



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

DATE: Tuesday, June 9, 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

A. Docket No.: BOZ2026-00003

Address: 505 College Avenue

Property Owner: Tyler Sigman

Applicant/Representative: Lauren Folkerts, HMH Architecture and Interiors

Side Yard Wall Articulation Variance: As part of a proposal for an addition to reconfigure the interior and integrate two currently separate upper story areas of the existing single-family home, the applicant is requesting a variance to the 'Side Yard Wall Articulation' (SYWA) standards for a principal building in the RL-1 zoning district. The resulting SYWA qualifying wall length will be approximately 67 feet where 40 feet is the maximum allowance and approximately 33 feet exists today. Section of the Land Use Code to be modified: Section 9-7-10, BRC 1981.

3. GENERAL DISCUSSION

A. Approval of Minutes: The 05/12/26 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.

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		



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, Lauren Folkerts, am filing a Land Use Review, Administrative Review, BOZA,
(PRINT NAME OF APPLICANT OR CONTACT PERSON)
 or Technical Document Review application [on behalf of] Tyler Sigman
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
 for the property located at 505 College Ave Boulder, CO 80302 US. 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.

 SIGNATURE *Lauren Folkerts*

 DATE May 11, 2026

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.



Permit No. _____

Building Owner Authorization Form

Project Information

Project Address _____

Business Name _____

Project Applicant _____

Ownership Information

Company Name _____

Name of Owner's
Representative _____

Mailing Address _____

Phone Number _____

Email Address _____

Owner Included as Contact? _____

Owner Name _____

Acknowledgement

I certify that I am the owner, or authorized owner's representative of the property address above, and I authorize the project contact to submit a permit application to alter the property.

Signature of Owner/Authorized Agent for Owner _____ *T. Sigman*

_____ Date



May 11, 2026
505 College Written Statement

The proposed project is a modest addition and interior reconfiguration to an existing hillside home intended to improve the functionality and livability of the upper floor for a growing family. Due to the property's unusual combination of steep topography, north/south orientation, overlapping setbacks, and existing structural constraints, a limited variance is required to create a connected second-floor layout. Specifically, we are requesting an increase in the allowable length of wall exceeding 14 feet in height within 14 feet of the setback, from 40 feet to 67 feet. This may sound like a significant increase, but it is largely driven by existing conditions, mainly a 33' long 10" deep encroachment into 14'. As you will see this design has been carefully refined to minimize impacts, preserve neighborhood character, maintain solar access compliance, and reduce the request to the minimum variance necessary to achieve a functional living arrangement.

(1) Physical Conditions or Disability

- **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**
 - *While 50-foot-wide lots are common in Boulder, this property has a rare combination of constraints. The lot runs north/south on a steep foothills site, which makes the solar shadow and bulk plane particularly restrictive along the east property line. In addition, as a corner lot, it is subject to both a 25-foot front yard setback on the south side and a 25-foot street side setback on the west side, together affecting more than half of the lot area.*
 - *Key constraints include:*
 - *Narrow 50-foot-wide lot*
 - *North/south orientation*
 - *Steep east/west slope*
 - *25-foot west street side setback*
- **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**
 - *While not related to a formal disability, the current second-floor layout creates a significant functional and physical challenge for the family.*
 - *To move between the two sides of the upper level without going outside, occupants must travel down to the main floor and back upstairs.*
 - *For a family with young children, this creates an unreasonable and impractical circulation pattern.*
- **The unusual circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located; and**
 - *Lots that combine a north/south orientation, steep east/west topography, and overlapping 25-foot setbacks that consume the least restricted portion of the buildable area are uncommon within the neighborhood and within the city as a whole.*

- **Because of such physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this chapter; and**
 - *Without a variance, and keeping the existing building, connecting the upper level into a functional single living space while maintaining three bedrooms is not reasonably possible.*
 - *The remaining buildable area between the SYWA setback and the front yard setback is only approximately 11 feet wide. A functional bedroom and hallway together require more width than this area can accommodate.*
- **Any unnecessary hardship has not been created by the applicant.**
 - *The hardship results from the existing site constraints and original structure placement, not from actions by the current applicant.*
 - *In addition to site constraints mentioned above, the original structure already extends approximately 9 inches into the SYWA setback for a length of 33 feet, making any reasonable circulation improvement trigger a SYWA setback encroachment.*

(5) Requirements for All Variance Approvals

- **Would not alter the essential character of the neighborhood or district in which the lot is located;**
 - *The proposed alteration is minimally visible from the public right-of-way and remains consistent with the scale and character of surrounding homes.*
 - *Most observers would have a hard time seeing the areas where a zoning variance was required, let alone recognizing any inconsistency with neighbouring buildings.*
- **Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;**
 - *The variance as proposed is minimal and would be difficult to differentiate from what would be allowed by right on this property.*
 - *Also, the adjacent property owner to the south, who is the most directly affected neighbor, has reviewed the proposal and provided written support for the variance request.*
- **Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and**
 - *The proposal has been substantially reduced through careful design revisions. Earlier concepts required three separate variances to meet the needs of a growing family, but the project has been refined to require only a single ordinance variance. This represents the minimum modification necessary to create a functional layout.*
- **Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C.1981.**
 - *The proposed variance does not create any conflict with Boulder's solar access requirements.*

Parcel Description
(PROVIDED BY CLIENT)

THE WESTERLY 50 FEET OF THE SOUTHERLY 37 1/2 FEET OF LOT 5 AND THE WESTERLY 50 FEET OF LOTS 6, 7 AND 8, ALL IN BLOCK 3, VERMONT ADDITION TO THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO ACCORDING TO THE PLAT THEREOF.

IMPROVEMENT SURVEY PLAT

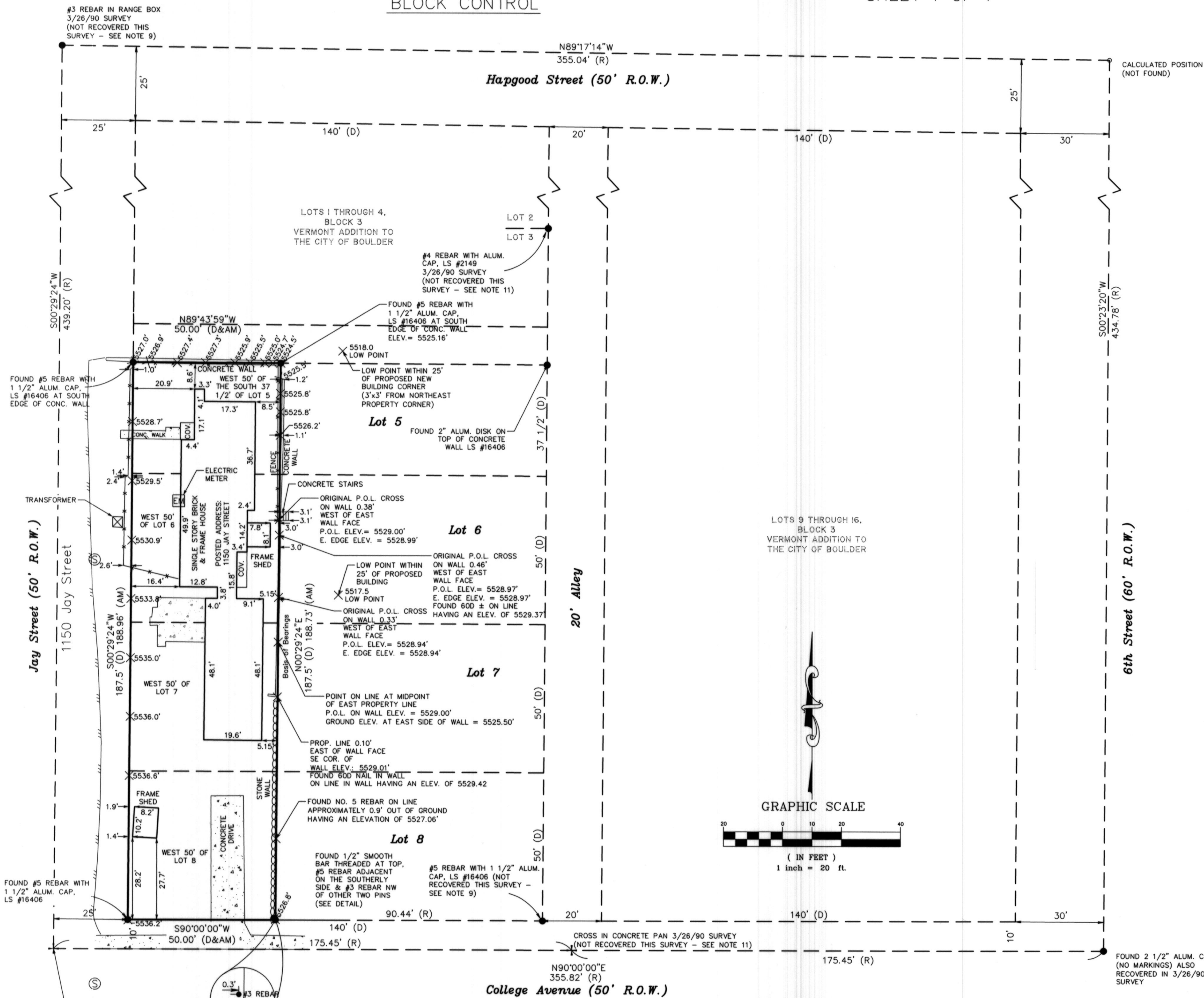
PORTIONS OF LOTS 5, 6, 7 AND 8, BLOCK 3, VERMONT ADDITION TO THE CITY OF BOULDER, IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

BLOCK CONTROL

Notes

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MARK GELBAND, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF NORTH 00°29'24" EAST ALONG THE EASTERLY LINE OF THE SUBJECT PROPERTY BETWEEN FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- NO UTILITIES ARE SHOWN HEREON. NO RESEARCH HAS BEEN DONE CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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, DEFACES, 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 DEFACES, 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 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- BENCHMARK INFORMATION: BENCHMARK INFORMATION: A CITY OF BOULDER BENCHMARK 'L-440-1' HAVING A NAVD '88 ELEVATION OF 5479.60'. RELATIVE SPOT ELEVATION POINTS ARE SHOWN HEREON AT THE CLIENT'S REQUEST.
- 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.
- THE PROPERTY LINES AND BLOCK INFORMATION AS DEPICTED HEREON ARE BASED ON RECOVERED LOCAL CONTROL ON THE DATE OF THIS SURVEY AND PREVIOUSLY LOCATED CONTROL BY FLATIRONS, INC. FOR THE IMPROVEMENT SURVEY PLAT (DATED MARCH 26, 1990) ON RECORD WITH BOULDER COUNTY (LS-90-0041) AND THE LAND SURVEY PLAT (DATED SEPTEMBER 29, 2008) ON RECORD WITH BOULDER COUNTY (LS-09-0011).
- DATES OF FIELDWORK: ORIGINAL FIELD WORK PERFORMED BY FLATIRONS, INC. AS JOB NO. 01-39,532 NOVEMBER 12-16, 2001. FIELD INSPECTION WAS PERFORMED ON SEPTEMBER 22, 2008 AS JOB NO. 08-55,202. FIELD INSPECTION FOR THIS SURVEY WAS PERFORMED ON JUNE 5, 2012.



Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO MARK GELBAND, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JUNE 6, 2012, THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-103 (9) "IMPROVEMENT SURVEY PLAT".



JOHN B. GUYTON
COLORADO P.L.S. #16408
CHAIRMAN & CEO, FLATIRONS, INC.

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS 21st DAY OF September, 2012.

Legend

- FOUND, SET OR RECORD MONUMENT AS DESCRIBED
- (R) PER RECORD LAND SURVEY PLAT (SEE NOTE 11)
- (AM) AS MEASURED AT TIME OF SURVEY
- (D) PER DEED AND/OR THE PLAT OF VERMONT ADDITION TO THE CITY OF BOULDER
- ×5500.0' SPOT ELEVATION

Boundary Closure Report

Course: S00°29'24"W Length: 188.73'
 Course: S90°00'00"W Length: 50.00'
 Course: N00°29'24"E Length: 188.96'
 Course: S89°43'59"E Length: 50.00'

Perimeter: 477.69'
 Error Closure: 0.00 Course: S25°41'31"E
 Error North: -0.003 East: 0.001

Precision 1: 477690000.00

IMPROVEMENT SURVEY PLAT		PREPARED FOR	
Mark Gelband		SHEET 1 OF 1	
Flatirons, Inc. Surveying, Engineering & Geomatics		BLO 7/19/12	
DATE: JUNE 6, 2012		BLO 7/5/12	
FSI JOB NO. 12-60,099		BLO 6/8/12	
12-60,099		BLO 6/7/12	
3825 IRIS AVE. STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830		INT: DATE:	
655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355		REVISIONS:	
www.flatironsinc.com		CHECKED BY:	
COPYRIGHT 2012 FLATIRONS, INC.		WW/ZG	

EXISTING



NORTH EAST VIEW



SOUTH EAST VIEW

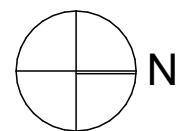
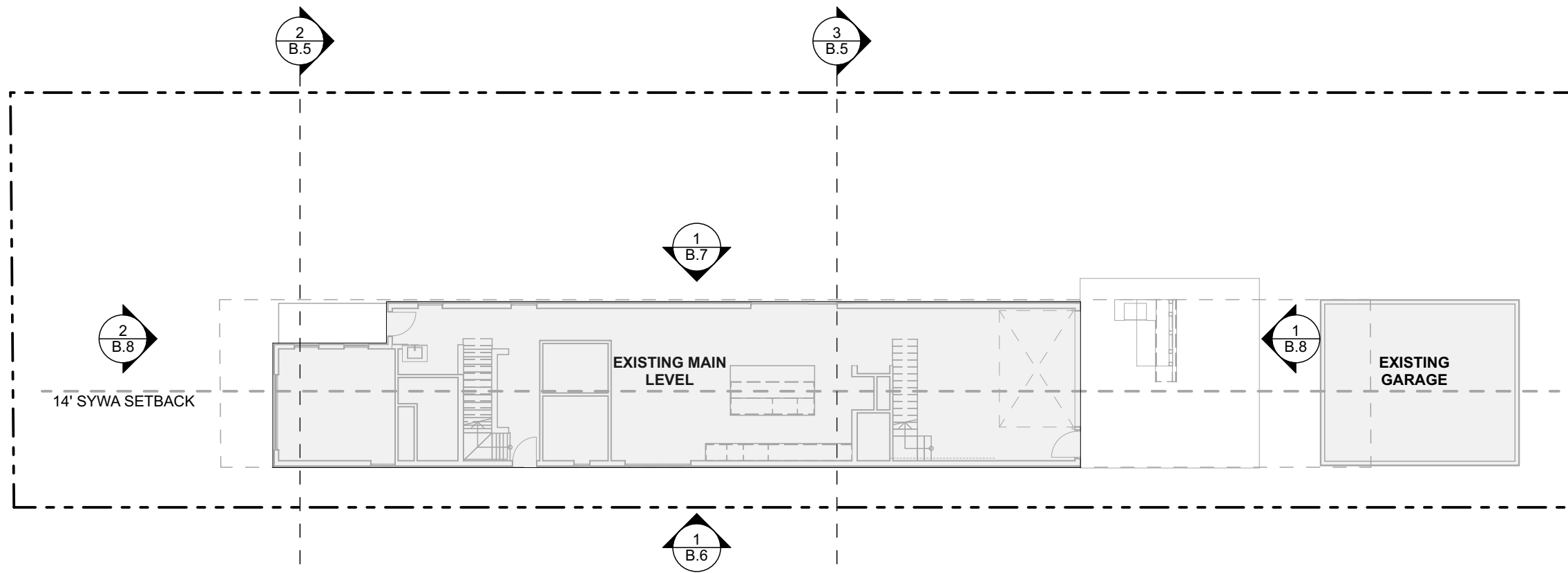
PROPOSED



NORTH EAST VIEW



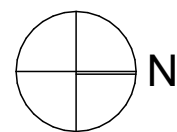
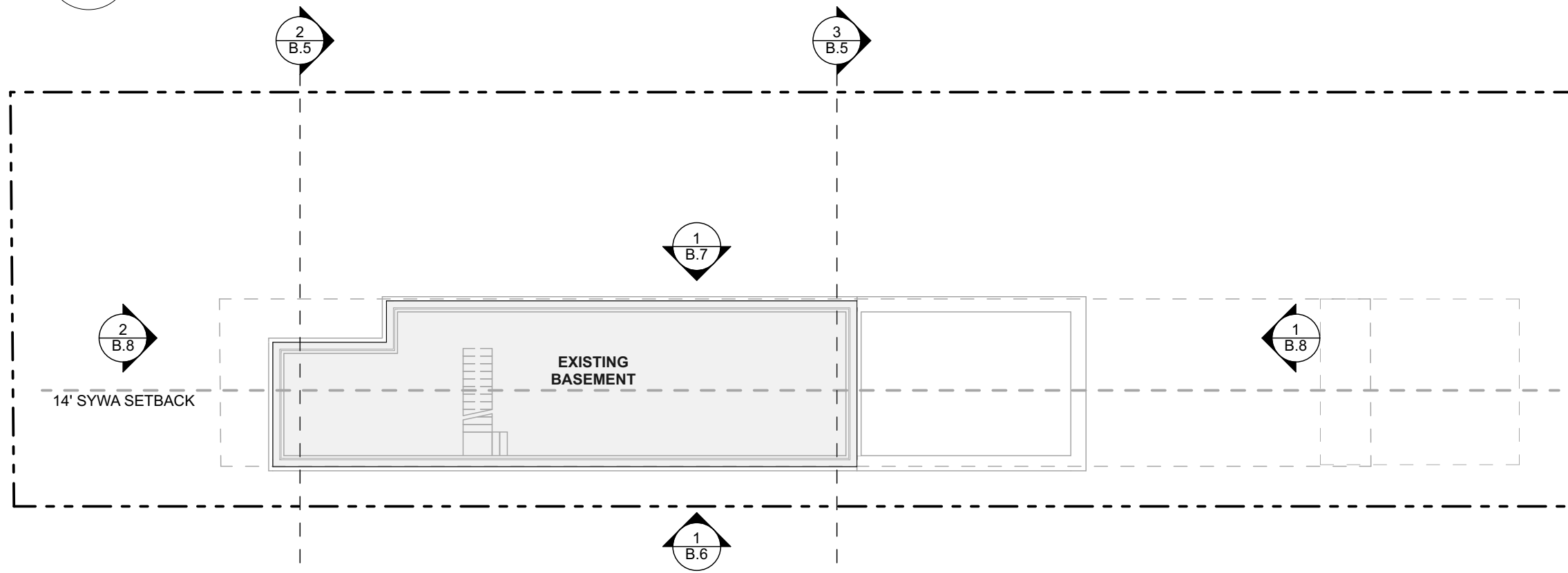
SOUTH EAST VIEW



1

PROPOSED FIRST FLOOR

SCALE: 1/16" = 1'-0"

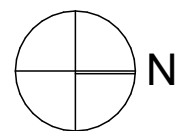
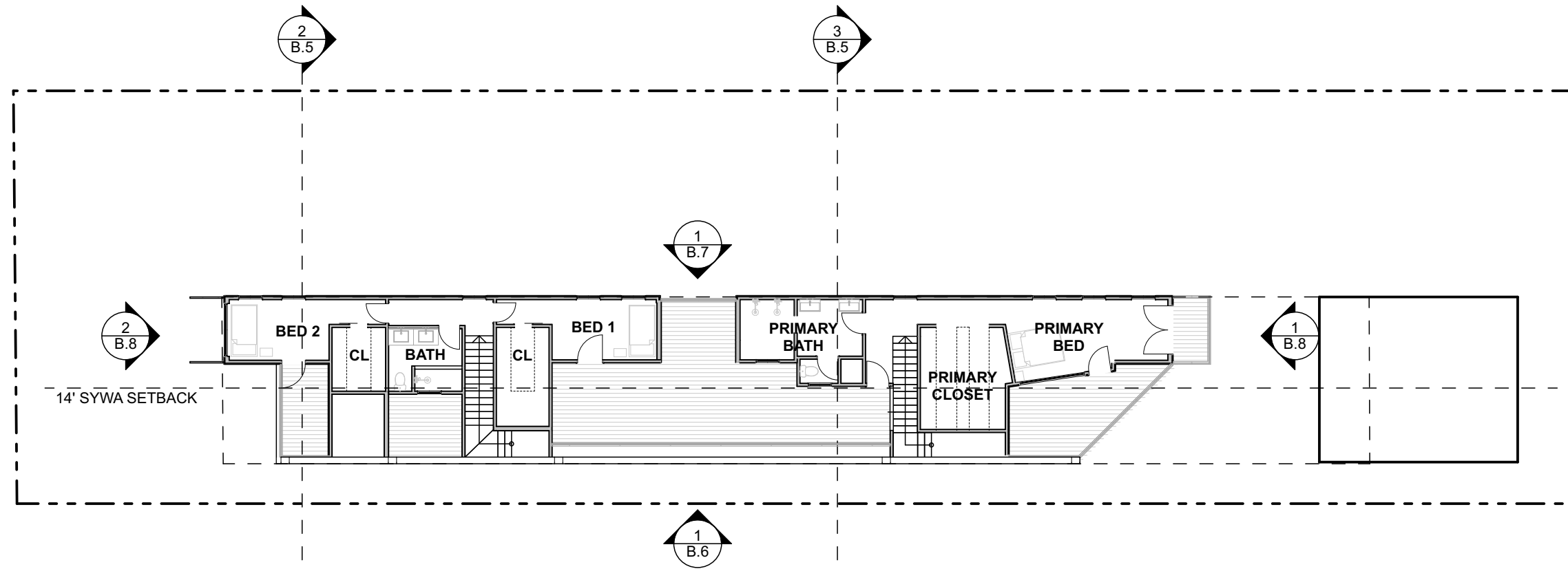


2

PROPOSED BASEMENT

SCALE: 1/16" = 1'-0"

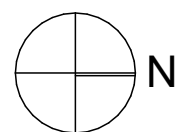
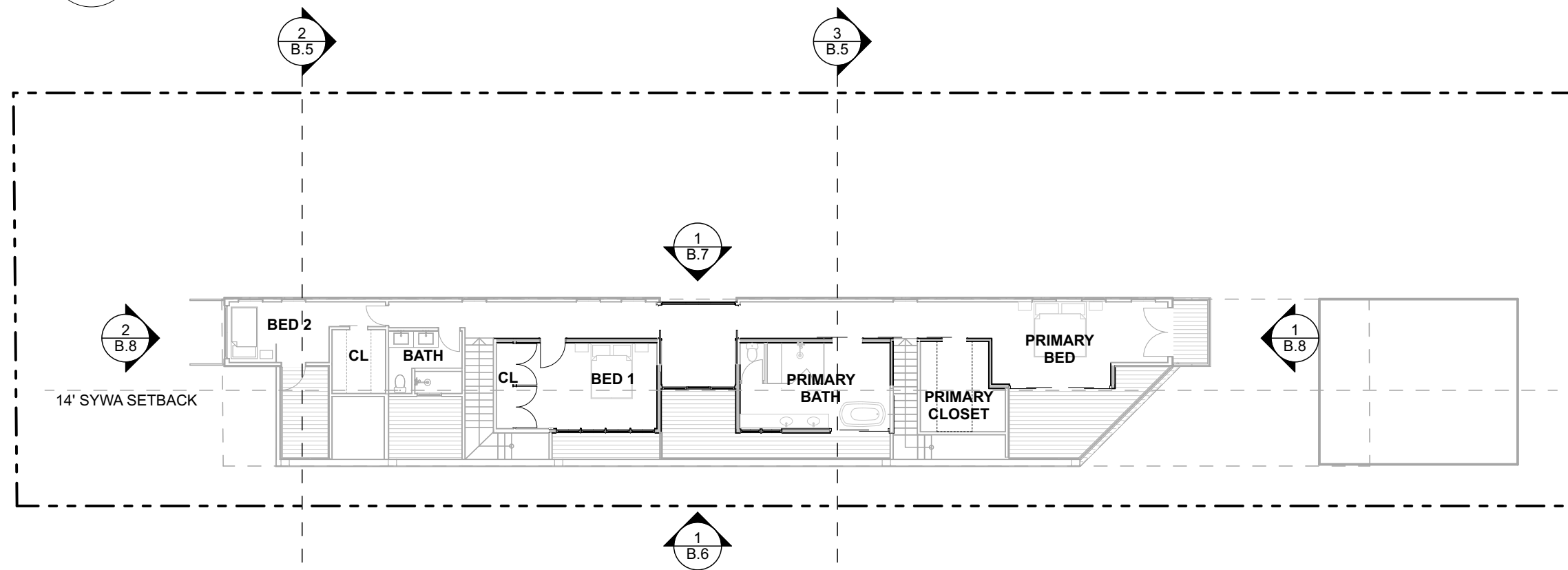




1

EXISTING SECOND FLOOR

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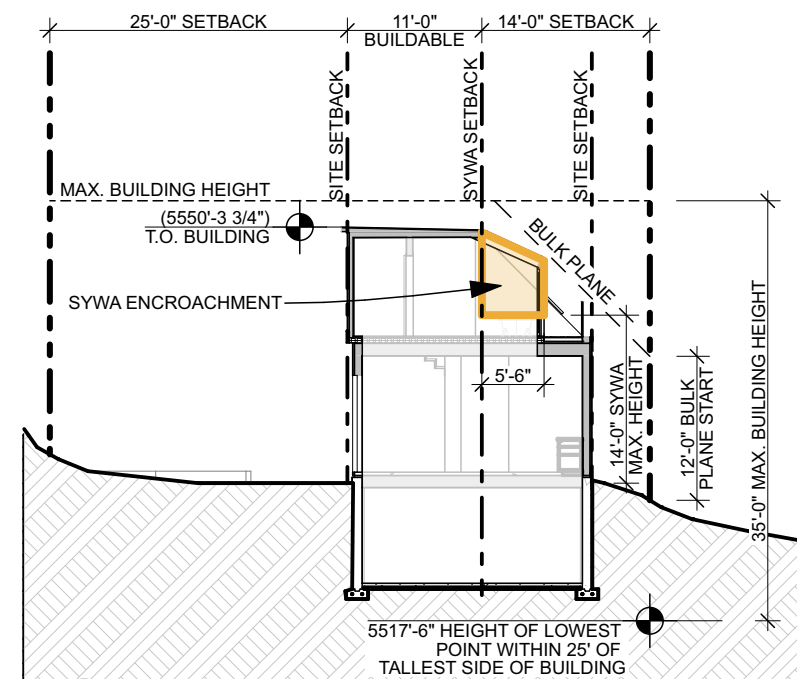
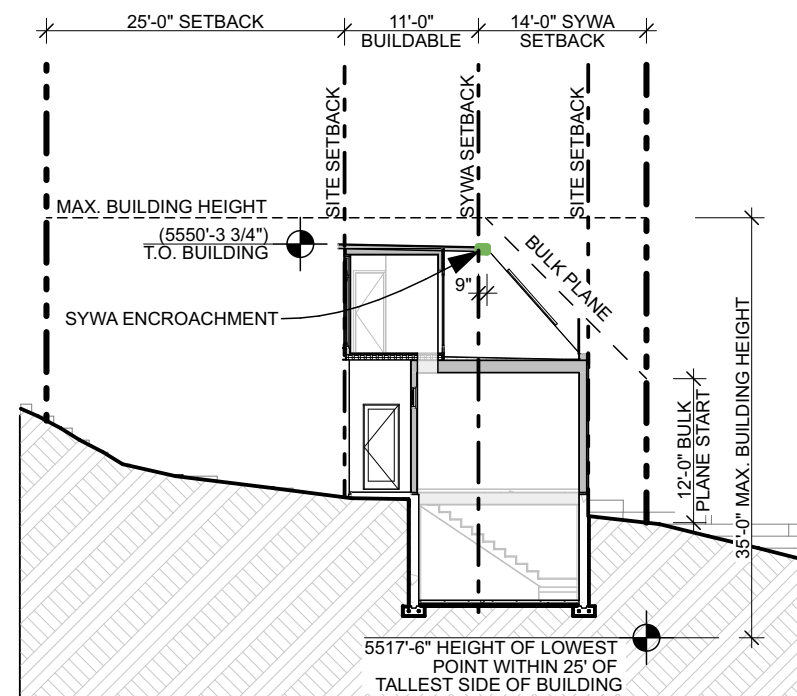
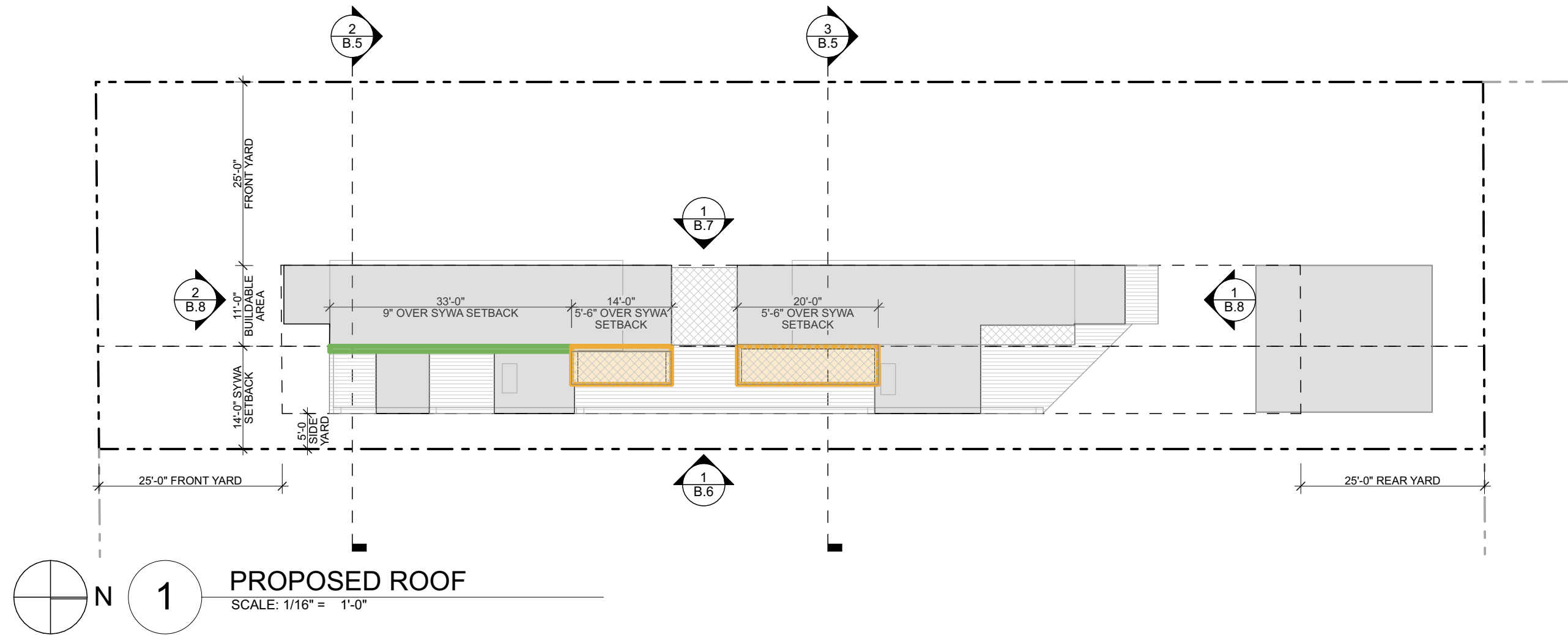


2

PROPOSED SECOND FLOOR

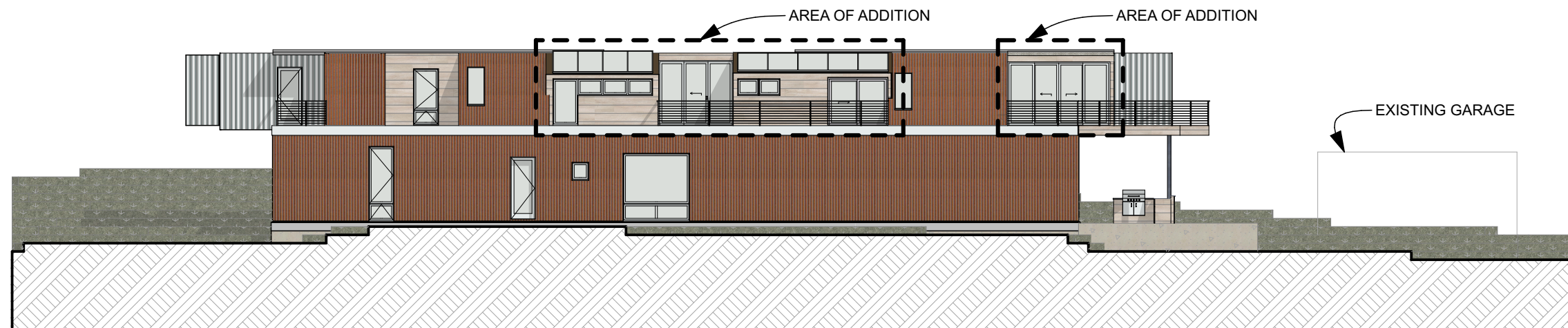
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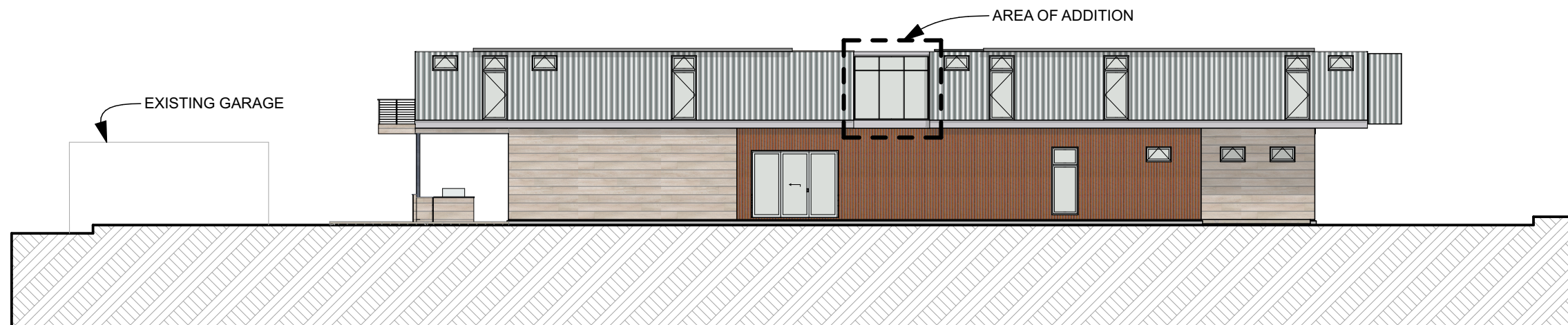
1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



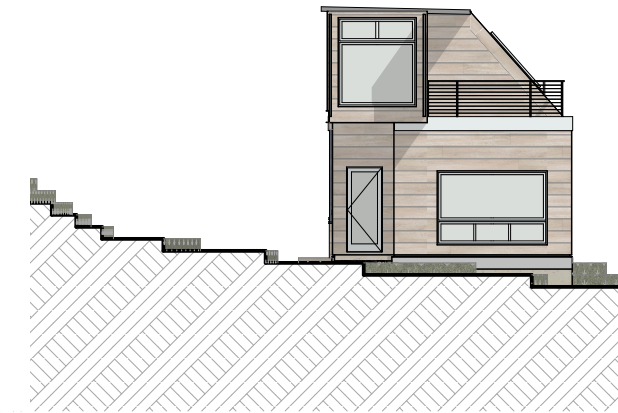
1 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



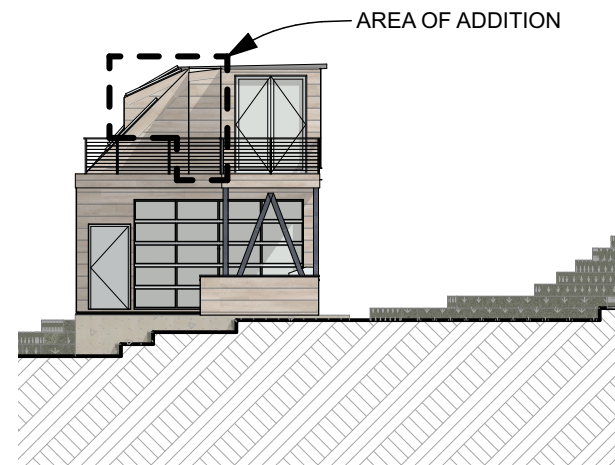
2 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



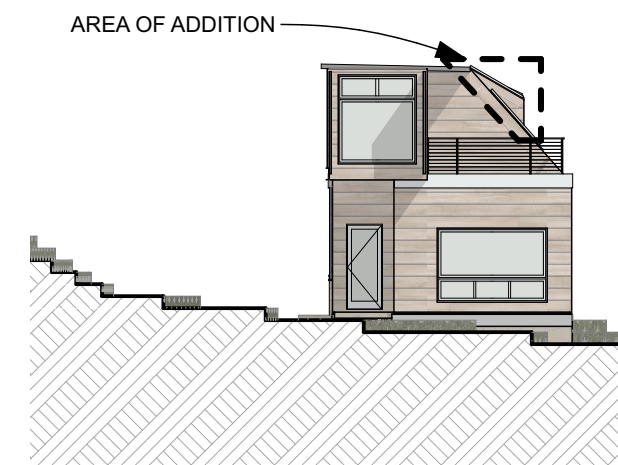
1 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXISTING



NORTH EAST VIEW



SOUTH EAST VIEW

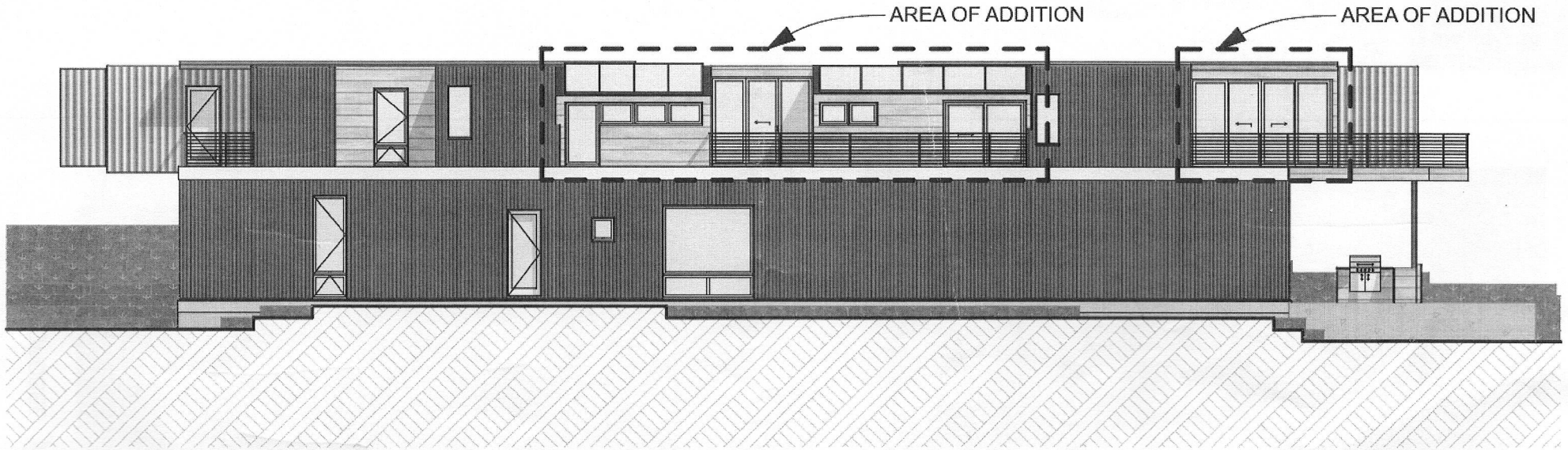
PROPOSED



NORTH EAST VIEW



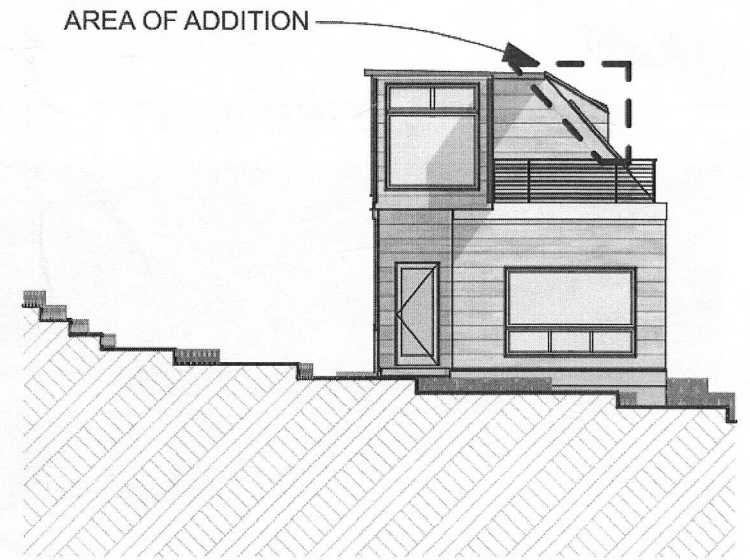
SOUTH EAST VIEW



PROPOSED EAST ELEVATION

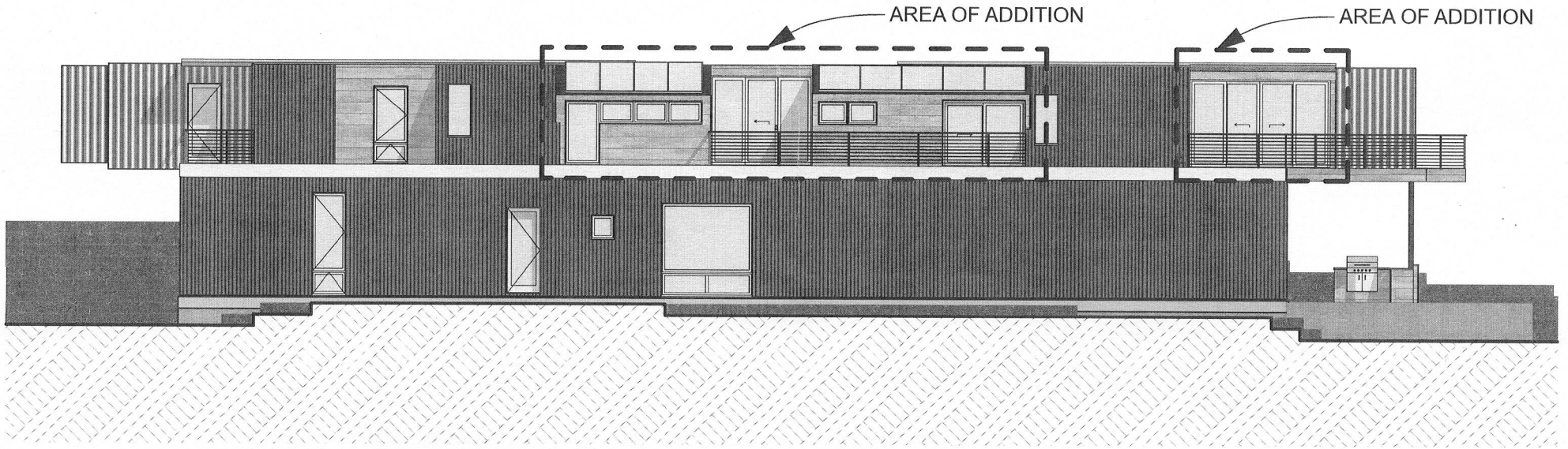
INDIVIDUALS IN SUPPORT OF PROPOSED MODIFICATIONS

NAME	ADDRESS	SIGNATURE
Tomozo Yano	1135 Jay St	<i>Tomozo Yano</i>
Lisa Spalding	1135 Jay St.	<i>Lisa Spalding</i>
Eve Cooper	550 College	<i>Eve Cooper</i>
Tom Raveno	550 College	<i>Tom Raveno</i>
Bijan Tusserkani	1103 6th St	<i>Bijan Tusserkani</i>
Kristen Zuraski	1103 6th St	<i>Kristen Zuraski</i>
Heather Smith	495 College Ave	<i>Heather Smith</i>
William Nonneman	495 College Ave	<i>William Nonneman</i>



PROPOSED SOUTH ELEVATION





PROPOSED EAST ELEVATION

INDIVIDUALS IN SUPPORT OF PROPOSED MODIFICATIONS

NAME ADDRESS SIGNATURE

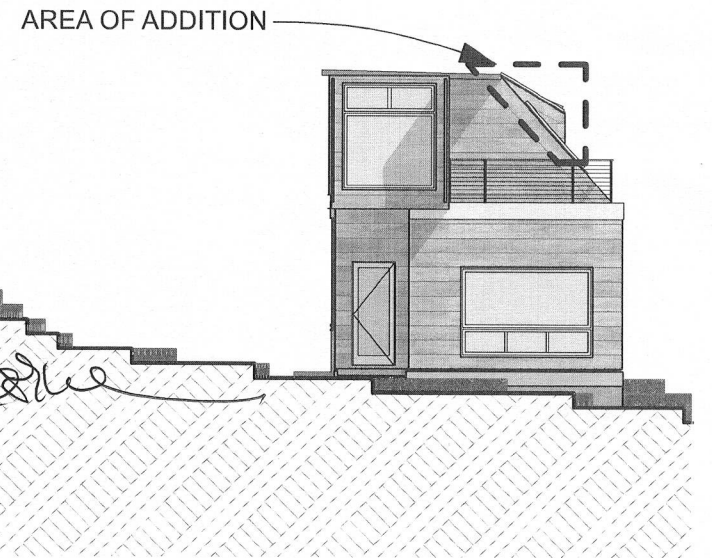
Eli Feldman 516 College [Signature]

Avon Creeve 485 College Ave [Signature]

Kelly Dem 485 College Ave [Signature]

Alexandra C. Dujardin 502 College Ave [Signature]

[Signature] 525 College [Signature]



PROPOSED SOUTH ELEVATION

505 COLLEGE
 5/7/26 DATE:
 PROPOSED ELEVATIONS



CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
May 12, 2026
Virtual Meeting

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

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:

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.

Staff Presentation:

R. Wyler presented the item to the board.

Board Questions:

R. Wyler answered questions from the board.

Applicant's Presentation:

Brad Burch presented the item to the board.

Public Hearing: Nobody spoke.

Board Discussion:

The board agreed that the proposal meets the necessary criteria.

Motion:

On a motion by **Drew Eisenberg** and seconded by **Katie Crane**, the Board of Zoning Adjustment voted 4-0 to approve the application **Docket BOZ2026-00001** as submitted.

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.

Staff Presentation:

R. Wyler presented the item to the board.

Board Questions:

R. Wyler answered questions from the board.

Applicant's Presentation:

Kim Cattau presented the item to the board.

Public Hearing: Nobody spoke.

Board Discussion:

The board agreed that the proposal meets the necessary criteria.

Motion:

On a motion by **Drew Eisenberg** and seconded by **Sean Haney**, the Board of Zoning Adjustment voted 4-0 to approve the application **Docket BOZ2026-00002** as submitted.

3. GENERAL DISCUSSION:

A. Approval of Minutes

The 01/13/26 BOZA Meeting Minutes are scheduled for approval.

On a motion by **Drew Eisenberg** and seconded by **Katie Crane**, the Board of Zoning Adjustment voted 4-0 to approve the 01/13/26 BOZA Draft Meeting Minutes.

Matters from the Board

A. Matters from the City Attorney

There were no matters from the City Attorney.

B. 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 5:04 P.M

APPROVED BY

Board Chair

DATE