulder, and that the City of Boulder, by J. Perry Bartlett, the undersigned, its mayor, duly authorized therefore by resolution of the Council of the said City of Boulder, adopted by vote of more than three-fourths of the members elected thereto, on the 11th day of SEPTEMBER A.D. 1951, hereby adopts this plat of Hudson Addition to the City of Boulder, for the uses and purposes indicated hereon. The land embraced within the boundaries of Hudson Addition was formerly in and formed a portion of Newland Addition to the City of Boulder as fully described in the dedication statement as recorded on this plat, and is a replat and resubdivision of the land formerly embraced within said Newland Addition to the City of Boulder as shown in plat book 3 at Page 51 and plat book 2 at Page 168 in the office of the County Clerk and Recorder of Boulder County, Colorado.

IN WITNESS WHEREOF, the said City of Boulder, a Municipal Corporation has caused its name to be hereunto subscribed by its hand and its seal to be hereunto affixed by its Director of Finance and Record and Ex-officio City Clerk.

City of Boulder
By J. Perry Bartlett
MAYOR
Attest: Edward Adams
DIRECTOR OF FINANCE AND RECORD
EX-OFFICIO CITY CLERK

PLANNING COMMISSION CERTIFICATE

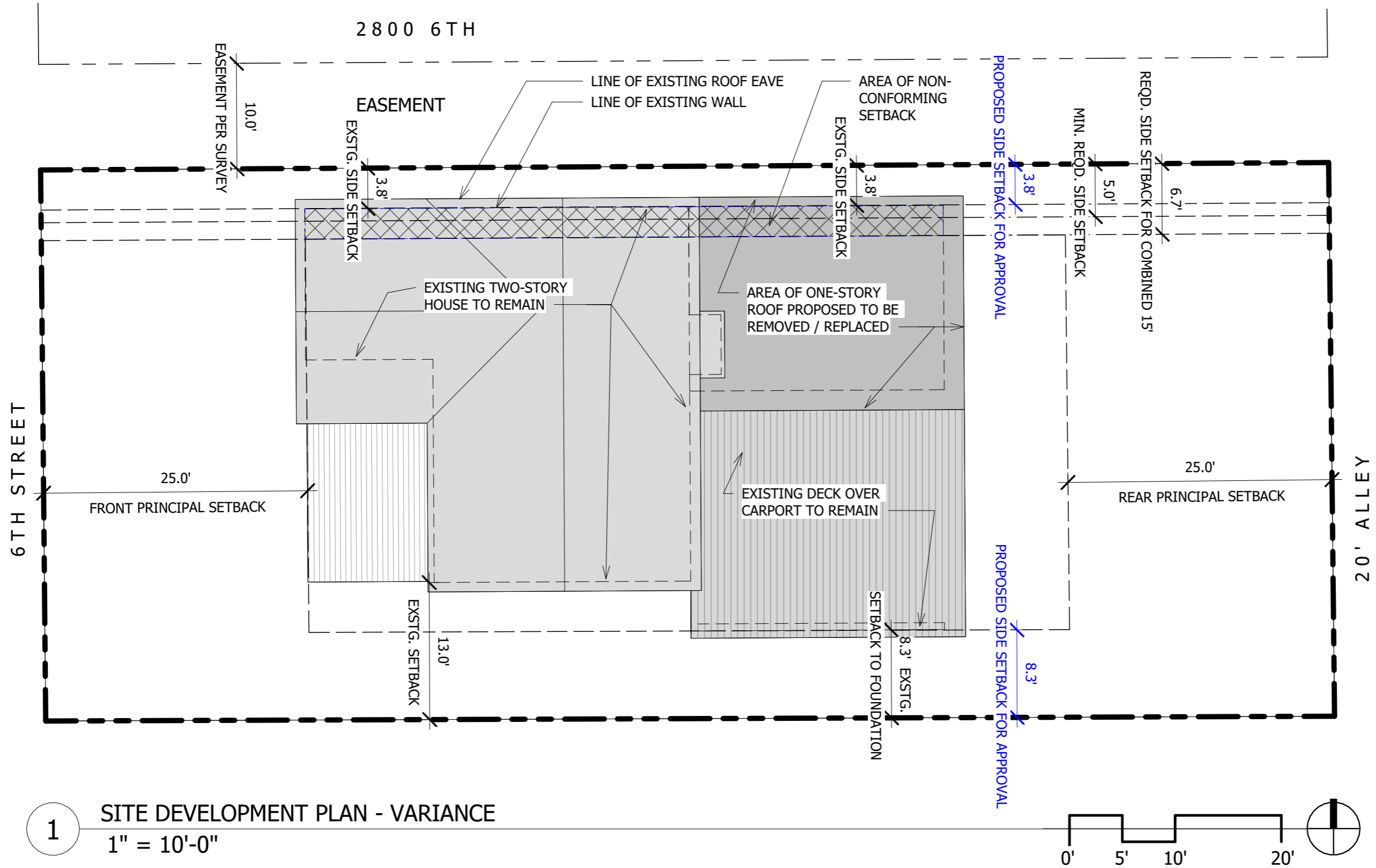
Preliminary approval this 3rd day of JULY A.D. 1951
Planning and Parks Commission of the City of Boulder, Colorado.
By Harlow A. Patton
CHAIRMAN

Final approval this 4th day of SEPTEMBER A.D. 1951
Planning and Parks Commission of the City of Boulder, Colorado.
By Harlow A. Patton
CHAIRMAN

CLERK AND RECORDERS CERTIFICATE

STATE of COLORADO SS
COUNTY of BOULDER
I hereby certify that this instrument was filed in my office at 3:59 o'clock P.M. Sept. 11th A.D. 1951 and is duly recorded in plat book No. 5 Page 56.
By Jack London
RECORDER
Lois L. Homan
DEPUTY

0491



NOT FOR CONSTRUCTION

The Krughoff Residence
 Allen and Kathryn Krughoff
 2770 6th St
 Boulder, CO 80304

SLOPE
 ARCHITECTURE
 303.223.4295
 slopearchitecture.com

Revision Schedule

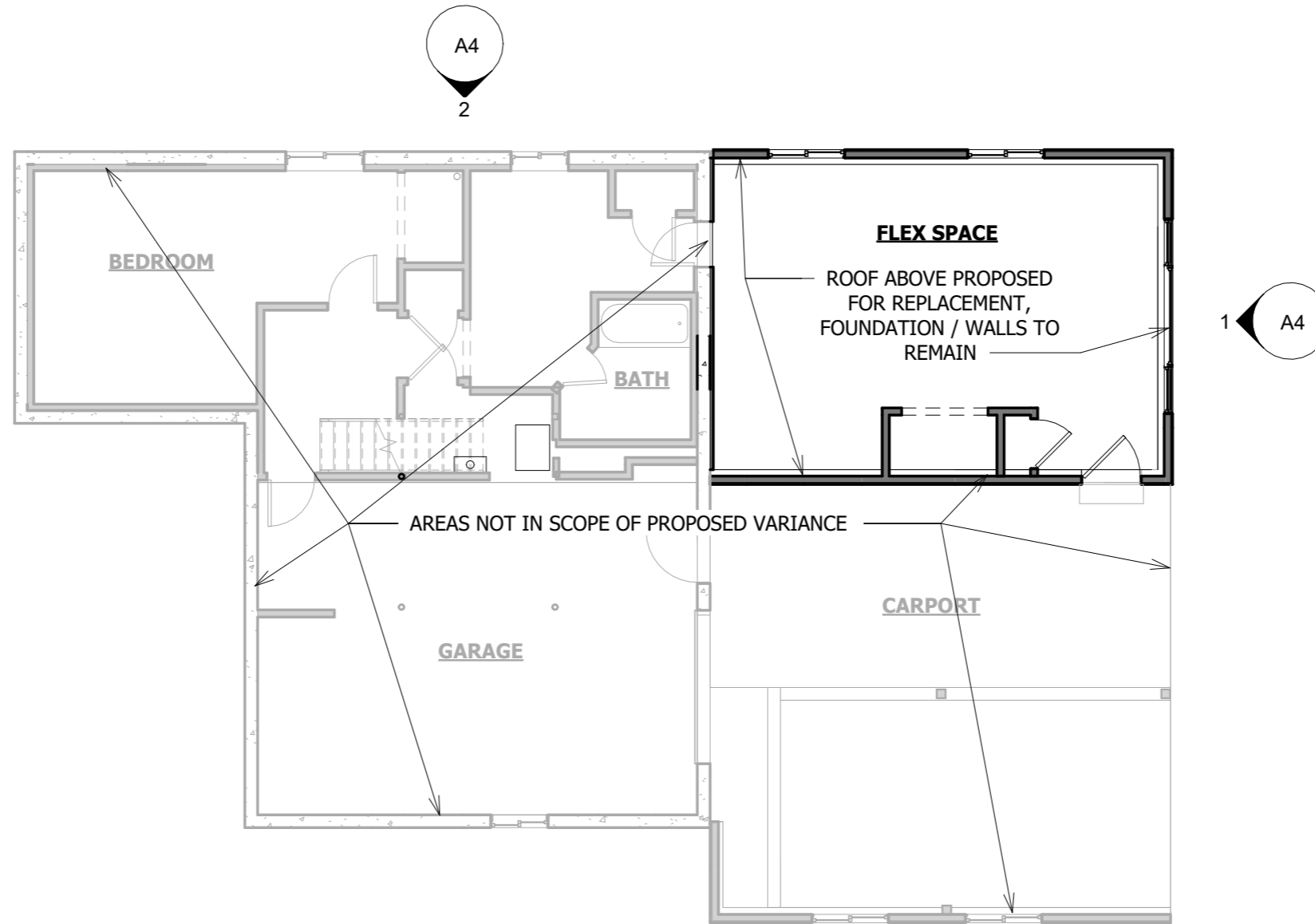
No.	Date	Description

DATE: 2026.04.09
 PROJECT NO.: 26.110

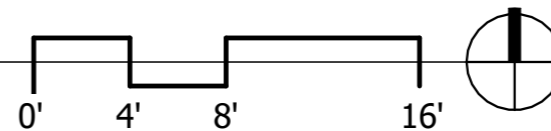
**SITE PLAN -
 VARIANCE**

A1

1 SITE DEVELOPMENT PLAN - VARIANCE
 1" = 10'-0"



1 LOWER LEVEL FLOOR PLAN - VARIANCE
 1/8" = 1'-0"



NOT FOR CONSTRUCTION

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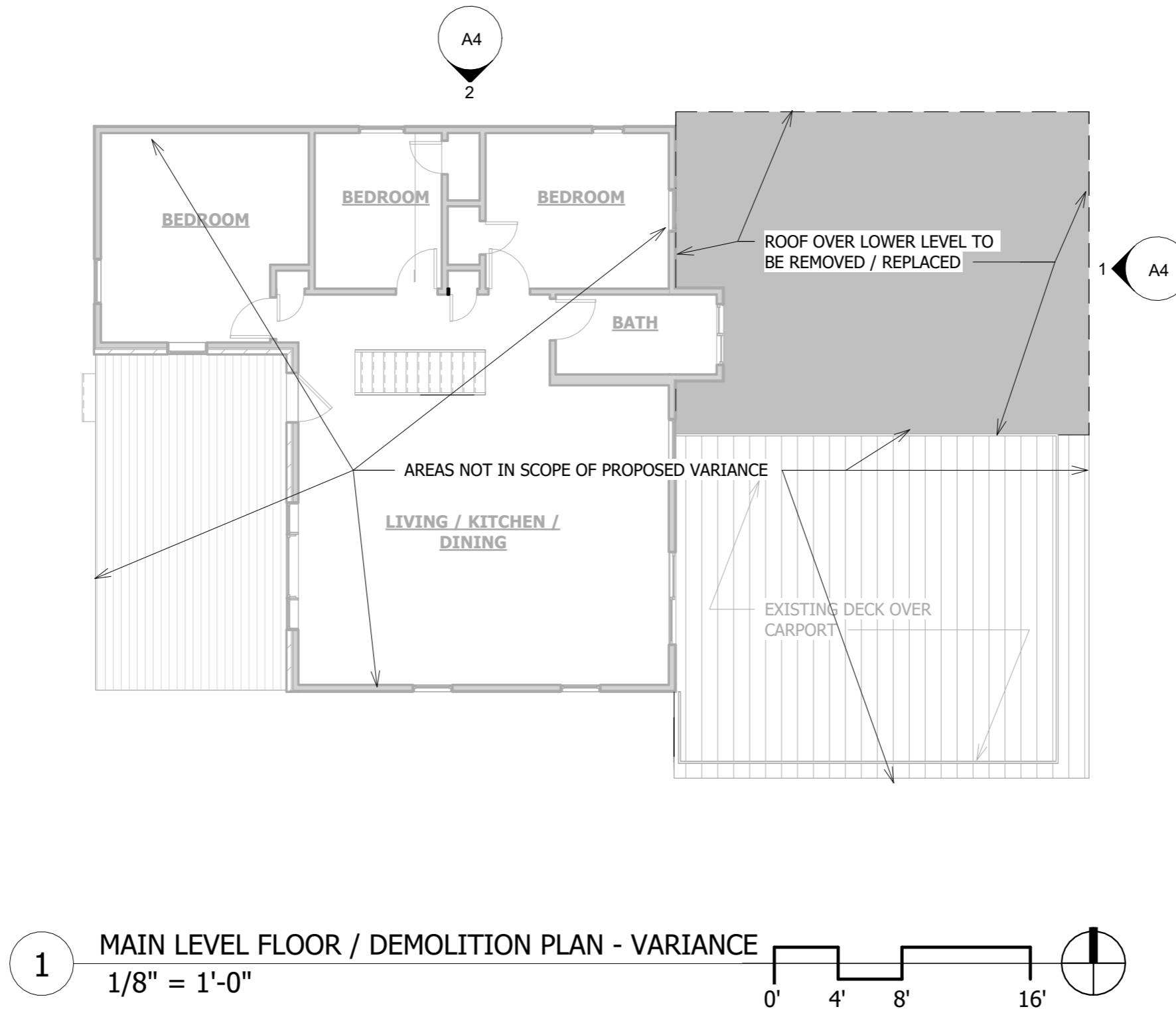
Revision Schedule

No.	Date	Description

DATE: 2026.04.09
 PROJECT NO.: 26.110

**LOWER LEVEL
 FLOOR PLAN**

A2



NOT FOR CONSTRUCTION

The Krughoff Residence
 Allen and Kathryn Krughoff
 2770 6th St
 Boulder, CO 80304

SLOPE
 ARCHITECTURE
 303.223.4295
 slopearchitecture.com

Revision Schedule

No.	Date	Description

DATE: 2026.04.09
 PROJECT NO.: 26.110

**MAIN LEVEL
 FLOOR PLAN**

A3

HIGH POINT OF ROOF BEYOND
(OUTSIDE OF AREA OF SETBACK
NONCONFORMANCE)

EXISTING AND PROPOSED ROOF EAVE
APPROXIMATELY ALIGN

RETAIN EXTERIOR WALL AND EXISTING FOUNDATION
WHERE NON-CONFORMING WITH SETBACK
INCLUDES STUDS AND INTERIOR DRYWALL

EXISTING
WINDOWS (INFILL)

EXISTING
RAILING
BEYOND

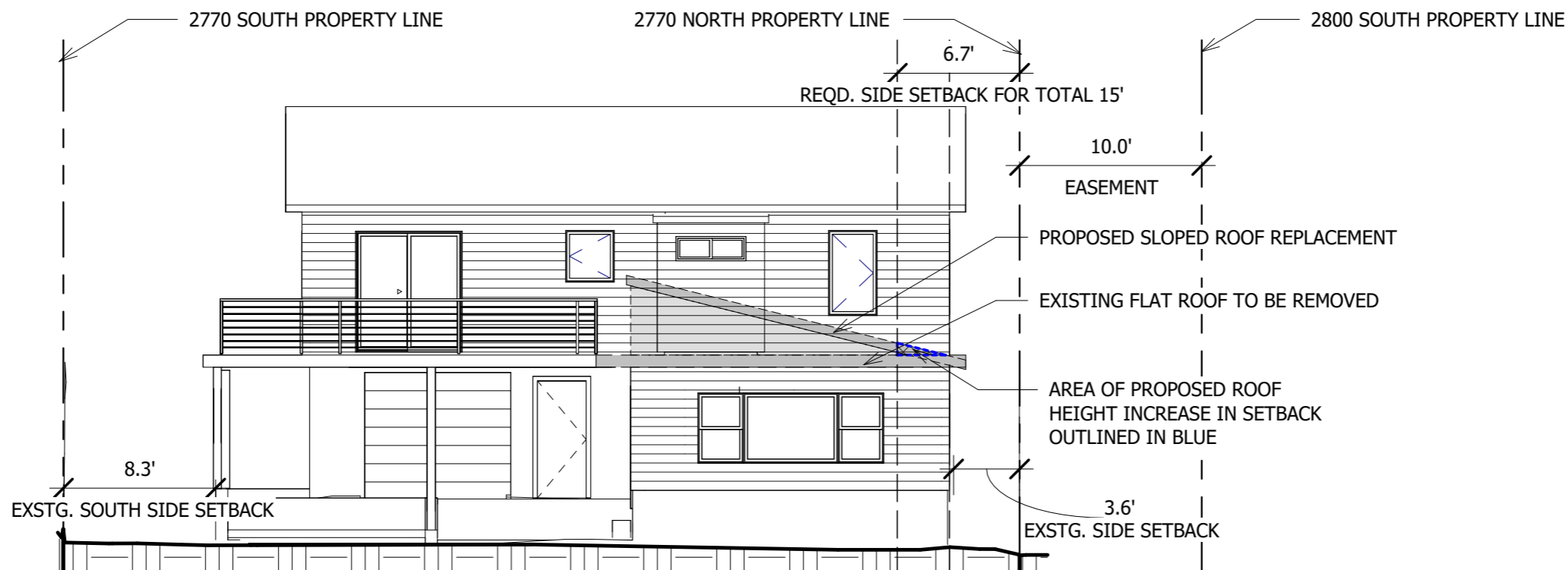
NO EXTERIOR CHANGES PROPOSED

APPROXIMATE PROPOSED
REVISED WINDOWS
(FINAL LAYOUT TBD)

2

NORTH ELEVATION - VARIANCE

1/8" = 1'-0"



1

EAST ELEVATION - VARIANCE

1/8" = 1'-0"

NOT FOR CONSTRUCTION

The Krughoff Residence

Allen and Kathryn Krughoff

2770 6th St
Boulder, CO 80304

SLOPE
ARCHITECTURE
303.223.4295
slopearchitecture.com

Revision Schedule

No.	Date	Description

DATE: 2026.04.09
PROJECT NO.: 26.110

**ELEVATIONS -
VARIANCE**

A4

Andrea and Ryan Kehrl
2800 6th Street
Boulder, CO 80304

Date: 5/4/2026

City of Boulder
Board of Zoning Adjustment
1739 Broadway
Boulder, CO 80302

Re: Setback Variance Request — 2770 6th Street

Dear Members of the Board of Zoning Adjustment:

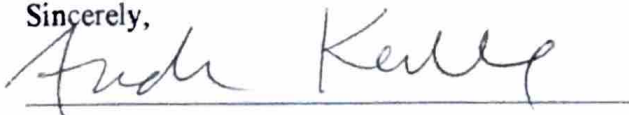
We are the owners of 2800 6th Street, immediately adjacent to 2770 6th Street, owned by Kathryn and Allen Krughoff. Their property and ours share a property line and easement.

The Krughoffs have shared with us their plan to replace the roof on the single-story rear portion of their home, as shown in the architectural rendering attached as **Exhibit A**. We understand the existing structure does not meet current setbacks, that the proposed work will not bring the home any closer to the property line, and that the new roof will have a steeper slope and slightly greater height in that single-story area.

As described and as shown in Exhibit A, **we do not object** to the requested variance. This non-objection is based on the scope shown in Exhibit A; if the project changes materially from what is depicted, we would want the opportunity to review the updated plans. It is given by us as the current owners of 2800 6th Street with respect to the current owners of 2770 6th Street, and is not intended to bind any future owner of either property. Nothing in this letter is intended to waive or modify the shared easement or any other property right held by either property.

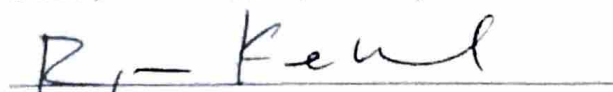
Thank you for your consideration.

Sincerely,



Andrea Kehrl

Owner, 2800 6th Street, Boulder, CO

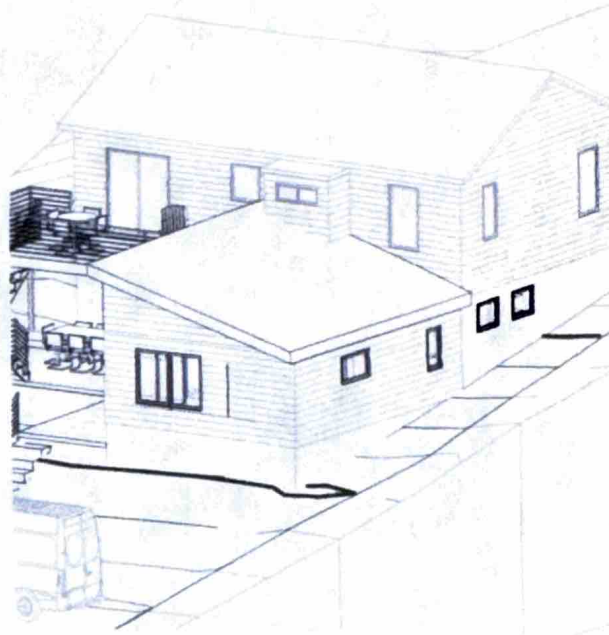


Ryan Kehrl

Owner, 2800 6th Street, Boulder, CO

EXHIBIT A

Architectural rendering of proposed roof replacement at 2770 6th Street.



CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
January 13, 2026
Virtual Meeting

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

Board Members Absent: Jill Lester (Chair)

City Attorney Representing Board: Deshawna Zazueta

Staff Members Present: Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

2. BOARD HEARINGS:

Docket No.: BOZ2025-00013

Address: 836 9th Street

Owner: Miles Eldon

Representative: Patrick Gubitose, SoBo Homes

Setback Variance: As part of an overall renovation project to the home, the applicant would like to recognize and establish an attached carport/elevated deck off the back of the home in order to meet setback requirement for a principal structure in the RL-1 zoning district. This carport/deck structure was originally permitted as detached but at some point many years ago and by previous owners, was attached to the home without permit creating a non-standard setback situation that needs to be resolved to allow for future permits at this property. The request includes a small expansion of an existing elevated landing connecting the carport/deck to the home and providing direct access to the rear yard. The resulting rear/east setback from the subject carport/deck will be approximately 4.9 feet where 25 feet is required and approximately 4.9 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:

Patrick Gubitose and Mike D'Onofrio presented the item to the board.

Public Hearing: Nobody spoke.

Board Discussion:

(00:24:00) The board agreed that the proposal meets the necessary criteria. D. Eisenberg noted that

Motion:

On a motion by **D. Eisenberg** and seconded by **S. Haney**, the Board of Zoning Adjustment voted 3-0 to approve the application **Docket BOZ2025-00013**.

3. GENERAL DISCUSSION:

A. Approval of Minutes

The 08/12/25 and 12/9/25 BOZA Meeting Minutes are scheduled for approval.

S. Haney made a motion seconded by K. Crane to approve the 08/12/25 BOZA meeting minutes. BOZA voted 3-0. Motion passed.

S. Haney made a motion seconded by D. Eisenberg to approve the 12/9/25 BOZA meeting minutes. BOZA voted 3-0. Motion passed.

B. Matters from the Board

C. 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 5:15 P.M

APPROVED BY

Board Chair

DATE