

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING AGENDA
DATE: Tuesday, January 13, 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

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.

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3. GENERAL DISCUSSION

A. Approval of Minutes: The 08/12/25 and 12/9/25 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.

Accessibility Notice:

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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		



City of Boulder Planning & Development

Detailed Description of Proposal

Owner Contact Information

Owner Name

Owner Address

Owner Phone

Owner Email Address



City of Boulder Planning & Development

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, Patrick Gubitoso, am filing a Land Use Review, Administrative Review, BOZA, (PRINT NAME OF APPLICANT OR CONTACT PERSON) or Technical Document Review application [on behalf of] Miles Eldon (PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT) for the property located at 836 9th St Boulder, CO 80302 US (PRINT PROPERTY ADDRESS OR LOCATION) I have read

the city's sign posting requirements above and acknowledge and agree to the following:

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

SIGNATURE

December 05, 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.



Written Statement

To the City of Boulder Board of Zoning Adjustments,

Job Site Address: 836 9th St

Boulder, CO 80302

Parcel ID Number: 146331326007

Date: December 5th, 2025

From: Patrick Gubitose, SoBo Homes, Inc.

cc: Miles Eldon and Kira Harland, Owners

Mike D'Onofrio, SoBo Homes, Inc.

The homeowners of 836 9th St, Kira Harland and Miles Eldon are seeking a setback variance to:

1. Recognize and establish the existing attached deck/carport.
 - The existing carport has a rear setback of 4.90' where 25' is required.
2. Extend the existing rear landing to serve as a rear yard access.
 - This will be attached to the house and existing deck, extending 5' off the house to match a portion of the existing deck, and 5.5' off the south side of the existing deck.
 - This deck extension is proposed to have a rear yard setback of 20.0' where 25' is required. The existing rear setback of the existing main house rear wall is 24'-11".
 - Includes a new exterior stair heading to the south.
 - Move existing rear door up to match the existing bedroom door that is level with the existing deck.

We have provided drawings, the original permits and satellite imagery from 1999 and 2003 where it looks like the carport structure is attached. The current owners recently purchased the home (Jan '24) and have no prior relations to any of the previous owners.

Criteria for Variances:

BOZA may grant a variance if it finds that the application satisfies all of the applicable requirements of Sections (h), subsections (1)a.b.c.d. and (5)a.b.c.d.

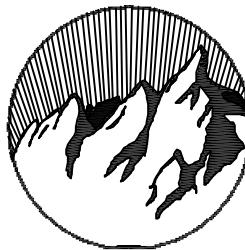
(h)(1) Physical Conditions or Disability

- 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 existing lot at the 836 9th St. address is a non-standard RL-1 lot that measures at 77.5' in length and 50.0' wide. The existing single family residence is 16' from the front property line, and 24'-11" from the rear. The house is 36.1' in length. The home was built in 1925, most likely before these lot standards were put into place. The existing main level finish floor sits about 4.5' off the ground in the rear making it a challenge to get down from main level to grade in the back yard.
 - 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
- The existing deck allows for egress out of the existing bedroom since the window doesn't comply to IRC egress standards. Also, a new door at grade level with a deck and stairs to access the yard outside would allow for the removal of the non-compliant interior stairs from main level finished floor height to the existing door.
 - b. The unusual circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located; and
- The required lot area for RL-1 zoning is 7,000 SF. Our lot is only 3,875 SF which makes it an outlier in this zone district. The existing front and rear setbacks are also much shorter than is typical in RL-1.
 - c. Because of such physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this chapter; and
- Since the lot is not deep, the house is not long, and we have to get down from the main level finished floor to grade, the existing deck/carport was most likely built to serve as a multifunction structure to house a car to serve as egress, and to provide protection to the basement bedroom egress. Also since the house is not long, there is no room to retrofit the existing stairs to bring to code, or to place new stairs inside that accesses the rear yard.
 - d. Any unnecessary hardship has not been created by the applicant.
- The current owners purchased the property at 836 9th St. in January of 2024. The existing carport/deck was permitted back in 1993, and satellite imagery shows the existing condition possibly in 1999, but clearly in 2003.
- There is an existing permit dating back to May 25th of 1993 for a detached deck/carport with what looks like someone scribbled "attached" over the description. There is also a notice of final inspection for a detached carport with deck above from October 11th, 1993.

(h)(5) Requirements for All Variance Approvals

- a. Would not alter the essential character of the neighborhood or district in which the lot is located;
- This variance does not affect the character of the neighborhood. The owners of the adjacent properties to the sides and behind have all endorsed and approved a variance to retain the existing carport and add a deck to allow for a door to match the height of the door from the existing bedroom. This variance is proposing to leave the existing rear carport as is, which has been there for likely 30+ years.
 - b. Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;
- The variance does not affect the adjacent neighbors at all. As mentioned above, they have endorsed and approved the retainage of the existing deck and addition of a deck to allow for a new door to match the height of the main level finish floor and the existing door of the adjacent bedroom.
 - c. Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and
- There is currently an existing shed about 3' from the deck/carport. We plan to move the shed to the south side of the lot to allow for there to be a code required separation.
- The proposed floorplan creates a new interior code compliant stairwell to connect the main level with the basement. We're not adding any square footage to the house or altering the rear facade except for the location of the rear mudroom door.
- The main level bedroom of the house has an existing east facing door that is level with the existing deck which is level with the main level finished floor of the house. This door serves as the bedroom's egress since the window does not meet egress standards.
- There is an existing rear door that accesses the yard, however the door is at grade level and creates an awkward interior split level landing. The interior stairs that connect the main level to the existing door level are not code compliant (currently 9.5" treads and 8.5" risers). This split level landing also connects to the existing steep basement stairs which are dangerously squeezed in where there is only 14" deep landing at the bottom of the stairs. There is currently no room to rebuild a code compliant stairwell inside the house without disrupting the kitchen. The variance allows the rear door to be flush with the main level and creates a new exterior landing and stairs to grade.
 - d. Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C.1981.
- The height of the railing is 11' above grade and the deck is 7' away from the property line. There is no conflict with solar access.

LEGAL DESCRIPTION
(PROVIDED BY THE CLIENT)
DEED RECORDED ON 01/25/2024 AT
REC. NO. 4034812

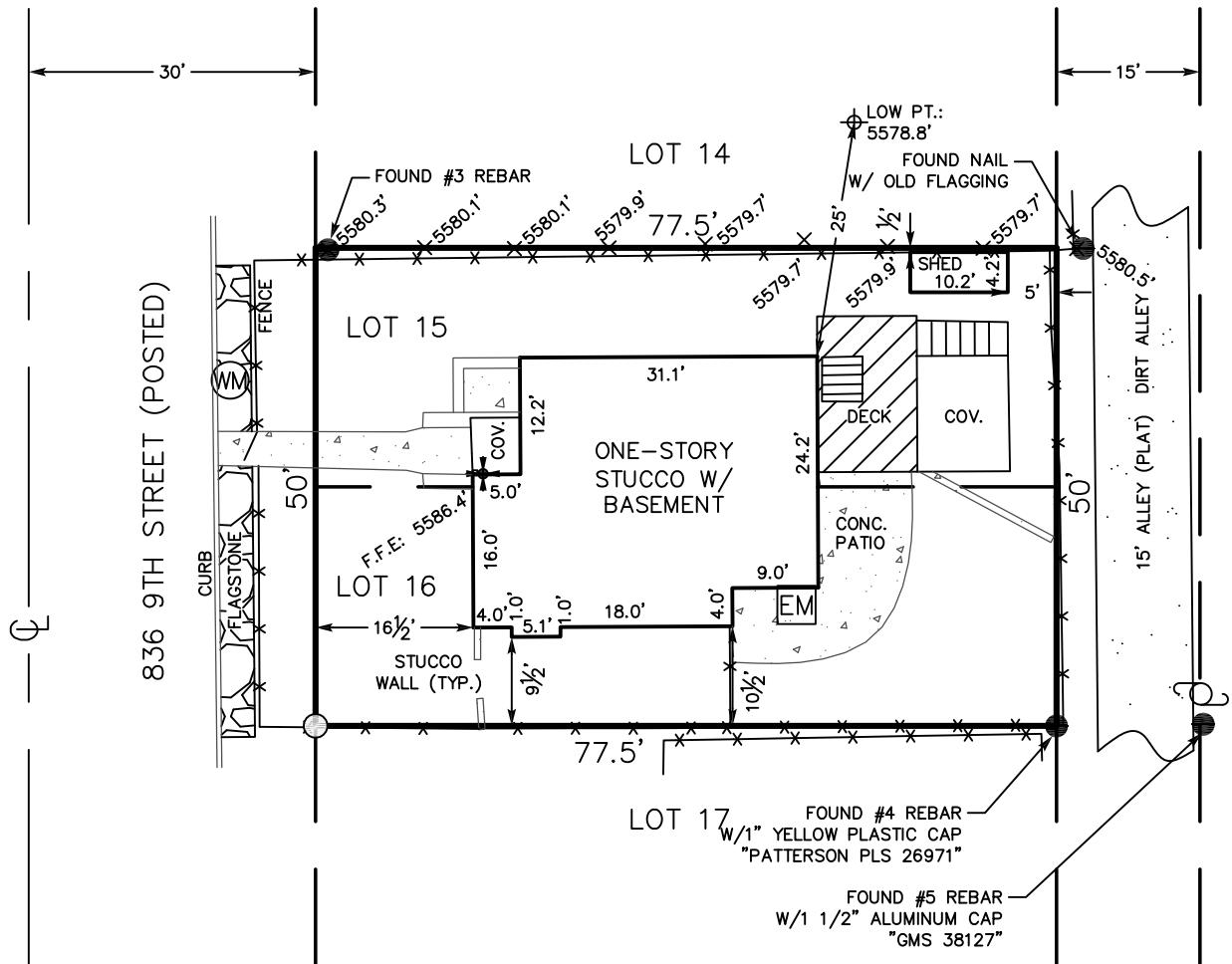


Flatirons, Inc.
Land Surveying Services
3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001
www.FlatironsInc.com

LOTS 15 AND 16,
BLOCK 28,
UNIVERSITY PLACE,
COUNTY OF BOULDER,
STATE OF COLORADO.



SCALE 1"=20'



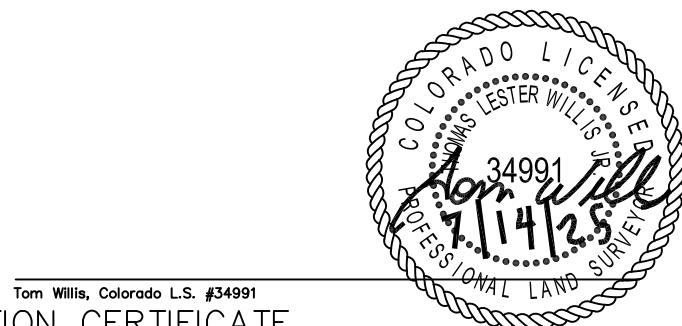
Notes:

1-THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.

2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.

3-THE ELEVATIONS SHOWN HEREON REPRESENT AS-BUILT MEASUREMENTS OBTAINED ON JULY 11, 2025, AND ARE BASED ON CITY OF BOULDER BENCHMARK L-7-1 WITH A PUBLISHED ELEVATION OF 5557.53 FT. (NAVD-88). SURVEYOR MAKES NO REPRESENTATION TO ELEVATIONS ON ANY OTHER DATE. INSTALLATION OF ADDITIONAL IMPROVEMENTS, INCLUDING LANDSCAPING, WILL CHANGE THE RESULTS REFLECTED HEREON.

4-SPOT ELEVATIONS ARE SHOWN AT THE CLIENTS REQUEST.



Tom Willis, Colorado L.S. #34991

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for SOBO HOMES, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. This certificate is valid only for use by SOBO HOMES and describes the parcel's appearance on JULY 11, 2025. I further certify that the improvements on the above described parcel on this date, JULY 11, 2025, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

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

for any purpose constituting
Flatirons No. 25-82901

Title Co. No.

Borrower:

COPYRIGHT 2025 FLATIRONS, INC.

ELDON/HARLAND RESIDENCE

CITY OF BOULDER, CO 80302

SOBO
HOMES

900 Arapahoe Ave.
Boulder, CO 80302
SoBoHomes.com
720-381-0945

DRAWING SHEET INDEX		
Sheet Number	Sheet Name	Designed By
A0.0	COVER	SoBo Homes
A0.2	VARIANCE HARDSHIPS	SoBo Homes
A0.3	WINDOW & DOOR SCHEDULE	SoBo Homes
A1.1	SITE PLAN	SoBo Homes
A2.1	EXISTING FLOOR PLANS	SoBo Homes
A2.2	LOWER LEVEL PLAN	SoBo Homes
A2.3	MAIN LEVEL PLAN	SoBo Homes
A4.1	EXTERIOR BUILDING ELEVATIONS	SoBo Homes
A4.2	EXTERIOR BUILDING ELEVATIONS	SoBo Homes

PROJECT INFORMATION

OWNER:	ELDON-HARLAND
DESIGN & GENERAL CONTRACTOR:	SOBO HOMES
STRUCTURAL ENGINEER:	TBD
SURVEYOR:	FLATIRONS, INC 3825 IRIS AVE, SUITE 395 BOULDER, CO 80301 303.443.7001
PARCEL#:	146331326007
PROJECT ADDRESS:	836 9TH ST. BOULDER, CO 80302
LEGAL DESCRIPTION:	LOTS 15-16 BLK 28 UNIVERSITY PLACE CITY OF BOULDER, STATE OF COLORADO
ZONING DISTRICT:	RL-1
WILDLAND URBAN INTERFACE:	IR3

AREA CALCULATIONS:

FLOOR AREA TABLE:	
EXISTING (NO ADDED SF):	
BASEMENT	829.27 SF
MAIN LEVEL	934.06 SF

LOT CALCULATIONS:

ZONE LOT = RL-1
LOT AREA = 3,875.00 SF
MAX FLOOR AREA = 2,403 SF
MAX BUILDING COVERAGE = 1,589 SF

EXISTING BUILDING COVERAGE = 975.91 SF
EXISTING DECK/CARPORT = 273.42 SF
NEW REAR DECK = 26.58 SF
EXISTING RELOCATED SHED = 44.05 SF

TOTAL COVERAGE =
975.91 SF + 273.42 SF + 26.58 SF + 44.05 SF = 1,319.96 SF

PRIMARY ST. SETBACK = 25.0'
SIDE INTERIOR SETBACK @ HOUSE = 15.0' COMBINED, 5' MIN.
REAR SETBACK @ HOUSE = 25.0'

GENERAL NOTES

Project Narrative:

1. Interior remodel in existing single family residence at 836 9th Ave.
2. Relocation of Existing Shed.
3. Variances sought for a new rear deck to allow for a remodel to the existing yard access door and for retaining the existing deck that encroaches into the rear yard setback.
 - A. There exists a rear door from the bedroom to the existing deck matching Main Floor finished floor. There also exists a main rear yard access door at grade level which also connects the existing stair to the Basement. The existing stairs that connect the rear access door to the kitchen and to the basement are not compliant with current IRC codes.

Variance Request:

- The Basement Stair will be removed and the proposed void will be filled in and replaced with floor to match existing Main Level height. Since there is no room within the home to place an new stair to the exterior, a Variance will be sought for a new rear door to be at the Main Level finished floor level exiting to an exterior deck with stair to grade.
- The existing SFR currently has an attached deck/carport that encroaches into the rear yard setback. This deck was permitted, built and approved in 1993, yet it is unclear if the permit was approved as an attached or detached structure. However, the permit for the structure was approved. The existing deck structure meets current IRC codes, however the homeowner wants to remove the existing alley facing staircase.

1. Do not scale these drawings.

- Verify all dimensions and conditions prior to commencing work or ordering materials.
- Any variation should be brought to the attention of the Owner and Design Professional.

2. Drawing Dimensions

- All dimensions are to the face of the foundation and framing studs at new walls, or edge of rough opening unless noted otherwise.

3. Existing Conditions

- It is the responsibility of the Contractor(s) to examine the existing conditions prior to submitting a bid to the Builder as proposals must take into account all such conditions which may affect the work.
- Finished square footage calculations for this project were made based on plan dimensions only and may vary from the finished square footage of the project as built.
- Discrepancies in the drawings and actual field conditions shall be reported to the Design Professional. Corrected drawings or instructions shall be issued by the Builder prior to the commencement of the work.

4. Code Compliance

- This project shall comply with current adopted codes including:

- 2024 International Residential Code
- 2024 International Fuel Gas Code
- 2024 International Plumbing Code
- 2024 International Mechanical Code
- 2024 City of Boulder Energy Conservation Code
- 2020 National Electrical Code
- City of Boulder Amendments to any of the above

- It is the responsibility of anyone supplying labor, materials, or both to bring to the attention of the Design Professional and Builder any discrepancies or conflicts between requirements of these codes or standards and the drawings.

5. Manuals and Warranties

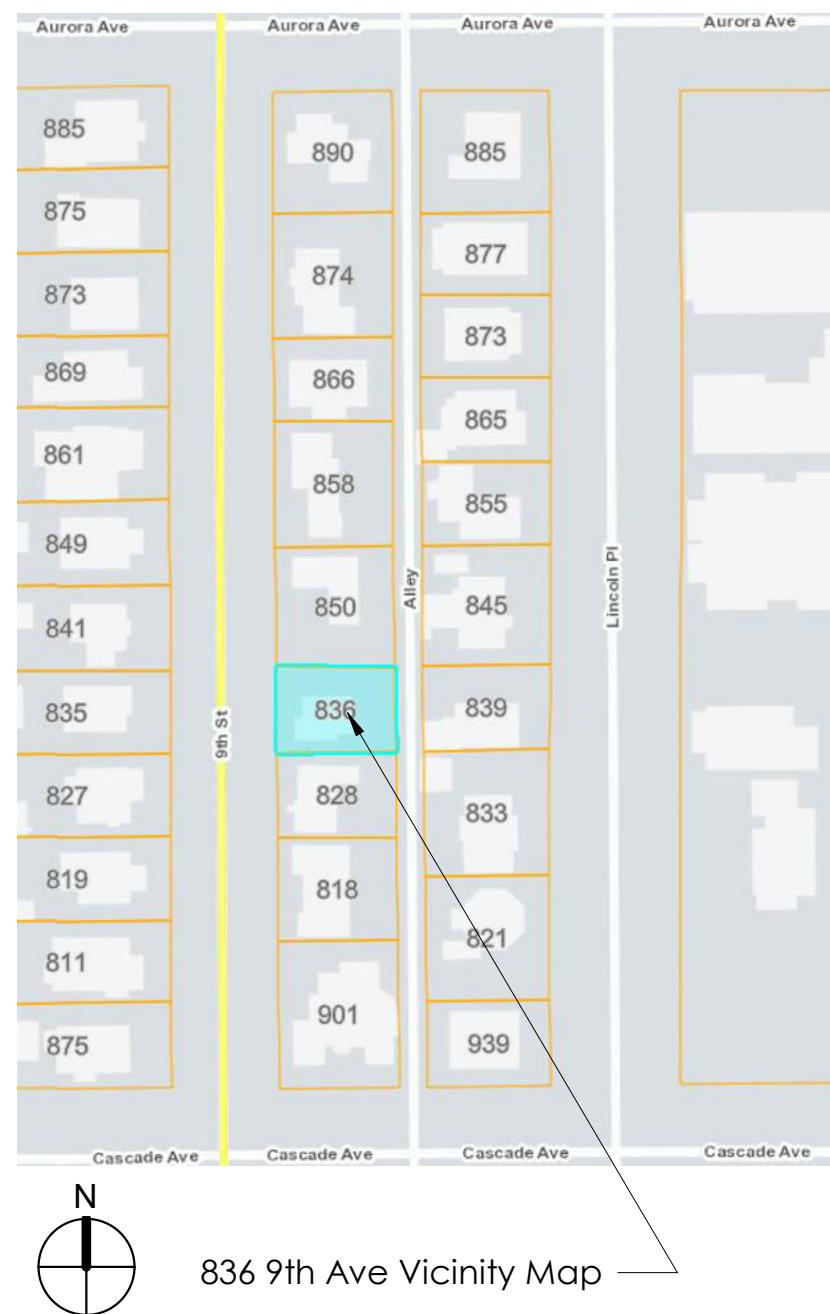
- All manuals and warranties of all materials and equipment are to be furnished to the Owner upon completion of the project.

6. Completeness of Documentation

- The details shown are intended to further illustrate the visual design concept and minimum weather protection requirements for this project. The Contractor(s) shall incorporate the requirements of the local building codes, structural considerations, trade association manuals, publications and recommendations and the manufacturer's written instructions for complete construction of details. All possible field conditions that may be encountered are not necessarily described. Field conditions encountered that require clarification shall be brought to the Builder's and Design Professional's attention.

7. General

- These plans and details have been designed for construction at one specific location. These plans and details shall not be used at any other building location.
- Submit all shop drawings and product information for the Design Professional's and Owner's approval.



836 9th Ave Vicinity Map

ELDON-HARLAND RESIDENCE

836 9TH AVE., BOULDER, CO 80302

PROJECT #: 2516

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REVISION DATE

DRAWN: CHECKED: Checker

COVER

A0.0

12/08/2025

VARIANCE REQUEST SET

VARIANCE REQUEST SET

DRAWN:
CHECKED: Checker

VARIANCE
HARDSHIPS

A0.2

12/08/2025



① 3D REAR DOOR EXTG1

EXISTING CONDITION

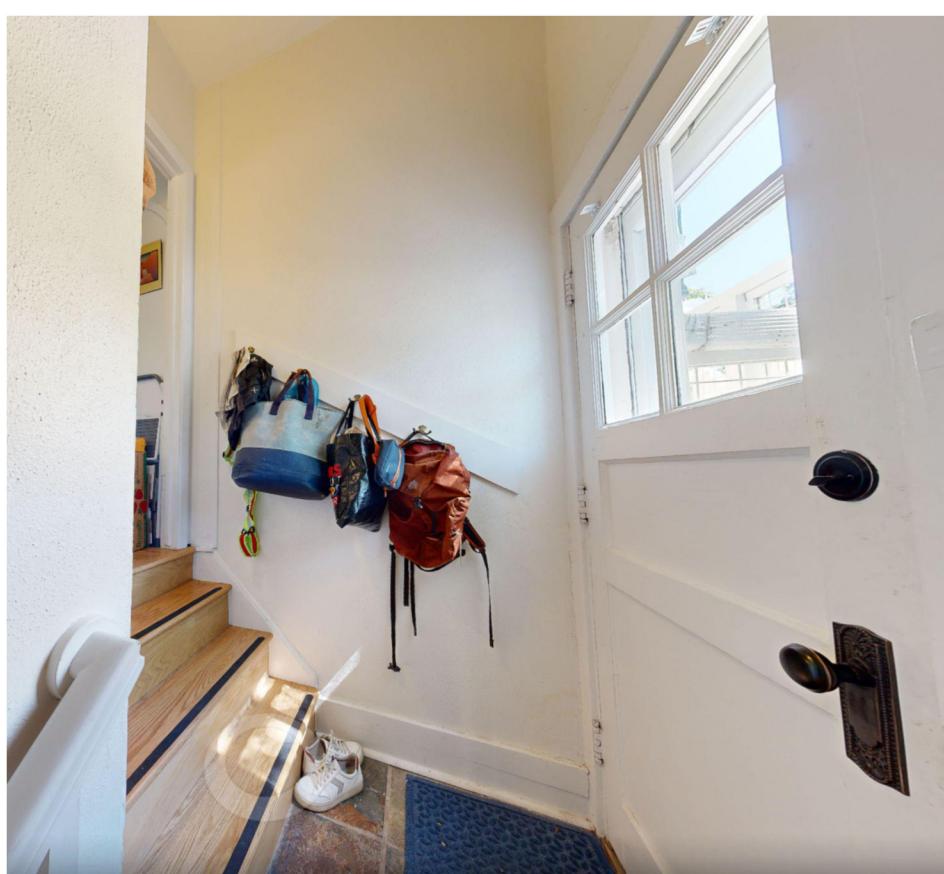


② 3D REAR DOOR

PROPOSED CONDITION



EXISTING REAR DOORS & DECK



EXISTING REAR YARD ACCESS & STAIR



EXISTING STAIR TO BASEMENT

PROJECT #: 2516

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REVISION DATE

DRAWN:
CHECKED: Checker

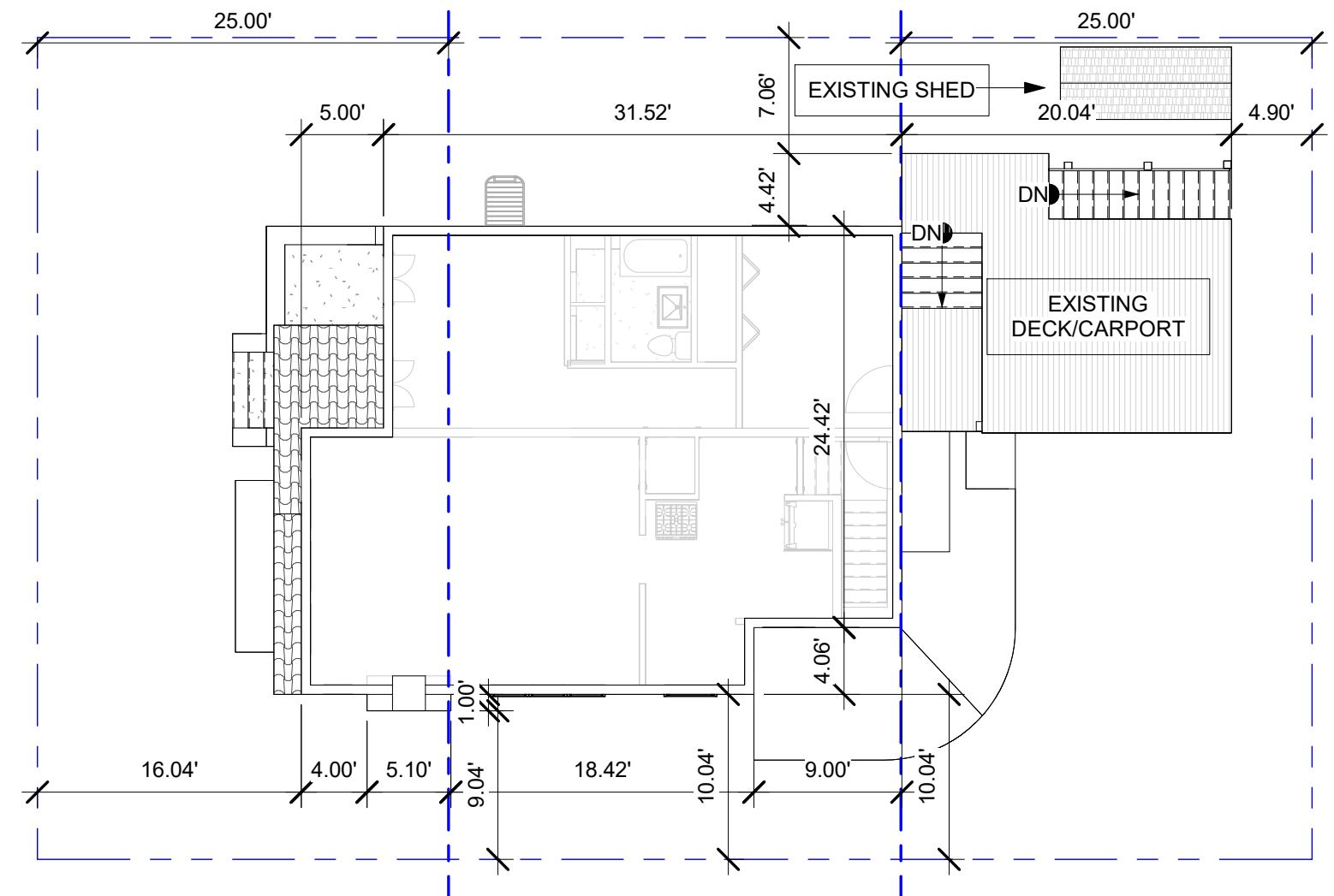
VARIANCE
HARDSHIPS

A0.2

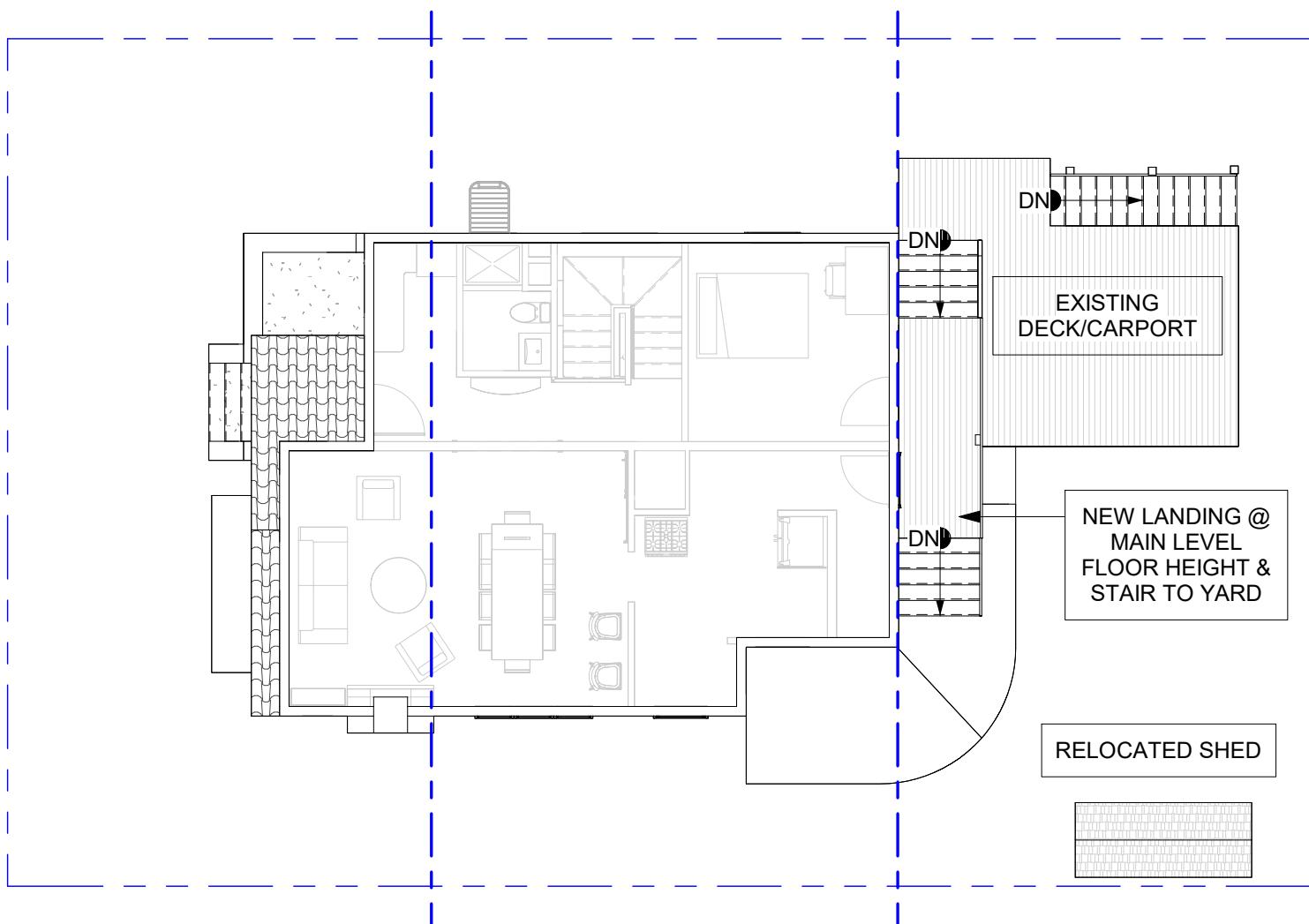
12/08/2025

ELDON-HARLAND RESIDENCE

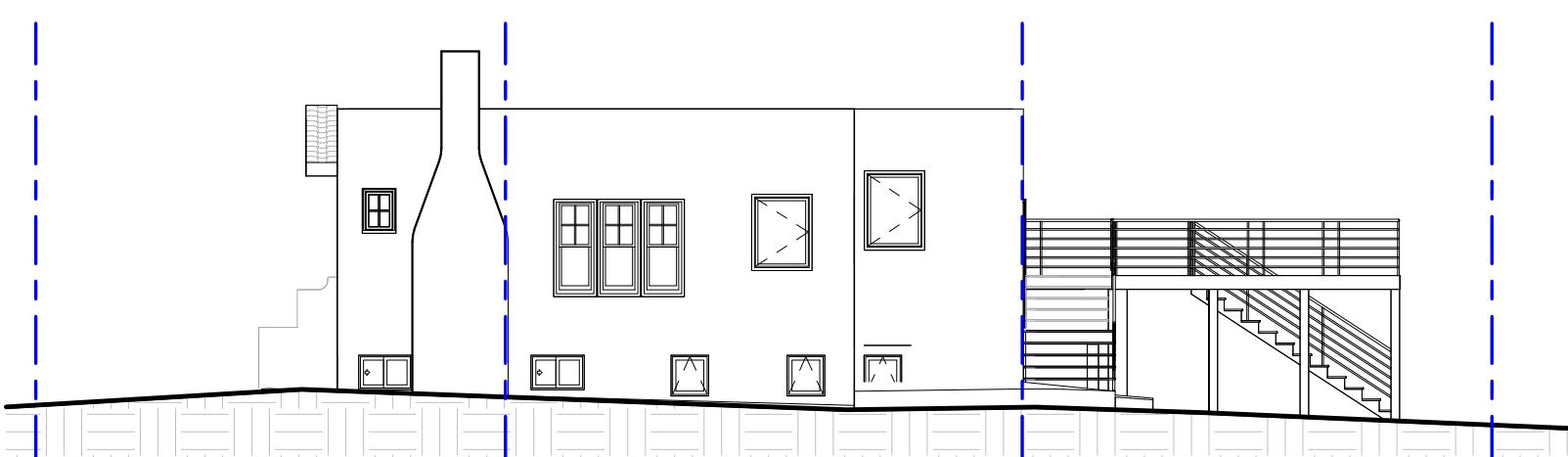
836 9TH AVE., BOULDER, CO 80302



① EXTG SITE PLAN
1" = 10'-0"



② PROPOSED SITE PLAN
1" = 10'-0"



③ NORTH ELEVATION ZONING
1" = 10'-0"

VARIANCE REQUEST SET

PROJECT #:	2516
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#	REVISION
	DATE
DRAWN: _____ CHECKED: _____ Checker	
SITE PLAN	
A1.1	
12/08/2025	

ELDON-HARLAND RESIDENCE

836 9TH AVE., BOULDER, CO 80302

VARIANCE REQUEST SET

PROJECT #: 2516

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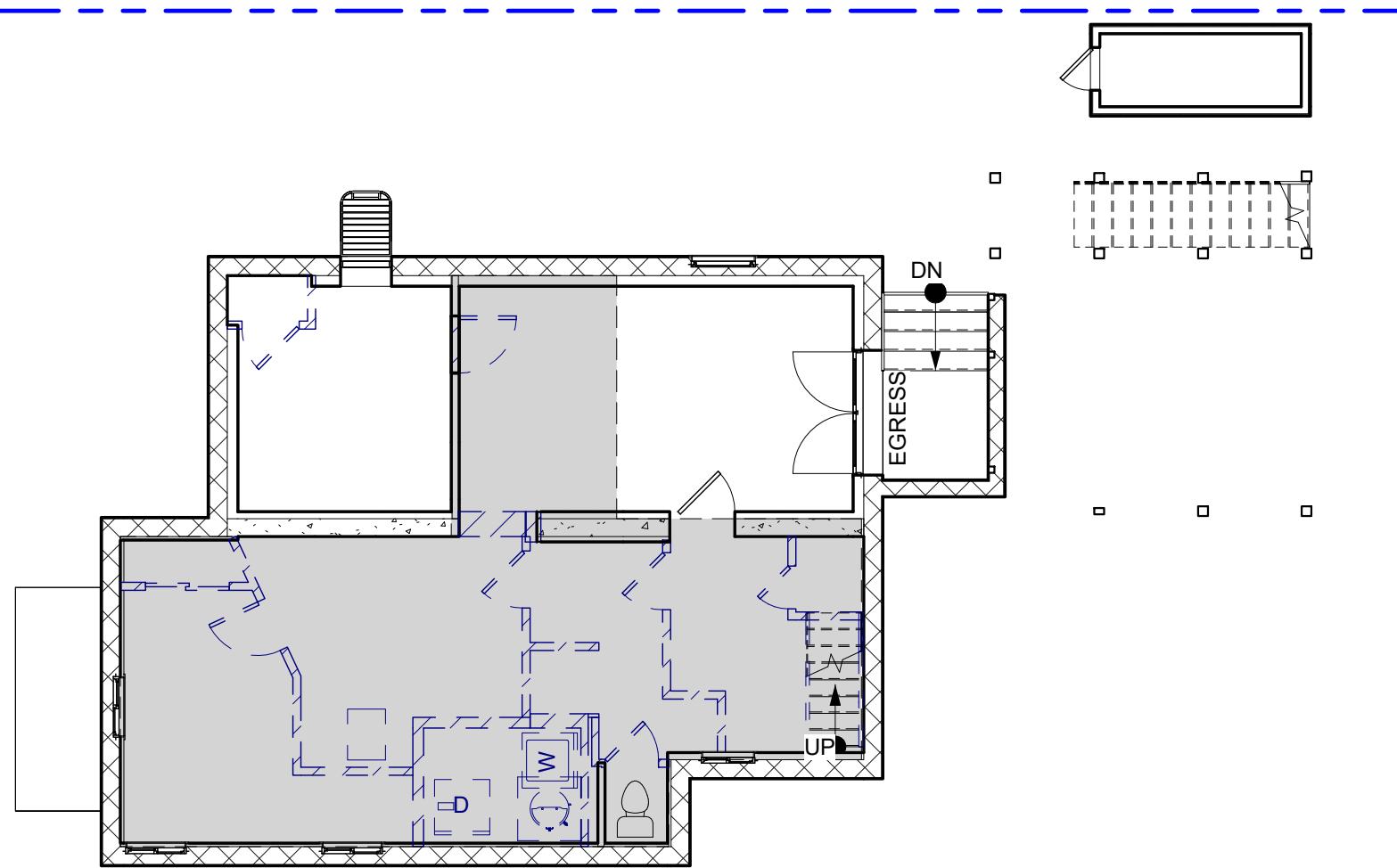
REVISION DATE

DRAWN: CHECKED: Checker

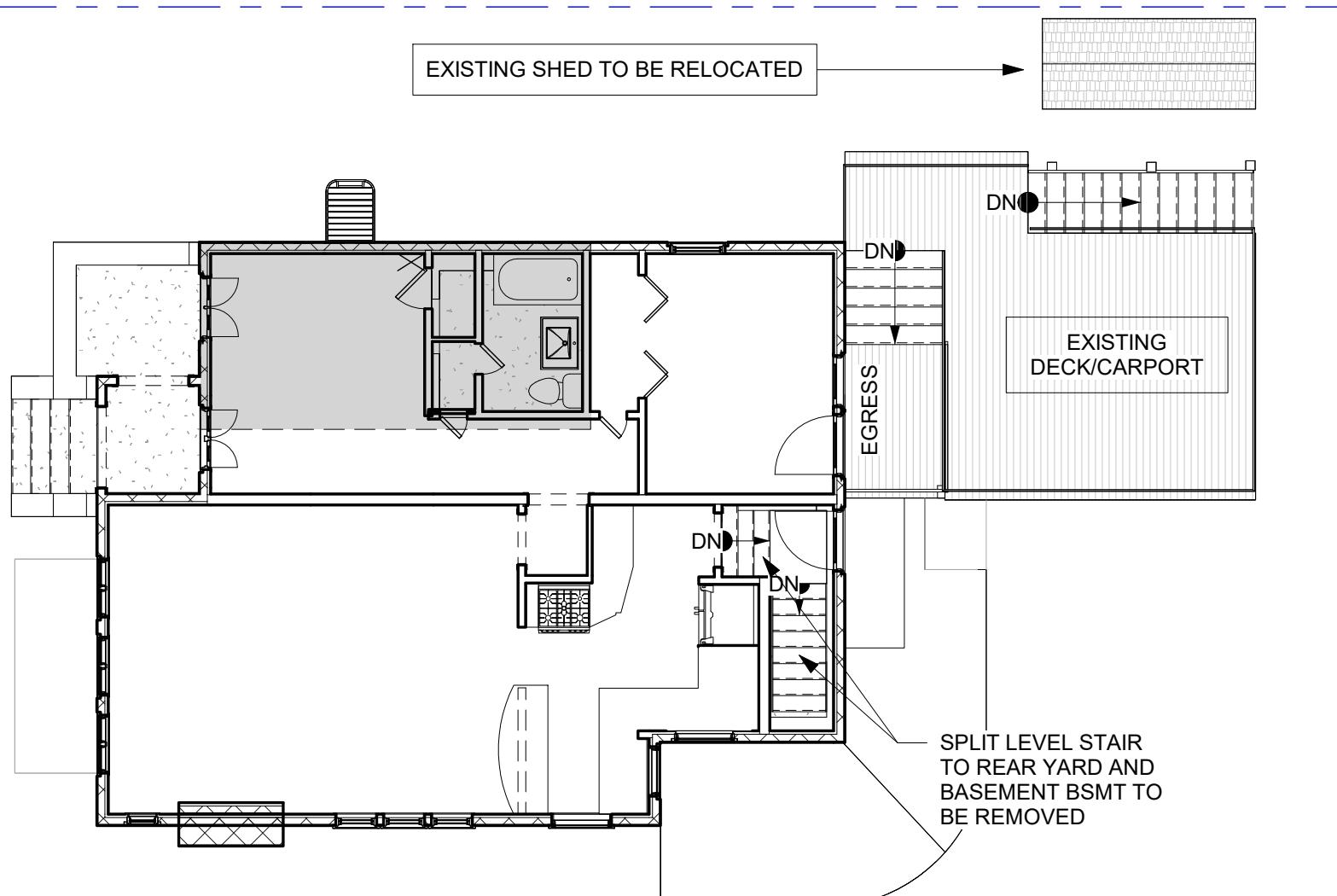
EXISTING FLOOR PLANS

A2.1

12/08/2025



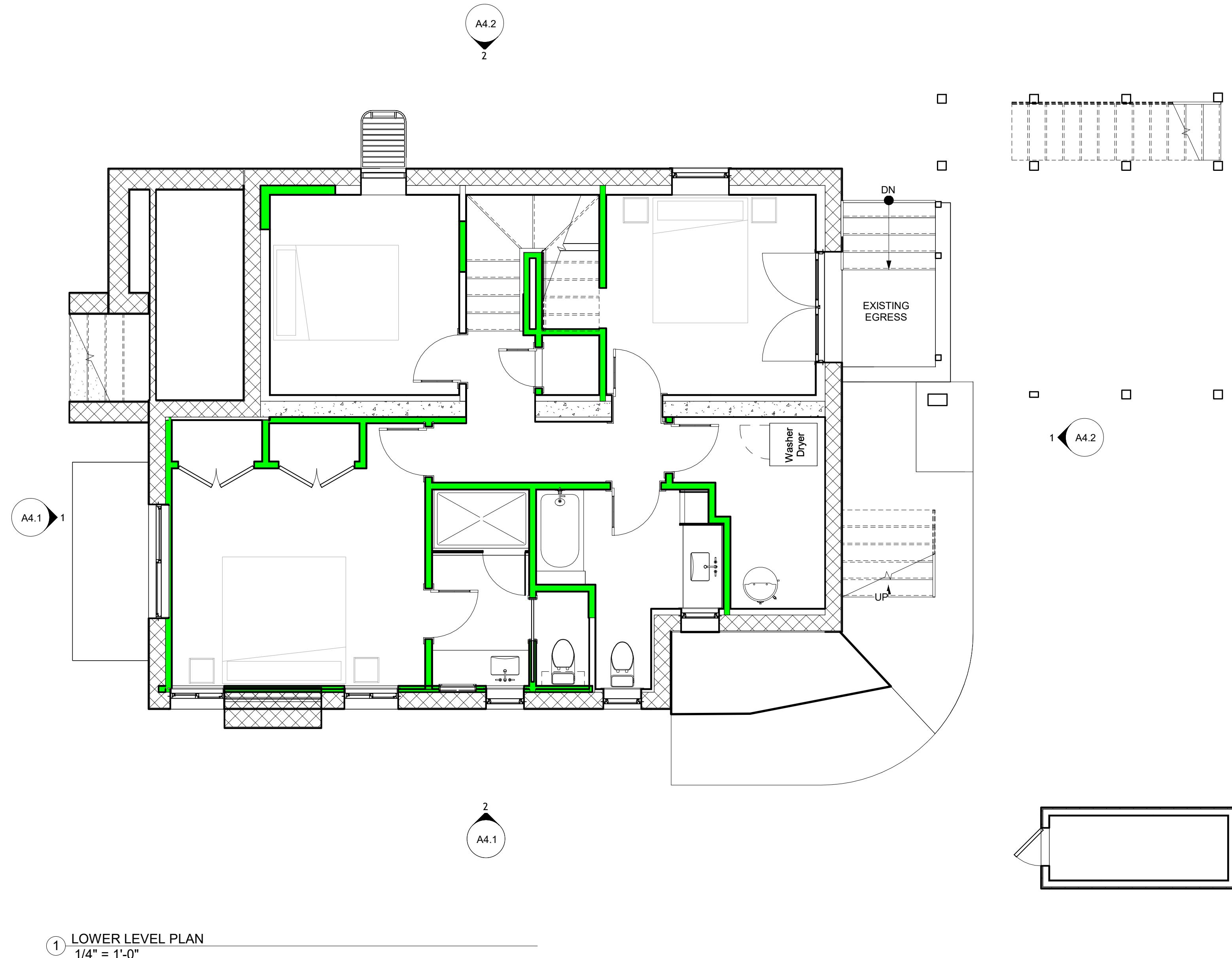
① LOWER LEVEL AS-BUILT 1/8
1/8" = 1'-0"



② MAIN LEVEL AS-BUILT 1/8
1/8" = 1'-0"

ELDON-HARLAND RESIDENCE

8336 9TH AVE., BOULDER, CO 80302



VARIANCE REQUEST SET

PROJECT #: 2516
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REVISION DATE

DRAWN: _____
CHECKED: _____ Checker

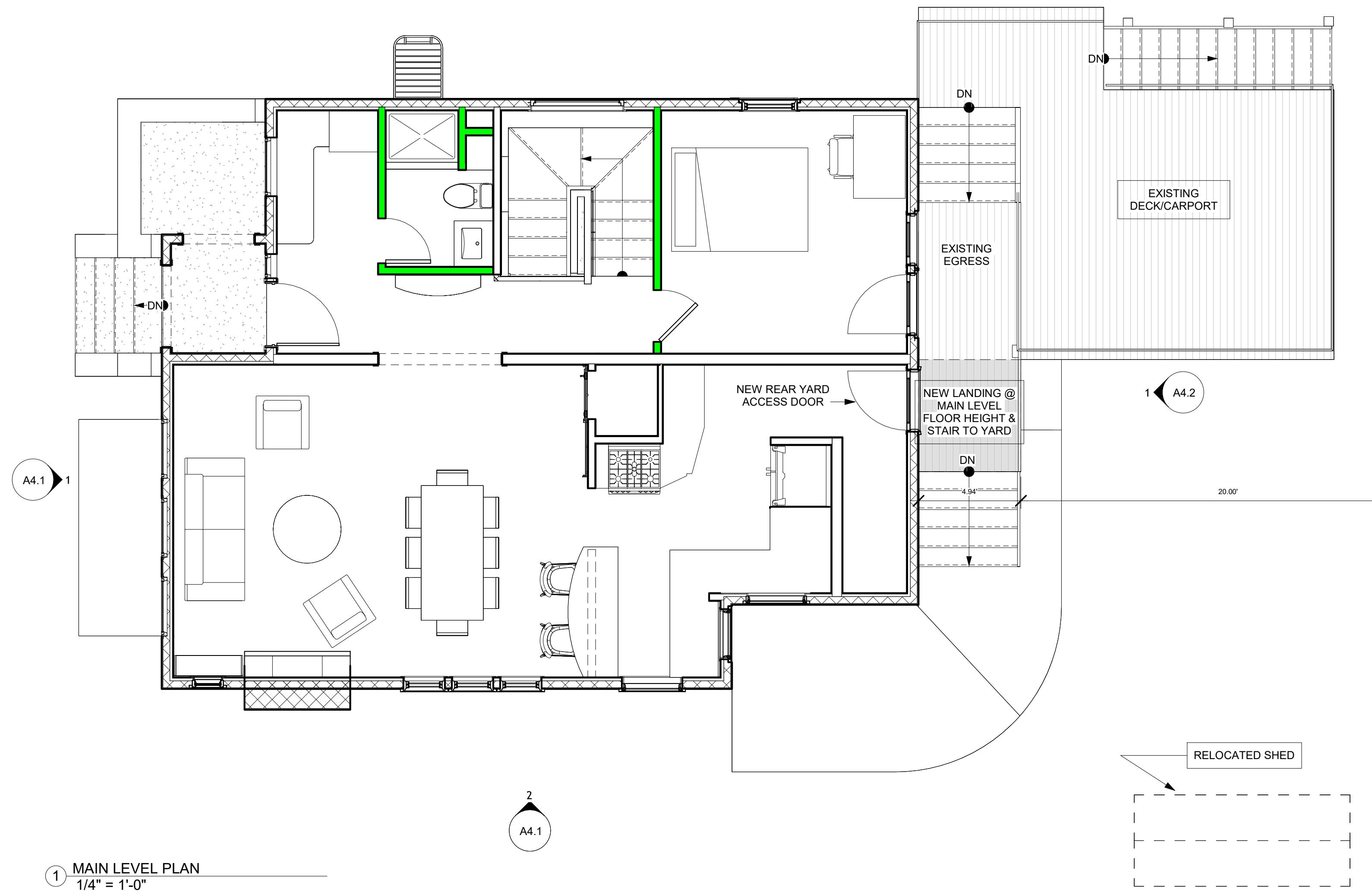
LOWER LEVEL PLAN

A2.2

12/08/2025

ELDON-HARLAND RESIDENCE

836 9TH AVE., BOULDER, CO 80302



VARIANCE REQUEST SET

12/08/2025

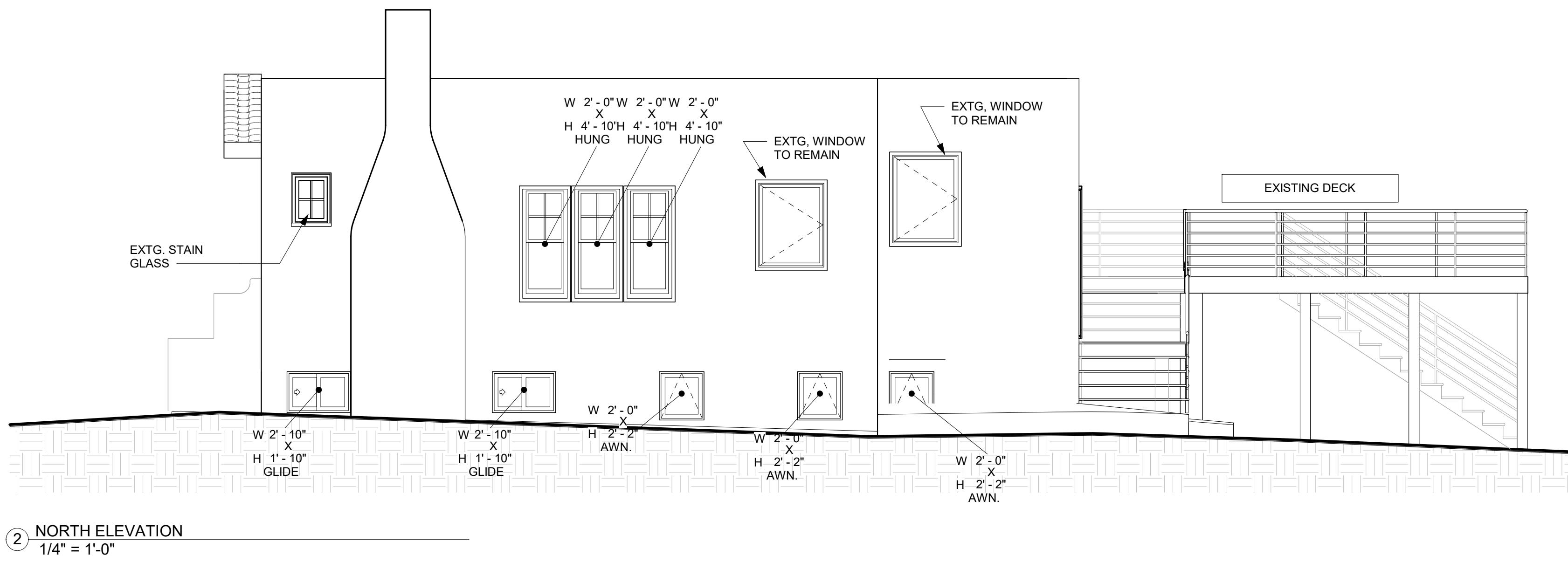
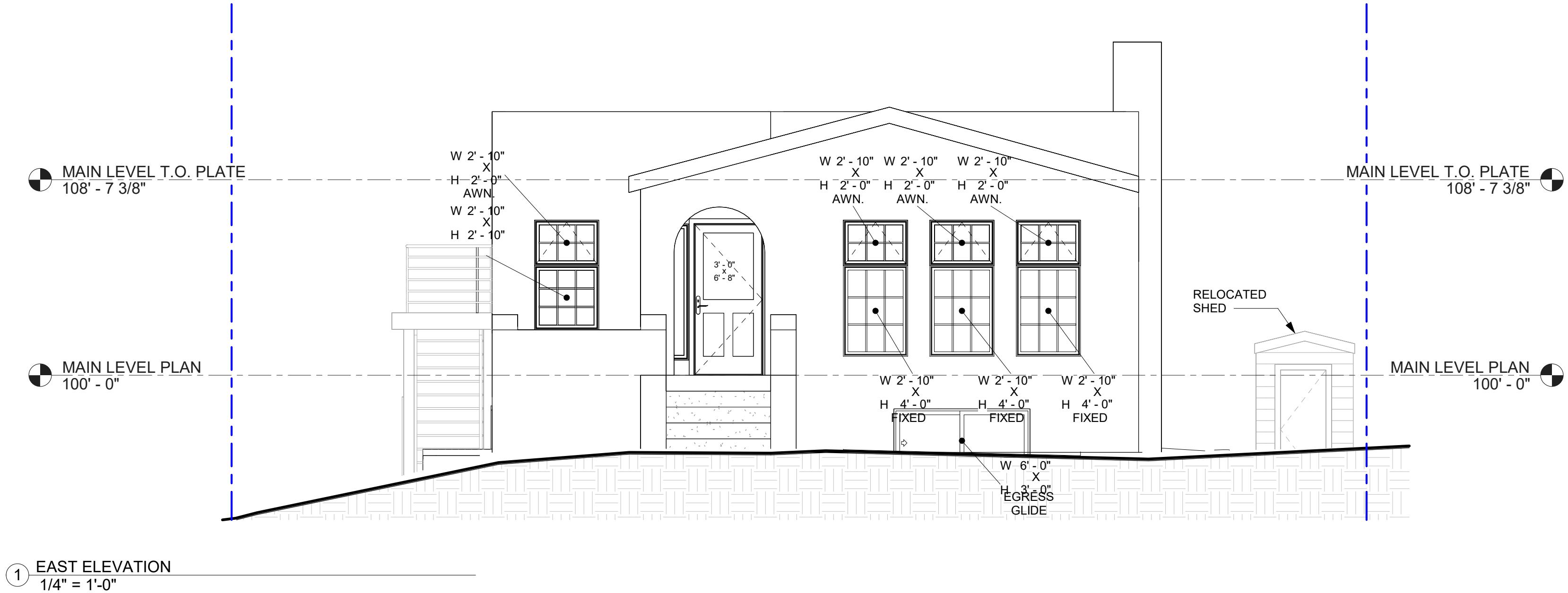
PROJECT #: 2516
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REVISION DATE

DRAWN:
CHECKED: Checker

MAIN LEVEL PLAN

A2.3



VARIANCE REQUEST SET

PROJECT #: 2516

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REVISION DATE

DRAWN: Checked: Checker

EXTERIOR BUILDING ELEVATIONS

A4.1

12/08/2025

ELDON-HARLAND RESIDENCE

8336 9TH AVE., BOULDER, CO 80302

VARIANCE REQUEST SET

PROJECT #: 2516

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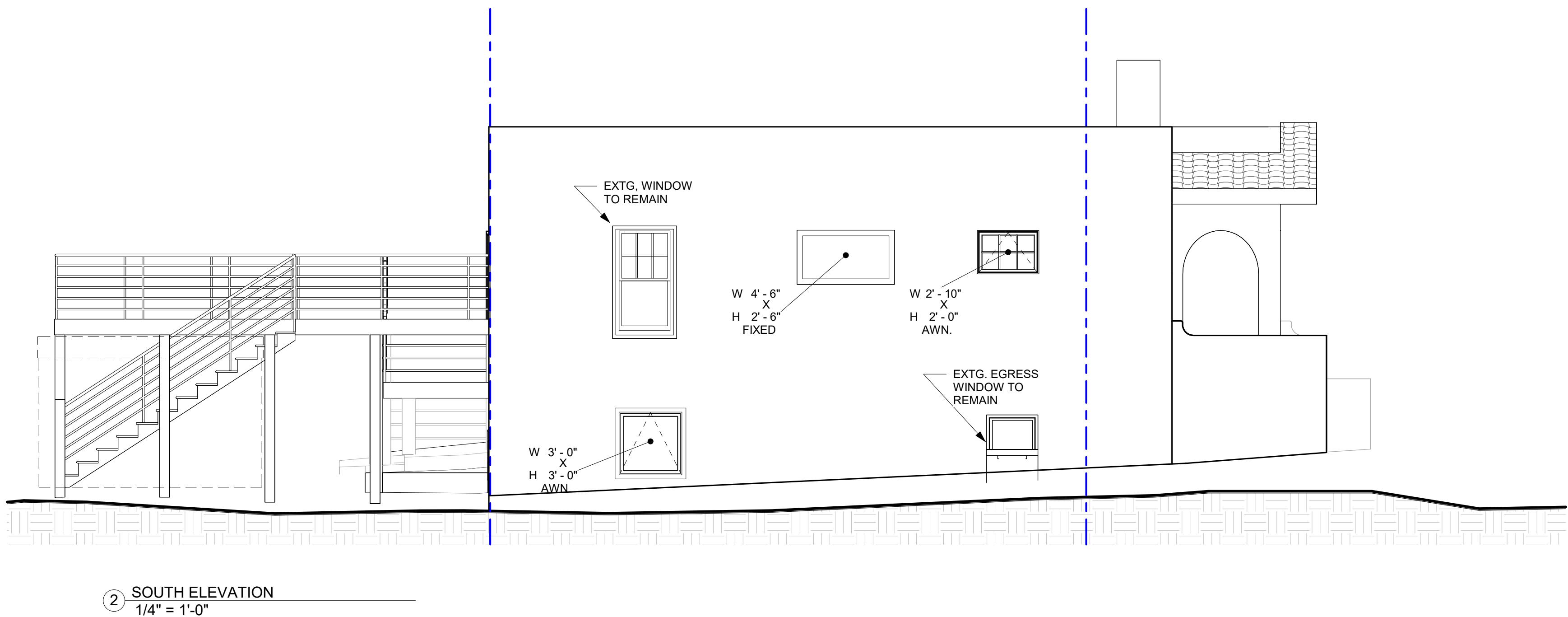
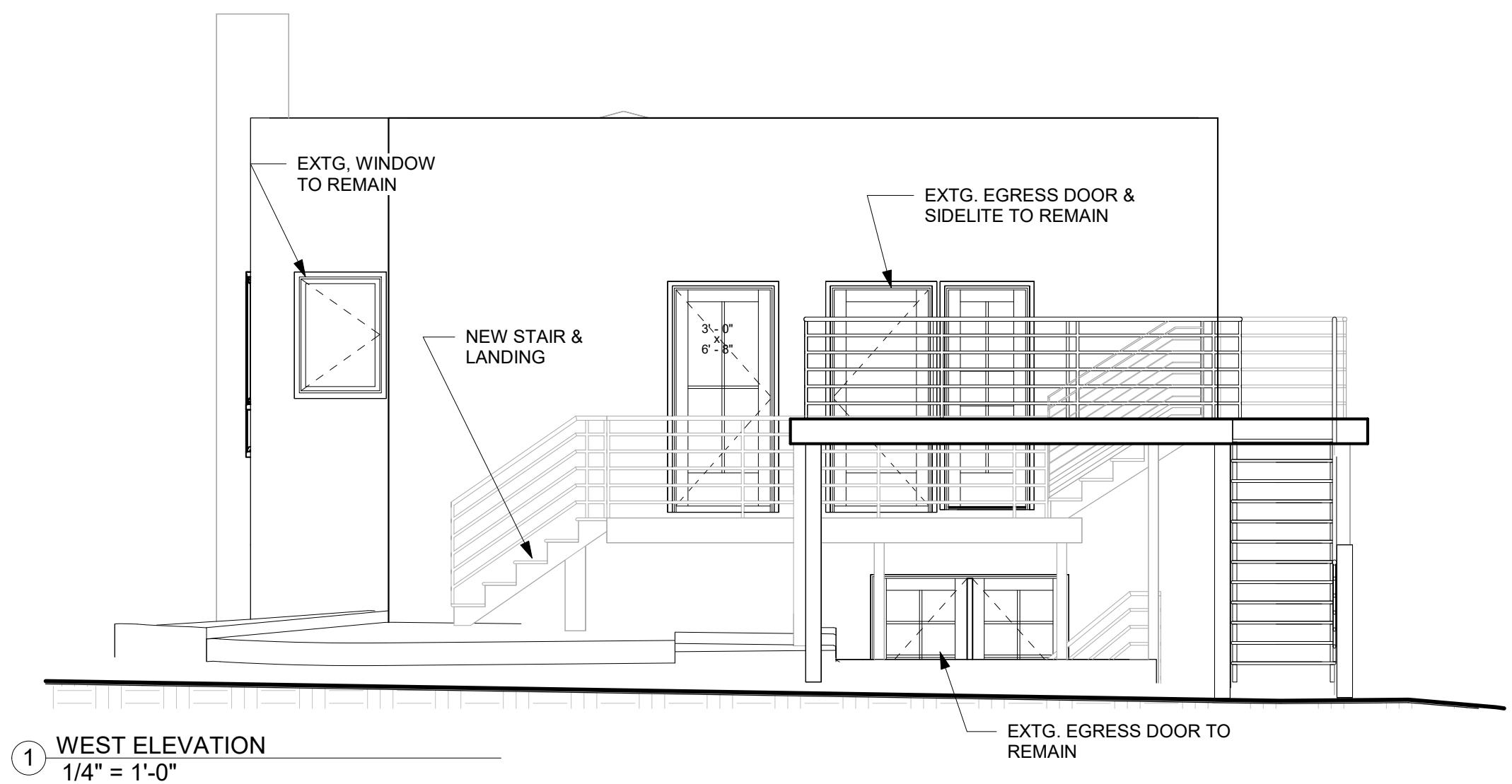
REVISION DATE

DRAWN: CHECKED: Checker

EXTERIOR BUILDING ELEVATIONS

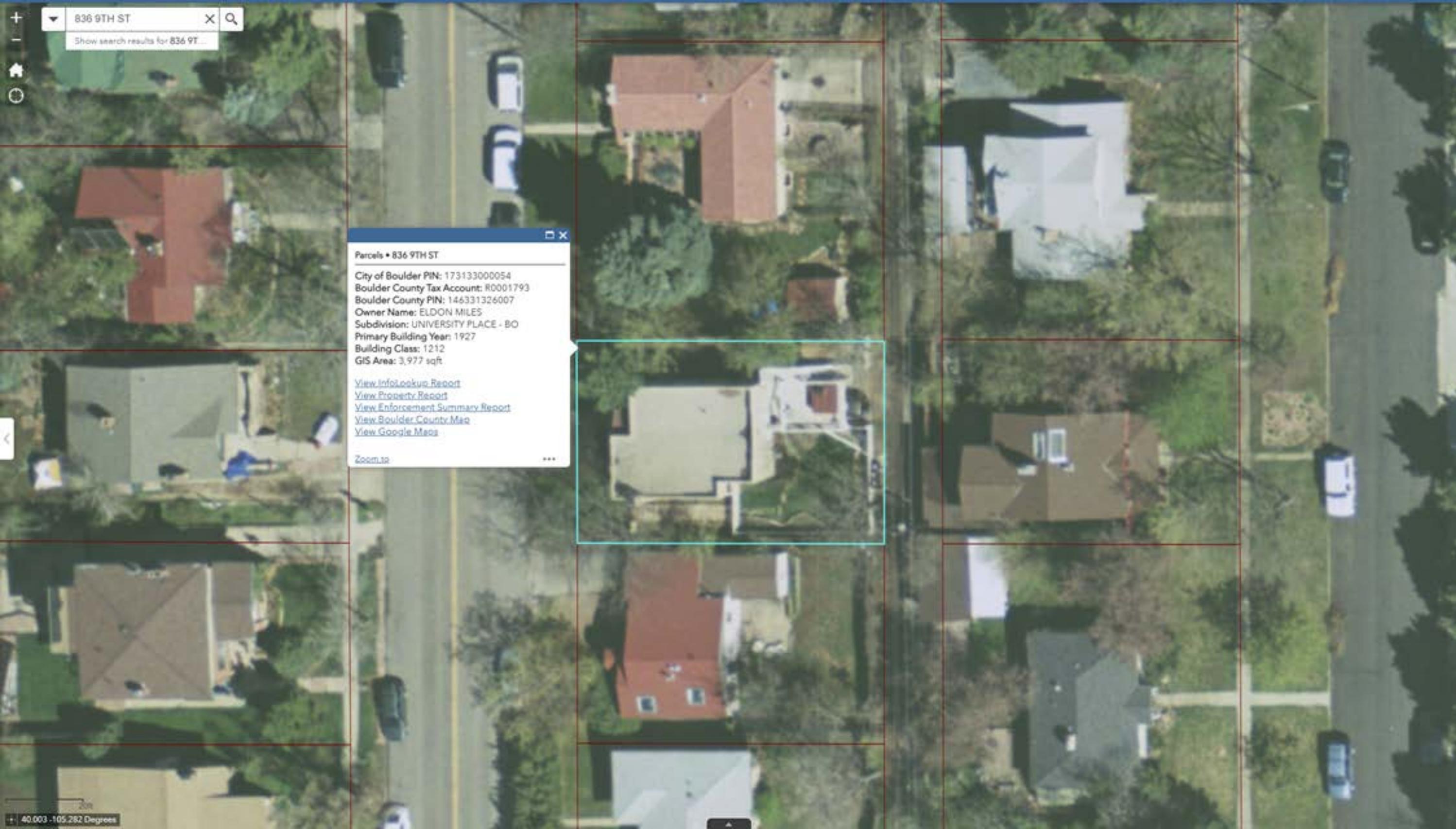
A4.2

12/08/2025



Show search results for 836 9T





933689

Bldg. Permit No.
0665/25/93Elec. Permit No.
DataPlbg. Permit No.
DateMech. Permit No.
DateWater P.I.F.
sSewer P.I.F.
sFlood P.I.F.
sDate P.I.F. Paid
\$No.
Dev. Excise Tax
\$

CITY OF BOULDER ... BUILDING PERMIT APPLICATION

BLDG. ADDRESS 836 9th STREET

OWNER/TENANT SUE SAWYER

Mail Address 836 9th STREET

City/Zip BOULDER CO 80302 Tel. No. 4400177

DESCRIPTION OF WORK: CARPORT (DETACHED) WITH DECK ABOVE

DESCRIBE BLDG/USE SFD SQ.FT 290

ELECTRICAL PERMIT

Contractor Name

New Work

New Svc.

I agree to perform this work in compliance

VALUATION (Labor & Materials) \$ 8,000

CLASS OF WORK

New

Addition

Alteration

Repair

(If other than "NEW", please complete the following:

Will this change or expand the principal

use of the building? Yes No Will this create another dwelling? Yes No

Was (or is) this building an

accessory building? Yes No

Temp. Conts. Pwr./Per. No.

Reg. No.

No. Units

Val.

Sq. Ft. Unit No. 1

Sq. Ft. Unit No. 2

Fee

Baseboard Elec. Htg.

Forced Air Furnace

Other

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

Inspected by

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

Inspected by

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

PLUMBING PERMIT

Contractor Name

New Work/Baths

Types of Fixtures/No.

Other

I agree to perform this work in compliance with the Codes of the City of Boulder.

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

I agree to perform this work in compliance with the Codes of the City of Boulder.

Inspected by

Inspected by

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

MECHANICAL PERMIT

Contractor Name

New

Repair

Replace

BTU Rating

H.P.

Location

Hot Water Htr.

Sealed Comb. Htr.

Space Htr.

Unit Htr.

Comfort Cooling

Low Press. Boiler

High Press. Boiler

Duct Furnace

Forced Air Furnace

Ventilating Equip.

Refrigeration System

Gas Piping

Other

I agree to perform this work in compliance with the Codes of the City of Boulder.

Inspected by

Inspected by

Contractor Name

Add./Rem.

Chg. Svc.

Size/Main

I agree to perform this work in compliance with the Codes of the City of Boulder.

911 AM '93
APR 30
CRS/lnv/rent
5/26/93

Flood Elev.

Cert. Reqd.

Lot 15916

Block 28

Subdivision UNIVERSITY PLACE

I hereby state the above is correct, and I agree to comply with all City Ordinances regulating construction

Signature of Owner or Applicant

DO NOT WRITE BELOW THIS LINE

Type of Const. V

Occ. Group

Sprinklered: Yes No

Date 10/1/93

Plans Approved by

Final Inspection By:

Signature

Date 10/1/93

Building Permit Fee

\$ 99.00

Plan Check Fee

\$ 24.75

Electrical Permit Fee

\$

Mechanical Permit Fee

\$

Plumbing Permit Fee

\$

Use/Sales Tax

\$ 114.40

Energy

\$

Park/Rec Fee

\$

TOTAL

\$ 238.15

Date Received _____

ZONING INFORMATION SHEET
(not to be filled in by applicant)Zoning District IR-6

Type of Occupancy _____

Lot Area _____ Dimensions 50' x 76'-5"

Number of Floors _____ Height _____ Frontage _____

Total Floor Area of Principal Buildings _____ Accessory Buildings _____

Open Space Required _____ Open Space _____

Number of Units Permitted _____ Number of Units _____

Change of Occupancy from no change to _____

Number of Parking Spaces Required _____ Provided _____

Interior Lot _____ Corner Lot _____ Through Lot _____ "L" Shaped _____

New Construction _____ Addition _____ Alteration _____

Landscaping, Paving, Screening or Barriers Required _____

Describe _____

Comments detached carport w/ deck above
approx 16' x 15' 6"

DEPARTMENTAL CLEARANCES

Site Drainage & Flood Control Engineer _____ Date _____

Transportation Engineer John Saylor Date 4/30/93

Water Utility Engineer _____ Date _____

Sewer Utility Engineer _____ Date _____

Parks Department _____ Date _____

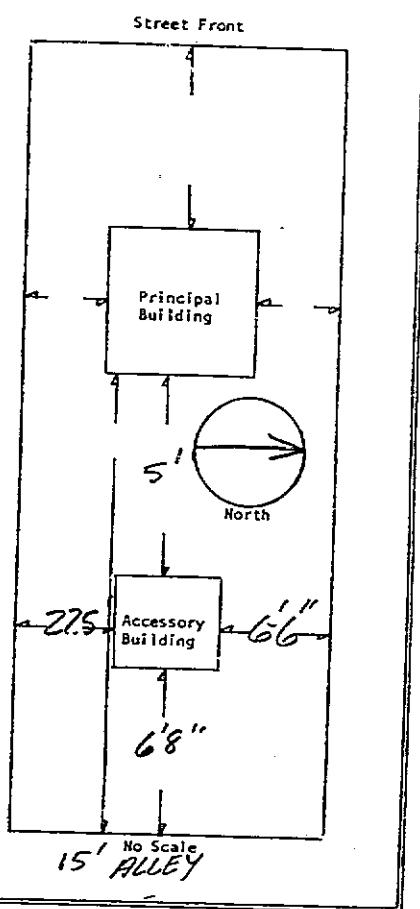
Fire and/or Health Department _____ Date _____

Zoning Administrator G. Krotzschmer Date 5/19/93

Current Planner _____ Date _____

Historic Landmark Approval _____ Date _____

Energy _____ Date _____



CITY OF BOULDER BUILDING INSPECTION DEPARTMENT
INSPECTION RECORD CARD
Telephone: 441-3280

ADDRESS 836 9TH ST
OWNER SUE SAWYER
GENERAL CONTRACTOR McCullough Construction
BLDG. PERMIT NO. 933689 DATE ISSUED 5/25/93
DESCRIPTION DETACHED CARPORT WITH DECK ABOVE
BASEMENT: FINISHED / UNFINISHED / CRAWLSPACE
BEDROOMS: BATHS: FULL THREE-QUARTER HALF ROUGH-IN: FULL HALF

NEW ADDITION ALTERATION REPAIR
BLDG. TYPE V-N OCCUPANCY R-3
SPRINKLERED: YES NO COM/RES
USE SPD
GARAGE: ATTACHED/DETACHED/CARPORT

**INSPECTIONS WILL NOT BE MADE UNLESS THIS CARD IS POSTED ON THE SITE!
IF THIS CARD IS LOST OR STOLEN, A REPLACEMENT FEE WILL BE CHARGED.**

TYPE OF INSPECTION	DATE OF INSPECTION	INSPECTOR'S SIGNATURE	NOTES
FOOTINGS/CAISONS			
FOUNDATIONS			
DO NOT POUR CONCRETE UNTIL INSPECTED AND APPROVED			
GROUNDWORK			
ROUGH			
TEMP. FINAL			
FINAL			
FOUNDATION			
WALL/CEIL			
GROUNDWORK			
ROUGH			
FINAL			
GAS PIPING			
DUCTS/FLUE			
VENTING			
GAS METER			
GAS LOG			
FIREPLACE			
FINAL			
NAME INSPECTION TO BE MADE WHEN ALL ROUGH UTILITY INSTALLATIONS HAVE BEEN INSPECTED/APPROVED			
FRAME	9-29-93	PMS	
SHEETROCK			
MID-ROOF			
FINAL ROOF			
FINAL	10-11-93	RMS	
ELEVATOR FINAL			
FIRE PROTECTION			

**OCCUPANCY OF THIS BUILDING PRIOR TO FINAL INSPECTION
AND/OR CERTIFICATE OF OCCUPANCY IS NOT PERMITTED.**

Variance Approval Letter from Neighboring Property Owner

To the City of Boulder Board of Zoning Adjustments,

Job Site Address: 836 9th St
Boulder, CO 80302
Parcel ID Number: 146331326007
Date: December 5th, 2025

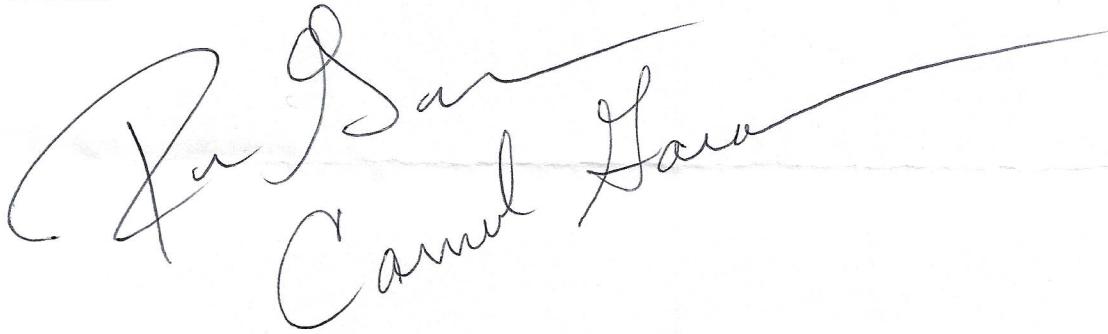
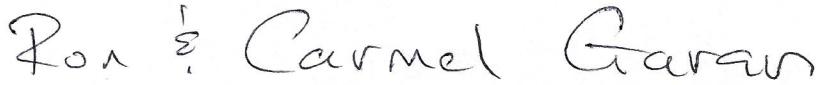
Dear Board of Zoning Adjustments,

We are writing to express our support and approval for the variance requested by our neighbors Kira Harland and Miles Eldon's home at 836 9th St.

We are aware Miles and Kira are seeking a setback variance for the City of Boulder to recognition and establishment of their existing attached deck/carport with a rear setback of 4.90', where 25' is required.

We are also aware Kira and Miles intend to build a new attached deck with a rear setback of 20.0', connected to the existing deck/carport with exterior stairs running to the west which will allow for a new house door built level with the existing main level floor which will give Kira and Miles access to their back yard.

We live at 850 9th St, the neighboring house to the north. We endorse and recommend their proposed variance.

A handwritten signature in black ink, appearing to read "Ron & Carmel Garan". The signature is fluid and cursive, with "Ron" and "Carmel" on the top line and "Garan" on the bottom line.A handwritten signature in black ink, appearing to read "Ron & Carmel Garan". The signature is fluid and cursive, with "Ron" and "Carmel" on the top line and "Garan" on the bottom line.

Variance Approval Letter from Neighboring Property Owner

To the City of Boulder Board of Zoning Adjustments,

Job Site Address: 836 9th St
Boulder, CO 80302
Parcel ID Number: 146331326007
Date: December 5th, 2025

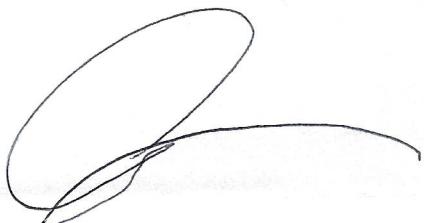
Dear Board of Zoning Adjustments,

We are writing to express our support and approval for the variance requested by our neighbors Kira Harland and Miles Eldon's home at 836 9th St.

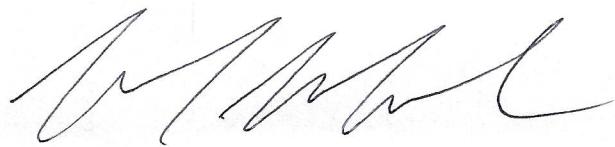
We are aware Miles and Kira are seeking a setback variance for the City of Boulder to recognition and establishment of their existing attached deck/carport with a rear setback of 4.90', where 25' is required.

We are also aware Kira and Miles intend to build a new attached deck with a rear setback of 20.0', connected to the existing deck/carport with exterior stairs running to the west which will allow for a new house door built level with the existing main level floor which will give Kira and Miles access to their back yard.

We live at 833 Lincoln PL, the neighboring house to the east. We endorse and recommend their proposed variance.



Allison Barrett



Jacob Kaufman-Osborn

Variance Approval Letter from Neighboring Property Owner

To the City of Boulder Board of Zoning Adjustments,

Job Site Address: 836 9th St
Boulder, CO 80302
Parcel ID Number: 146331326007
Date: December 5th, 2025

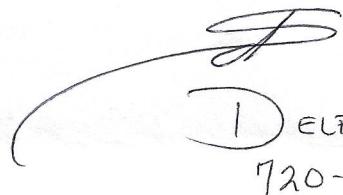
Dear Board of Zoning Adjustments,

We are writing to express our support and approval for the variance requested by our neighbors Kira Harland and Miles Eldon's home at 836 9th St.

We are aware Miles and Kira are seeking a setback variance for the City of Boulder to recognition and establishment of their existing attached deck/carport with a rear setback of 4.90', where 25' is required.

We are also aware Kira and Miles intend to build a new attached deck with a rear setback of 20.0', connected to the existing deck/carport with exterior stairs running to the west which will allow for a new house door built level with the existing main level floor which will give Kira and Miles access to their back yard.

We live at 828 9th St, the neighboring house to the south. We endorse and recommend their proposed variance.


DELPHIA SLATER
720-757-7732

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
August 12, 2025
Virtual Meeting

Board Members Present: Nikki McCord (Chair), Katie Crane, Sean Haney
Board Members Absent: Drew Eisenberg, Ben Doyle (Vice Chair)
City Attorney Representing Board: Deshawna Zazueta
Staff Members Present: Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

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

2. BOARD HEARINGS:

A 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.

Staff Presentation:

R. Wyler presented the item to the board.

Board Questions:

R. Wyler answered questions from the board.

Applicant's Presentation:

Jeff Borchardt 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 **Sean Haney**, the Board of Zoning Adjustment voted 3-0 (B. Doyle and D. Eisenberg absent) to approve the application **Docket BOZ2025-00007** as submitted.

3. GENERAL DISCUSSION:

A. Approval of Minutes

The 07/08/25 BOZA Meeting Minutes are scheduled for approval.

K. Crane made a motion seconded by **N. McCord** to approve the July 8, 2025 BOZA Meeting minutes. The board voted 3-0 (B. Doyle and D. Eisenberg absent). 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 4:38 P.M

APPROVED BY

Board Chair

DATE

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
December 9, 2025
Virtual Meeting

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

Board Members Absent:

City Attorney Representing Board: Deshawna Zazueta

Staff Members Present: Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

A. Swearing in of Board Member Jill Lester

Jill Lester took the Oath of Office as facilitated by Deshawna Zazueta.

B. Board Chair and Vice Chair Nominations

Drew Eisenberg made a motion seconded by Katie Crane to nominate Jill Lester to serve as Chair. The Board voted 4-0. Motion passed.

Jill Lester made a motion seconded by Drew Eisenberg to nominate Katie Crane to serve as Vice Chair. The Board voted 4-0. Motion passed.

2. BOARD HEARINGS:

Docket No.: BOZ2025-00012

Address: 4380 Butler Circle

Owner: Amanda Schiewe

Representative: Chad Kipfer, Caddis Collaborative

Setback Variance: As part of an addition to the single-family home, including expanding the existing single-car garage, the applicant is requesting a variance to the combined side/west yard setback standard for a principal structure in the RL-1 zoning district. The resulting side/west setback from the garage addition will be approximately 5.3 feet (at the closest point from the west property line) where 9 feet is required and approximately 12.7 feet (at the closest point of the home from the west property line) 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:

Chad Kipfer presented the item to the board.

Public Hearing:

- 1) Christine Welker
- 2) Julie Welker

Board Discussion:

The board agreed that the proposal meets the necessary criteria. Jill Lester noted that the architect demonstrated through his drawings that there are unusual physical circumstances or conditions under B.R.C., 9-2-3(h)(1)(A)(1).

Motion:

On a motion by **Jill Lester** and seconded by **Katie Crane**, the Board of Zoning Adjustment voted 4-0 to approve the application **Docket BOZ2025-00012** as submitted, based on meeting B.R.C., 9-2-3(h)(1)(A-D) and B.R.C., 9-2-3(h)(5)(A-D).

3. GENERAL DISCUSSION:

A. Approval of Minutes

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

Approval of the minutes was deferred to a future meeting.

B. Matters from the Board

A. Discussion of Letter to City Council

The board opted not to draft an annual letter to City Council.

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 5:15 P.M

APPROVED BY

Board Chair

DATE