



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

**DATE:** Tuesday, July 14, 2026

**TIME:** 4 p.m.

**PLACE:** Virtual Meeting

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

**1. CALL TO ORDER**

**2. BOARD HEARINGS**

**A. Docket No.: BOZ2026-00005**

**Address:** 2910 5th Street

**Applicant/Property Owner:** Harry Shulman & Mary Haskins

**Representative:** Lisa Laursen, Lisa Laursen Design, LLC

**Building Coverage Variance:** As part of a proposal to construct a detached accessory building for a new accessory dwelling unit (ADU), the applicant is requesting a variance to the maximum building coverage allowance at 2910 5th Street. This will be a variance for approximately 126 square feet above the maximum allowance of 2,295 square feet for the 6,227 square foot lot. Section of the Land Use Code to be modified: Section 9-7-11, BRC 1981.

**B. Docket No.: BOZ2026-00006**

**Address:** 2013 Walnut Street

**Applicant/Property Owner:** Greg Ekrem

**Representative:** Kristin Reisinger, Space Craft Architecture

**Setback Variances:** As part of a proposal to repurpose an existing detached 'accessory building' and to turn it into a new residence, to be classified as a 'principal building' that does not meet multiple minimum setback requirements for principal buildings in the RH-2 zoning district, the applicant is requesting a setback variance to the following four setbacks in order to establish the new residence and building: The resulting rear (north) yard setback will be approximately 1.8 feet where 25 feet is required and approximately 1.8 feet exists today; The resulting interior side (west) setback will be approximately .25 feet where 10 feet is required and approximately .25 feet exists today; The resulting interior side (east) setback will be approximately 3.7 feet where 10 feet is required and approximately 3.7 feet exists today; And the resulting combined side yard setback will be approximately 3.95 feet where 20 feet is required and approximately 3.95 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 06/09/26 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](mailto:wylerr@bouldercolorado.gov)), Brian Holmes ([holmesb@bouldercolorado.gov](mailto:holmesb@bouldercolorado.gov)) or Thomas Remke ([remket@bouldercolorado.gov](mailto:remket@bouldercolorado.gov)). Board packets are available after 4 p.m. Friday prior to the meeting, online at [www.bouldercolorado.gov](http://www.bouldercolorado.gov).

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

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

**CALL TO ORDER**

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

**AGENDA**

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

**ACTION ITEMS**

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

**1. Presentations**

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

**2. Public Hearing**

Each speaker will be allowed an oral presentation.\*

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

**3. Board Action**

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

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

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

**VIRTUAL MEETINGS**

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

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

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# Board of Zoning and Adjustment (BOZA) Variance Application Form

## Application Information

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Variance Request Types

## General Data

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Street Address or General Location of Property

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Legal Description Lot \_\_\_\_\_

Legal Description Block \_\_\_\_\_

Legal Description Subdivision \_\_\_\_\_

Lot Size \_\_\_\_\_

Existing Use of Property \_\_\_\_\_

## Area, Coverage and Height Table

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AREA	EXISTING	PROPOSED
Total gross floor area		
Total gross building coverage		
Building height		



Detailed Description of Proposal

**Owner Contact Information**

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Owner Name \_\_\_\_\_

Owner Address \_\_\_\_\_

Owner Phone \_\_\_\_\_

Owner Email Address \_\_\_\_\_



**Applicant Information (if other than Owner)**

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Applicant Name

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Applicant Address

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Applicant Phone

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Applicant Email Address

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Relationship to Project

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**Attestation**

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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.

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Date Submitted

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# 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.

*Lisa Laurson*

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.

Harry Shulman and Mary Haskings  
2910 5th Street  
Boulder, CO 80304

June 1<sup>st</sup>, 2026

City of Boulder  
Board of Zoning Adjustment  
c/o Planning & Development Services  
1777 Broadway  
Boulder, CO 80302

**Re: Owner's Consent to Submit BOZA Variance Application  
2910 5th Street, Boulder, CO 80304  
Lots 13 & 14, Block 34, Newland Addition**

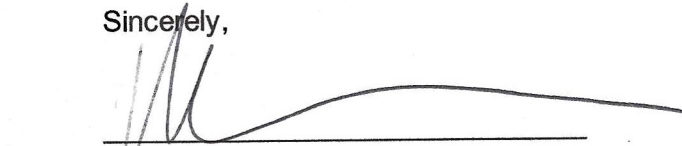
To the Board of Zoning Adjustment:

We, Harry Shulman and Mary Haskings, are the owners of record of the property located at 2910 5th Street, Boulder, Colorado 80304 (Lots 13 and 14, Block 34, Newland Addition).

By this letter, we give our written consent and authorize Lisa Laursen to act as our representative and to prepare, sign, and submit the Board of Zoning Adjustment (BOZA) variance application for this property on our behalf, including the requested variance for additional building coverage.

This authorization includes all related submittals and correspondence and extends to representing us in connection with the application throughout the BOZA review and hearing process.

Sincerely,

  
\_\_\_\_\_  
Harry Shulman

  
\_\_\_\_\_  
Mary Haskings  
Haskings

6/1/26  
Date

6/1/26  
Date

# WRITTEN STATEMENT IN SUPPORT OF VARIANCE APPLICATION

Board of Zoning Adjustment – City of Boulder

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**Property:** 2910 5th Street, Boulder, CO 80304

**Legal Description:** Lots 13 and 14, Block 34, Newland Addition, City of Boulder, County of Boulder, Colorado

**Owners of Record:** Harry Shulman and Mary Haskings

**Applicant / Authorized Representative:** Lisa Laursen

**Variance Requested:** Variance from the maximum building coverage standard (Section 9-7-11, B.R.C. 1981) to permit approximately 126 square feet of building coverage more than the amount otherwise allowed.

**Date:** 4 June 2026

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## Summary of the Request

On behalf of homeowners Harry Shulman and Mary Haskings, the applicant requests a building coverage variance for a modest 126 square feet beyond the maximum allowed on the lot. This variance would allow construction of a 477-square-foot detached accessory dwelling unit (ADU) with one bedroom and one bathroom in the rear yard. In the short term, the ADU will house immediate family members. In the long term, it will support the owners' plan to age in place. The existing house footprint is a humble 1,499 square feet. The additional building coverage due to decks over 30" above grade equals a significant 445 SF.

## Building Coverage Summary

RL-1 Zoning

Lot Area=6,227.9 SF

Building Coverage Existing:

Primary Residence Footprint=1,499 SF

Primary Residence Elevated Deck =185 SF

Primary Residence Rear Deck more than 30" above grade=260 SF

**Total Existing Building Coverage=1,944 SSF**

Proposed Detached ADU=477 SF

**Total Proposed Building Coverage=2,421**

**Building Coverage Allowable=2,295 SF**

**Excess Building Coverage=126 SF**

*Ordinance 7684 adopted in 2009 states:*

*"The purposes of the building coverage standards are to establish the maximum percentage of lot surface that may be covered by principal and accessory buildings to preserve open space on the lot, and to preserve some views and visual access to the sky and enhance privacy for residences that are adjacent to new development."*

## Purpose of the ADU and Alignment with the City's Goals

The owners' reasons for this ADU are concrete and reflect exactly the household flexibility the City of Boulder has made a priority. In the near term, the owner's adult child is returning to live with them for personal reasons, and the ADU provides that family member independent living space on the family property. Over the longer term, it will allow Harry and Mary to age in place in Boulder – staying in their home and community as their needs change, rather than being forced to sell.

These purposes align directly with the city's adopted housing goals:

- **Aging in place and multigenerational households**, which the city identifies as a primary benefit of ADUs – strengthening families, reducing senior-care costs, and supporting long-term household stability.
- **A diversity of housing types**, a core value of the Boulder Valley Comprehensive Plan; a small one-bedroom detached unit is exactly the kind of housing the city has said it needs more of.
- **Removing barriers to ADUs**, the express purpose behind the city's repeated code amendments to enable smaller homes and more diverse housing while preserving single-family neighborhood character.

## The Property and Its Physical Condition

The subject property is a single-family lot in Newlands. It slopes steeply from front to rear – an approximately **11-foot difference in grade** across the lot (which the City of Boulder deems the Potential Mass Movement Zone). Because of this topography, the **main-floor level of the existing home sits approximately 60 inches above grade** at the rear of the house. The home has **no basement**, so there is no lower level from which the rear yard can be reached at grade.

This existing deck provides walk-out access from the main floor to the back yard. The deck cannot simply be lowered: it must remain at the main-floor level to serve its purpose as safe, level access between the home and the rear yard. Lowering it, or replacing it with an at-grade surface, would leave the owners with a five-foot drop between their main floor and their back yard.

## **BOZA Criteria for Variances**

### **(h) Criteria for Variances**

#### **(1) Physical Conditions or Disability**

*There are:*

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

The property slopes steeply from front to rear – an approximately 11-foot change in grade across the lot – so that the main-floor level of the existing home sits roughly 60 inches above grade at the rear. The home's existing rear deck, which provides walk-out access from the main floor, is therefore elevated 50"-58" inches off the ground. Uncovered decks, stoops, patios, terraces, and stairways all less than thirty inches high are exempt from Building Coverage. Due to the steep topography of the property, the existing 260 SF deck exceeds this by 20"-28" and therefore must be included in the building coverage.

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

The RL-1 zoning district has some instances of this unique topography change on a single lot but it is not the norm and creates challenges with the building coverage calculations. Many neighboring lots are comparatively level allowing for building coverage exemptions offered by code. The hardship arises from a condition specific to this parcel, not from a circumstance common to the district

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

Because of these physical conditions, the property cannot reasonably be developed in conformance with the building coverage limit while still providing safe, functional access to the rear yard. The owners and their design team considered the following alternatives, and none is reasonable nor feasible:

- Removing or shrinking the existing deck. This would strip the home of safe, level walk-out access from the main floor to the rear yard, defeating a basic and reasonable use of the property.
- Lowering the deck or replacing it with an at-grade patio. Because the main floor sits roughly five feet above the rear-yard grade, any at-grade surface would require a substantial stair and would not provide the level walk-out access the home needs.
- Adding a basement or walk-out lower level. The existing home has no basement. Excavating one beneath an existing residence on a steeply sloping lot is not a reasonable or proportionate way to comply with a coverage standard.

- Regrading the yard. Re-engineering an 11-foot grade change would require extensive retaining structures and drainage work and is neither reasonable nor consistent with the character of the site. Furthermore, Building Coverage is calculated with Existing grade.
- Reducing the size of the ADU. The ADU is already modest at 462 square feet, well below the maximum size the city allows for a detached ADU. Because the coverage overage is driven by the grade-elevated deck rather than by the size of the ADU, shrinking the ADU would not eliminate the need for the variance.

In short, the only way to bring the project into strict conformance would be to deny the owners reasonable and safe use of their own rear yard. That is precisely the circumstance the variance provisions are intended to address.

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

The 11-foot grade change is natural, pre-existing topography, and the absence of a basement is an inherent characteristic of the existing home. Neither condition was created by the owners. The hardship is therefore not created by the homeowners.

## **(h)(5) – Requirements for All Variances**

*(5)(a) The variance would not alter the essential character of the neighborhood*

The additional 126 square feet of building coverage is a minimal increase located at the rear of the lot, where it has little or no effect on the streetscape or the established character of the neighborhood. Moreover, the use it enables is one the city has determined belongs in its neighborhoods: a core value of the Boulder Valley Comprehensive Plan is a commitment to a diversity of housing types and price ranges, and the city has amended its code specifically to encourage ADUs and a greater diversity of housing – expressly while preserving single-family neighborhood character. A modest, rear-yard ADU that supports a multigenerational household and aging in place does not erode neighborhood character; it advances the very character the city’s adopted plans describe.

*(5)(b) The variance would not impair the reasonable use and enjoyment of adjacent property*

The additional coverage is set at the rear of the lot and is modest in scale. The owners of both immediately adjacent properties – 2918 5th Street to the north and 2902 5th Street to the south, the parties whose use and enjoyment this criterion is intended to protect – have reviewed the proposal and submitted letters confirming that it will not impair the use, enjoyment, or development of their properties. The variance will not substantially or permanently impair any adjacent property.

*(5)(c) The variance is the minimum that would afford relief*

The request is limited to 126 square feet – the minimum coverage attributable to the deck elevation that the site’s topography makes unavoidable. The owners have minimized the request by keeping the ADU modest in size and by seeking only the coverage that the grade-driven deck elevation requires. No lesser variance would allow the property to be developed

with safe, level rear-yard access. The requested variance is therefore the least modification of the applicable standard that would afford relief.

*(5)(d) The variance would not conflict with the Solar Access provisions (Section 9-9-17)*

The proposed improvements have been designed to comply with the city's Solar Access requirements, and a solar shadow analysis has been prepared in connection with the project. The requested building coverage variance concerns lot coverage only and does not authorize any encroachment that would conflict with the basic solar access protection provided under Section 9-9-17.

## **Conclusion**

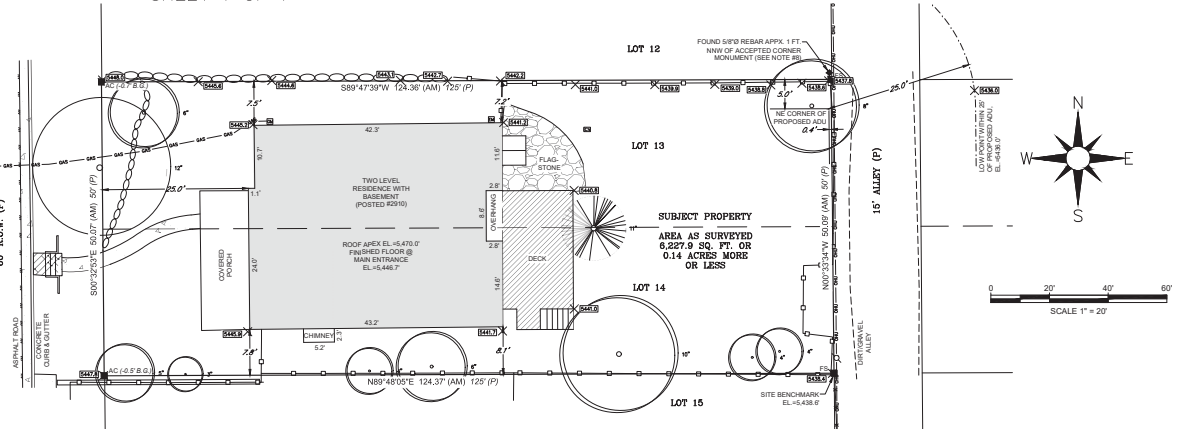
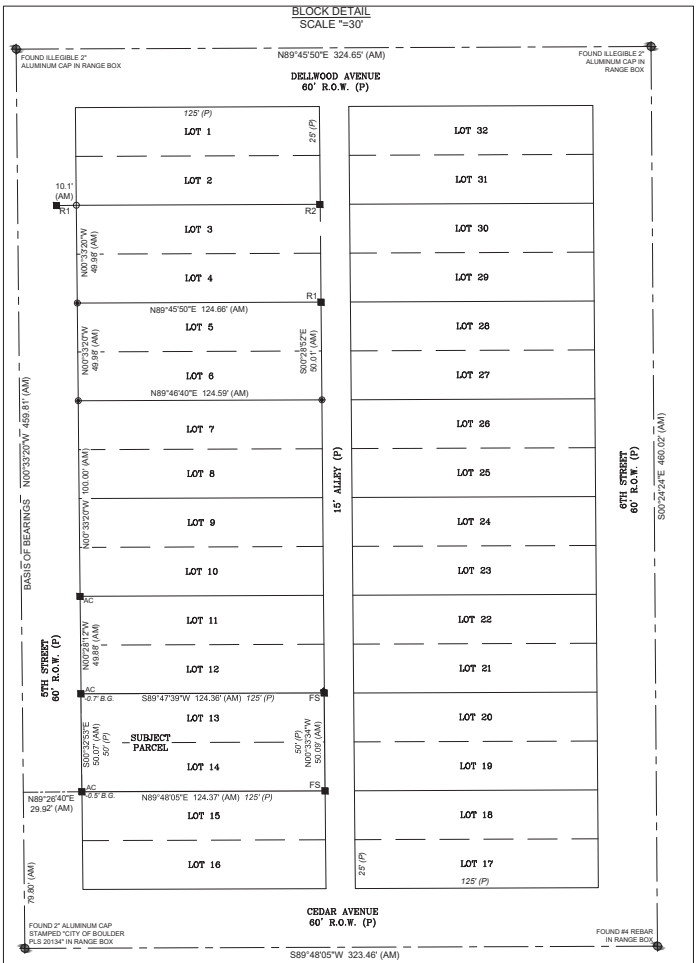
We feel this is a very reasonable request that arises from a genuine and unusual physical condition of the property – the steep topography that the owners did not create and cannot reasonably overcome while complying with the building coverage standard. The variance is the minimum necessary to provide safe, level access to the rear yard; it is supported by both adjacent neighbors; it does not alter the essential character of the neighborhood; and it does not conflict with the city's solar access protections. It also advances Boulder City Council's adopted goals of housing diversity, multigenerational living, and aging in place.

The application satisfies Subsection (h)(1) and each applicable requirement of Subsection (h)(5). For these reasons, the owners respectfully request that the Board of Zoning Adjustment **approve** the requested variance of 126 square feet of building coverage.

A LAND SURVEY PLAT AND TOPOGRAPHIC EXHIBIT OF  
**2910 5TH STREET**  
 LOTS 13 AND 14, BLOCK 34, NEWLAND 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



**LEGAL DESCRIPTION**  
 (PER WARRANTY DEED AT RECEPTION NO. 03069030, RECORDED  
 8/15/2017 AT THE BOULDER COUNTY CLERK AND RECORDER)  
 LOTS 13 AND 14, BLOCK 34, NEWLAND ADDITION,  
 COUNTY OF BOULDER, STATE OF COLORADO.  
**PROPERTY ADDRESS:**  
 2910 5th STREET  
 BOULDER, CO 80304



0 20' 40' 60'  
 SCALE 1" = 20'

- LEGEND**
- (AM) AS MEASURED BEARING AND DISTANCE AT THE TIME OF SURVEY
  - (P) FLATTED BEARING AND DISTANCE PER NEWLAND ADDITION, RECORDED AT THE BOULDER COUNTY CLERK AND RECORDER AT RECEPTION NO. 30051894 (PLAT BOOK 3, PAGE 20)
  - FS MONUMENT FOUND, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "FLATIRONS LS 1640"
  - AC MONUMENT FOUND, 1/2" REBAR WITH ILLEGIBLE 1 1/2" ALUMINUM CAP
  - R1 MONUMENT FOUND, MAG NAIL WITH 3/4" BRASS TAG MARKED "15315"
  - R2 MONUMENT FOUND, 1/2" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "15315"
  - MONUMENT FOUND, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "BENCHMARK SURVEYING LS 38383"
  - CALCULATED CORNER POSITION NO MONUMENT FOUND NOR SET
  - ◆ MONUMENT FOUND AS DESCRIBED NOT ACCEPTED FOR THIS SURVEY (SEE NOTE #8)
  - RF BOULDER COUNTY CLERK AND RECORDER RECEPTION NUMBER
  - CHAIN LINK FENCE
  - WOOD PRIVACY FENCE (8FT TALL)
  - OVERHEAD UTILITY LINE
  - EDGE OF ASPHALT ROAD
  - UTILITY POLE
  - WATER METER
  - ELECTRIC METER
  - GAS METER
  - BURIED GAS LINE (MARKED BY OTHERS)
  - IRRIGATION CONTROL BOX
  - SPOT ELEVATION
  - STACKED STONE WALL
  - CONIFEROUS TREE (APPX. DIAMETER AT CHEST HEIGHT)
  - DECIDUOUS TREE (APPX. DIAMETER AT CHEST HEIGHT)
- NOTES**
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BENCHMARK SURVEYING, LLC, OR THE UNDERSIGNED. THERE MAY EXIST RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
  2. THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF HARRY SHELLMAN, MARY HASKINGS AND OLERRA, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.
  3. BASIS OF BEARINGS: RTK GPS DERIVED GRID BEARINGS (NAD83/2011) COLORADO NORTH ZONE, GRID (EID 10) OF NORTH 70°23'22" WEST ALONG THE CENTERLINE OF 5th STREET BETWEEN THE MONUMENT FOUND AT THE INTERSECTION OF 5th STREET AND CEDAR AVE., BEING A 2" ALUMINUM CAP MARKED "CITY OF BOULDER PLS 20134" IN RANGE BOX, AS SHOWN AND DESCRIBED HEREON, AND THE MONUMENT FOUND AT THE INTERSECTION OF 5th STREET AND DELLWOOD AVENUE, BEING AN ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX, AS SHOWN AND DESCRIBED HEREON, WITH ALL BEARINGS HEREON RELATED THERE TO.
  4. THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
  5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
  6. THE AREA OF THE SUBJECT PROPERTY IS 6,227.9 SQ. FT. OR 0.14 ACRES MORE OR LESS.
  7. DATES OF FIELDWORK: NOVEMBER, 2025.
  8. SURVEYOR NARRATIVE: THIS SURVEY IS A RESURVEY OF A LAND SURVEY PLAT OF THE SUBJECT PROPERTY COMPLETED IN 2003, LS-04-0053; SURVEY MONUMENTS WERE FOUND AT THE FOUR CORNERS OF THE SUBJECT PROPERTY AND ACCEPTED FOR THE BOUNDARY SOLUTION SHOWN HEREON. THERE WAS A 5/8" REBAR FOUND APPROXIMATELY 1 FT. NORTH-NORTHWEST OF THE ACCEPTED FOUND MONUMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THIS MONUMENT WAS NOT CORROBORATED BY ANY OTHER MONUMENTS ON THE SUBJECT PROPERTY OR THE ADJONER TO THE NORTH AND WAS NOT ACCEPTED FOR THE PURPOSES OF THIS SURVEY. NO OTHER CONFLICTING MONUMENTATION WAS FOUND DURING THE COURSE OF THE SURVEY.
  9. AT THE REQUEST OF CLIENT EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN HEREON PER THE SUBDIVISION PLAT OF THE SUBJECT PROPERTY, NEWLAND ADDITION, RECEPTION NO. 30051894 (PLAT BOOK 3, PAGE 20) OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER.
  10. DEPOSITED SURVEYS CONSIDERED IN THE COURSE OF THIS SURVEY: LS-03-0043, LS-04-0053 AND LS-19-0191.
  11. THE LOCATION OF UTILITY APPURTENANCES AND STRUCTURES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AT THE TIME OF THE FIELD SURVEY AND UNDERGROUND UTILITY MARKINGS PROVIDED BY ANOTHER SOURCE. NO UTILITY LOCATING SERVICE WAS CONTRACTED BY BENCHMARK SURVEYING, LLC OR THE UNDERSIGNED TO DETERMINE THE LOCATION OF BURIED UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS DEPICTED HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY EXIST. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO SEC. 9-1-5-103 C.R.S.
  12. IN ACCORDANCE WITH C.R.S. 13-80-106, NOTICE: 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.
  13. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, UNDER COLORADO STATE BOARD RULE NO. 6.2.2.
  14. THE ELEVATION DATUM FOR THE CONTOURS AND SPOT ELEVATIONS SHOWN HEREON IS NAVD83. ELEVATIONS ARE BASED ON RTK GPS AND TRANSFORMATION ROBOTIC TOTAL STATION OBSERVATIONS TIED TO CITY OF BOULDER BENCHMARK "P-9", BEING A 1/2" REBAR IN MONUMENT BOX AT THE INTERSECTION OF 5TH STREET AND DELLWOOD AVENUE, WITH A PUBLISHED NAVD83 ELEVATION OF 5,410.37'. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH ELEVATIONS ON SITE.
  15. SITE BENCHMARK: GPS DERIVED NAVD83 ELEVATION OF 5,438.6' ON THE TOP OF THE FOUND REBAR WITH 1 1/2" ALUMINUM CAP MARKED "FLATIRONS LS 1640" AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON, WITH ALL OTHER ELEVATION INFORMATION HEREON RELATED THERE TO.
  16. THE CONTOURS DEPICTED HEREON AT THE REQUEST OF THE CLIENT WERE INTERPOLATED BY AUTODESK CIVIL3D 2019 SOFTWARE BETWEEN FIELD OBSERVED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM THE NEAREST SPOT ELEVATIONS AND VARIATION IN TOPOGRAPHY, THE CONTOURS SHOWN WILL NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. ADDITIONAL TOPOGRAPHIC INFORMATION MAY BE NEEDED WITHIN SPECIFIC AREAS OF INTEREST. THE CONTOUR INTERVAL SHOWN HEREON IS 1 FOOT.
- SURVEYOR'S CERTIFICATION**
- I, NATHANIEL E. KEANE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO HARRY SHELLMAN, MARY HASKINGS AND OLERRA, THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE ABOVE DESCRIBED PREMISES (COMPLETED ON FEBRUARY 28, 2025) WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT IT IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE, AND THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

NATHANIEL E. KEANE  
 COLORADO LICENSED PROFESSIONAL  
 LAND SURVEYOR NO. 38383  
 FOR AND ON BEHALF OF  
 BENCHMARK SURVEYING, LLC.  
 DATE: APRIL 2, 2026  
 BMS LLC PROJECT #25,984-15P  
 2910 5th STREET  
 BOULDER, CO 80304



Nathaniel  
 Keane

Digitally signed by Nathaniel  
 Keane, DN: cn=Nathaniel Keane,  
 o=Benchmark Surveying, LLC,  
 c=US

THIS MAP WAS PREPARED BY

**BENCHMARK**  
 SURVEYING

PROFESSIONAL LAND SURVEYING  
 4150 DARLEY AVENUE, SUITE 7  
 BOULDER, CO 80505  
 (720) 328-8048  
 www.BMSURV.com  
 NATE@BMSURV.COM

**GENERAL NOTES**

1-ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM THE APPLICABLE AND LATEST REQUIREMENTS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, ALL LOCAL AND STATE HANDICAP ACCESS AND USE REGULATIONS, ANY FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, LANDLORD'S RULES AND REGULATIONS, AND GENERAL CONDITIONS OF APPLICABLE OWNER/CONTRACTOR AGREEMENT.

2-BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER, LANDLORD AND THE BUILDING DEPARTMENT, OBTAINED ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.

3-THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LISA LAURSEN DESIGN,LLC. FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON HIS BEHALF FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO INSPECTION OF EXISTING CONDITIONS.

4-PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWING AND SHALL REPORT ANY DISCREPANCIES TO LISA LAURSEN DESIGN,LLC. FOR RESOLUTION.

5-DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCES, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY LISA LAURSEN DESIGN,LLC. FOR CLARIFICATION AND OF SIMILAR DETAIL.

6-THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS REQUIRED TO COMPLY WITH THE INTENT OF THE DESIGN SHALL BE PERFORMED TO PROVIDE A COMPLETE AND FINISHED PRODUCT, INCLUDING WORK WHICH MAY NOT BE SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, AND SHALL BE INCLUDED IN ALL BIDS. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATION HEREIN. ANY DAMAGES ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PROMPTLY.

7-THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY STRUCTURE'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIAL AT THE CONTRACTOR'S OWN COST AND EXPENSE.

8-THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK THAT MAY BE INDICATED ON THE DRAWING, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.

9-CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED TRADESMEN AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE. (PLUMBING, ELECTRICAL, ETC.) WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGNS OFFS.

10-THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.

11-CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

12-CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES, FINISHES, EQUIPMENT, BATH ACCESSORIES, ETC.

13-CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTION AND/OR RECOMMENDATIONS.

14-CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREET AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S AND SUBCONTRACTOR'S EMPLOYEES.

15-CONTRACTOR SHALL ASSIST WITH DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE/RECYCLE ANY RESULTING TRASH.

16-CONTRACTOR SHALL VERIFY WITH OWNER AND IMPLEMENT ALL LANDLORD CONSTRUCTION AND DESIGN CRITERIA, SHOWN ON THIS SET OF DRAWINGS OR ACKNOWLEDGED IN WRITING.

17-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR FINISHES FOR APPROVAL FROM LISA LAURSEN DESIGN,LLC. CONTRACTOR SHALL PROVIDE TIMELY AND COMPLETE DATA ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.

18-CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE.

19-CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTEES AND WARRANTIES.

20-CONTRACTOR IS RESPONSIBLE FOR A CERTIFICATE OF OCCUPANCY PRIOR TO FINAL RETAINAGE INVOICE, ANY AND ALL TRADE TESTING AND SIGNOFFS, AND SHALL VERIFY THAT THEY HAVE BEEN SECURED AS ISSUED BY REQUIRED LOCAL AUTHORITIES PRIOR TO OWNER OCCUPANCY.

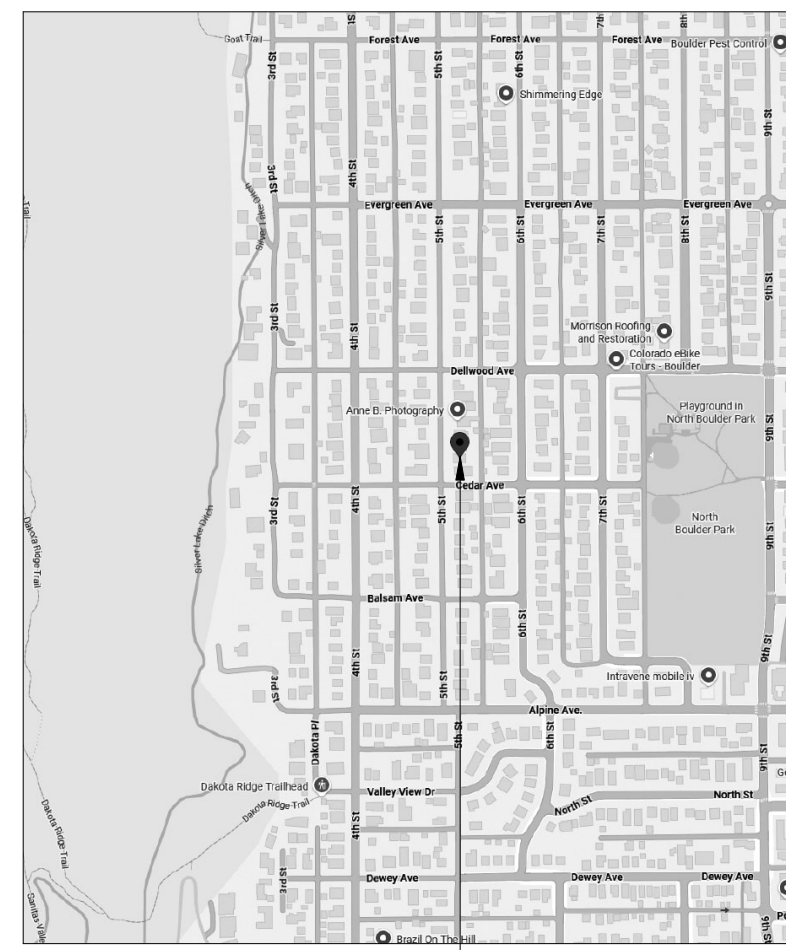
21-CONTRACTOR TO PROVIDE LISA LAURSEN DESIGN,LLC. WITH SAMPLES OF ALL FINISHES, TEXTURES, AND COLORS (10) BUSINESS DAYS PRIOR TO INSTALLATION.

22-ALL SITE/CONSTRUCTION WASTE TO BE RECYCLED WHENEVER POSSIBLE, AND DISPOSED OF PER ALL LOCAL REGULATIONS.

23-GENERAL CONTRACTORS MUST PROVIDE AND MAINTAIN OSHA AND LOCAL COPE-COMPLIANT CONSTRUCTION AREA BARRICADES, FENCES, AND LIFE SAFETY MEASURES. VERIFY ALL REQUIREMENTS.

24-THE DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND MINIMUM WEATHER PROTECTION FOR THE PROJECT. THE GENERAL CONTRACTOR, SHALL INCORPORATE THE REQUIREMENTS OF ALL LOCAL CODES, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS, PUBLICATIONS AND RECOMMENDATIONS, AND THE MANUFACTURERS WRITTEN INSTRUCTIONS FOR COMPLETE CONSTRUCTION DETAILS. ALL POSSIBLE FIELD CONDITIONS ENCOUNTERED WHICH REQUIRE CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF LISA LAURSEN DESIGN, LLC FOR RESOLUTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK.

**LOCATION MAP - BOULDER, CO**



**PROJECT INFORMATION**

**DESCRIPTION**  
NEW FOUNDATION FOR A 490 SF DETACHED FACTORY BUILT ADU STRUCTURE.

CITY OF BOULDER CODE ANALYSIS: 2024 IRC, 2024 IECC, 2024 IFC, 2024 IMC, 2024 IPC, 2023 NEC, 2024 C.O.B.E.C.C. BOULDER REVISED CODE

ZONING: RL - 1  
LOT SIZE: 6227.9 SF

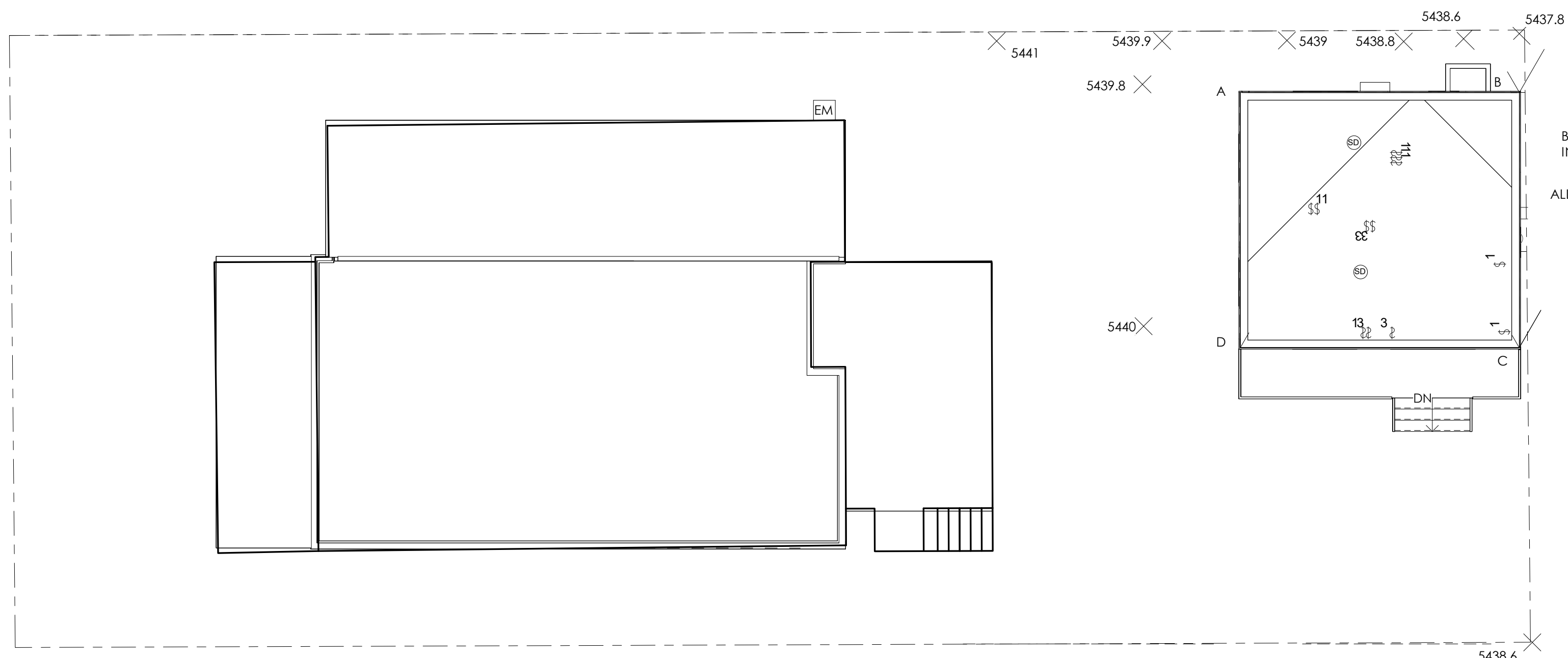
EXISTING RESIDENCE FLOOR AREA  
UPPER LEVEL= 823 SF  
MAIN LEVEL = 1,499 SF  
TOTAL = 2,322 SF

**FAR MAX ALLOWABLE=3,345 SF**  
FAR PROPOSED  
UPPER LEVEL= 823 SF  
MAIN LEVEL = 1,499 SF  
ADU= 477 SF  
TOTAL= 2,799 SF

**BUILDING COVERAGE MAX ALLOWABLE=2,295 SF**  
BUILDING COVERAGE PROPOSED 126 SF OVER  
RESIDENCE FOOTPRINT= 1,499 SF  
FRONT PORCH= 185 SF  
REAR DECK= 242 SF (266 SF-24 SF EXEMPT)  
REAR STAIR + LANDING ABV 30"= 18 SF  
TOTAL= 1,944 SF  
+ PROPOSED ADU= 477 SF  
+ PROPOSED ADU DECK= 0 SF (LESS THAN 30" ABOVE ADJ. GRADE)  
TOTAL PROPOSED BLDG COV= 2,421 SF

**SHEET INDEX**

- A0.0 TITLE + SOLAR SHADOW DIAGRAM
- A0.1 SITE DEVELOPMENT PLAN + BULK PLANE DIAGRAM
- A0.2 SITE DETAILS
- A0.3 FAR + BUILDING COVERAGE DIAGRAMS



1 SOLAR ACCESS DIAGRAM  
1/8" = 1'-0"

ROOF ELEMENT	ROOF ELEMENT HEIGHT AFF	FF ELEVATION	OVERALL ROOF ELEMENT HEIGHT	ELEVATION AT PROPERTY LINE 10A	ELEVATION AT PROPERTY LINE 2P	RELATIVE HEIGHT OF ROOF ELEMENT 10A	RELATIVE HEIGHT OF ROOF ELEMENT 2P	LENGTH OF SHADOW 10AM	LENGTH OF SHADOW 2PM
A	10.92	5440.42	5451.34	5439.80	5439.40	11.54	11.94	0.01	0.01
B	10.92	5440.42	5451.34	5438.60	5437.80	12.74	13.54	1.95	4.07
D	10.92	5440.42	5451.34	5440.90	5438.80	10.44	12.54	0.01	1.42
C	10.92	5440.42	5451.34	5438.90	5438.00	12.44	13.34	1.16	3.54



**SHULMAN RESIDENCE**  
2910 5TH ST  
BOULDER CO 80304

**OWNER**  
HARRY SHULMAN  
2910 5TH  
BOULDER, CO 80304  
917-392-4492

**ENGINEER**  
ISE STRUCTURAL ENGINEERS  
5511 W 56th AVE # 210  
DENVER, CO 80002  
303-219-1025

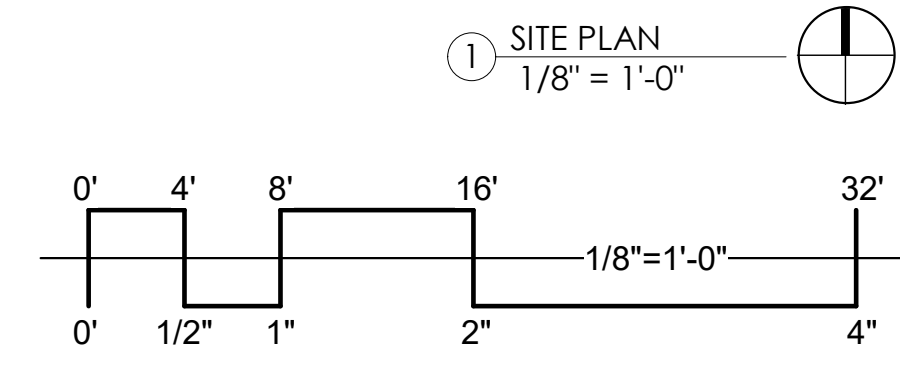
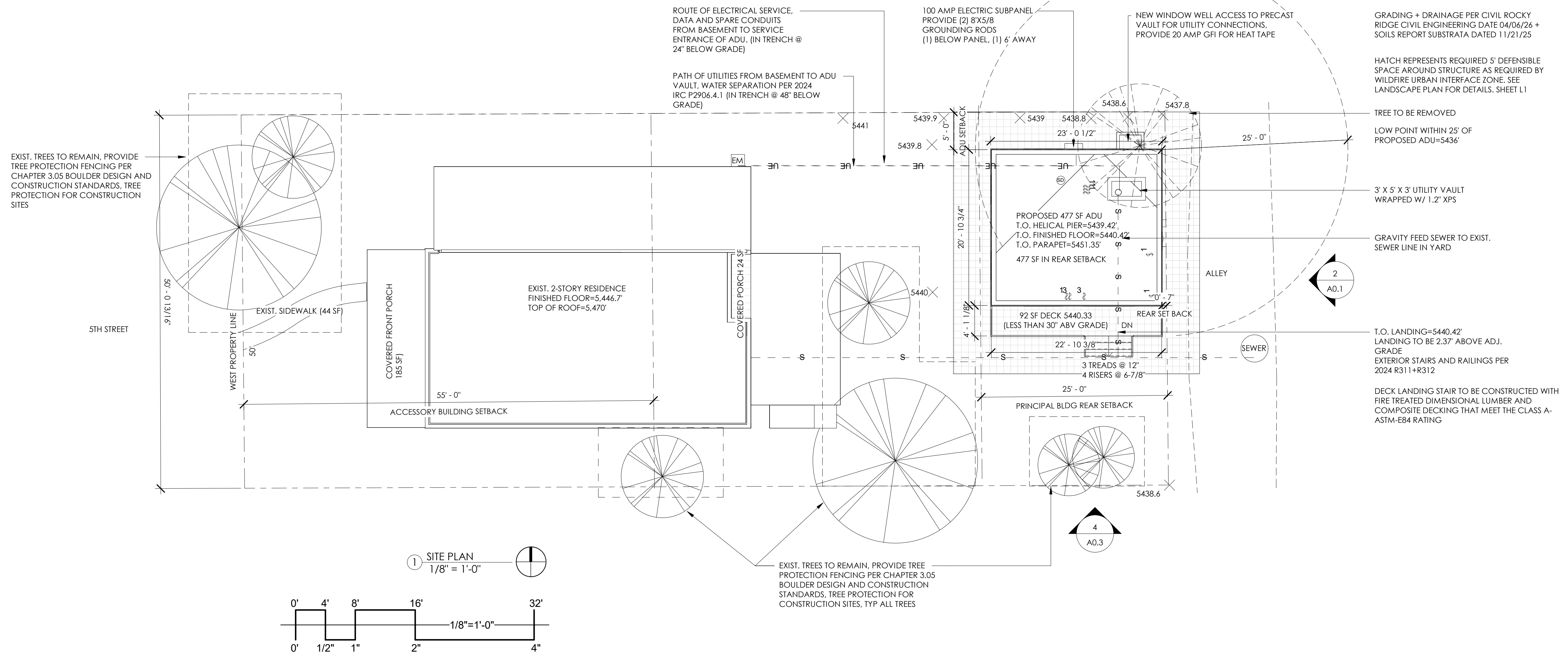
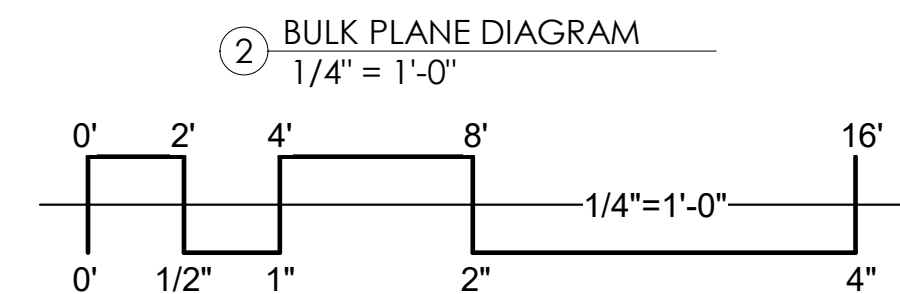
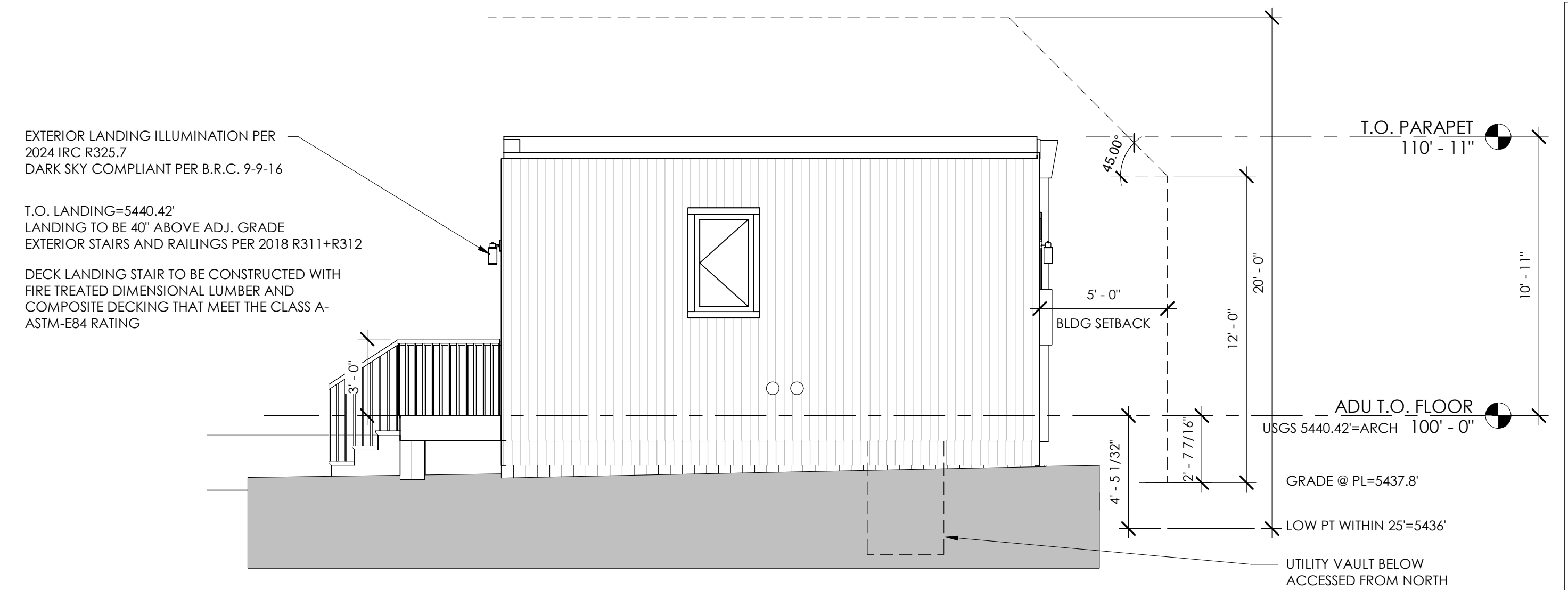
**CONTRACTOR**  
GEORGE WEBER  
5717 ZEPHYR  
ARVADA, CO  
303-478-2615

**DRAWN BY**  
LL

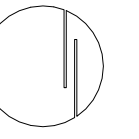
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LL

**REVISIONS**  
1 4/10/2026  
2 05/21/2026

**TITLE**  
**A0.0**  
06/05/2026



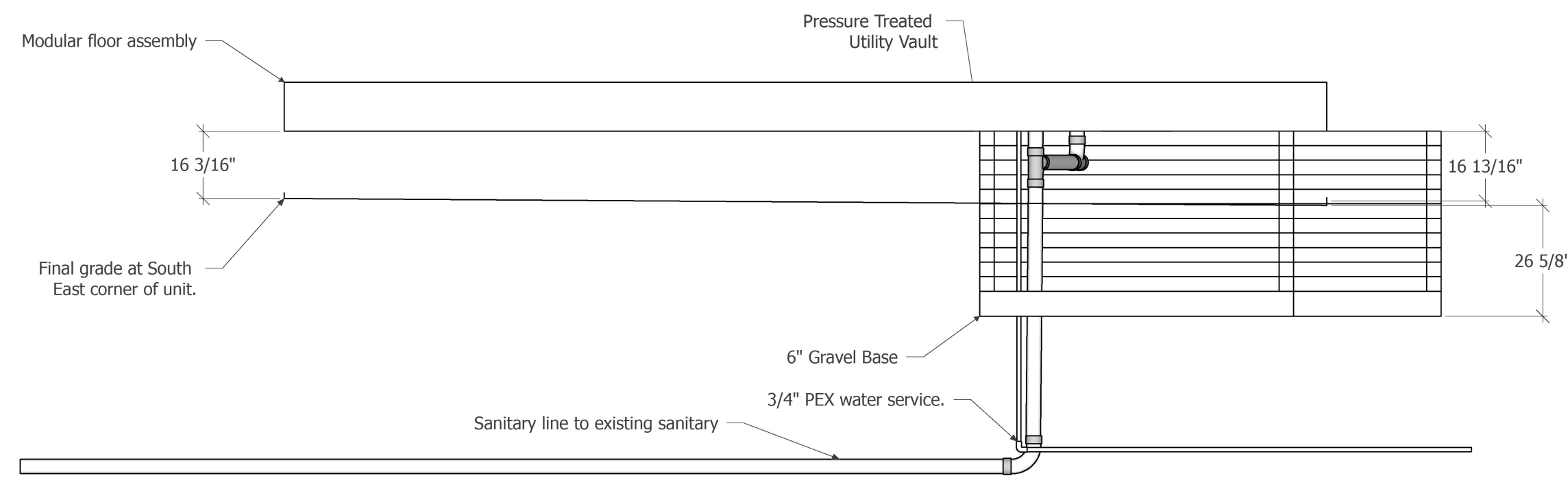
<b>OWNER</b>	HARRY SHULMAN 2910 5TH BOULDER, CO 80304 917-392-4492
<b>ENGINEER</b>	ISE STRUCTURAL ENGINEERS 5511 W 56th AVE # 210 DENVER, CO 80002 303-219-1025
<b>CONTRACTOR</b>	GEORGE WEBER 5717 ZEPHYR ARVADA, CO 303-478-2615
<b>DRAWN BY</b>	LL
<b>CHECKED BY</b>	LL
<b>REVISIONS</b>	1 4/10/2026
<b>SITE DEVELOPMENT PLAN + BULK PLANE DIAGRAM</b>	
<b>A0.1</b> 06/05/2026	



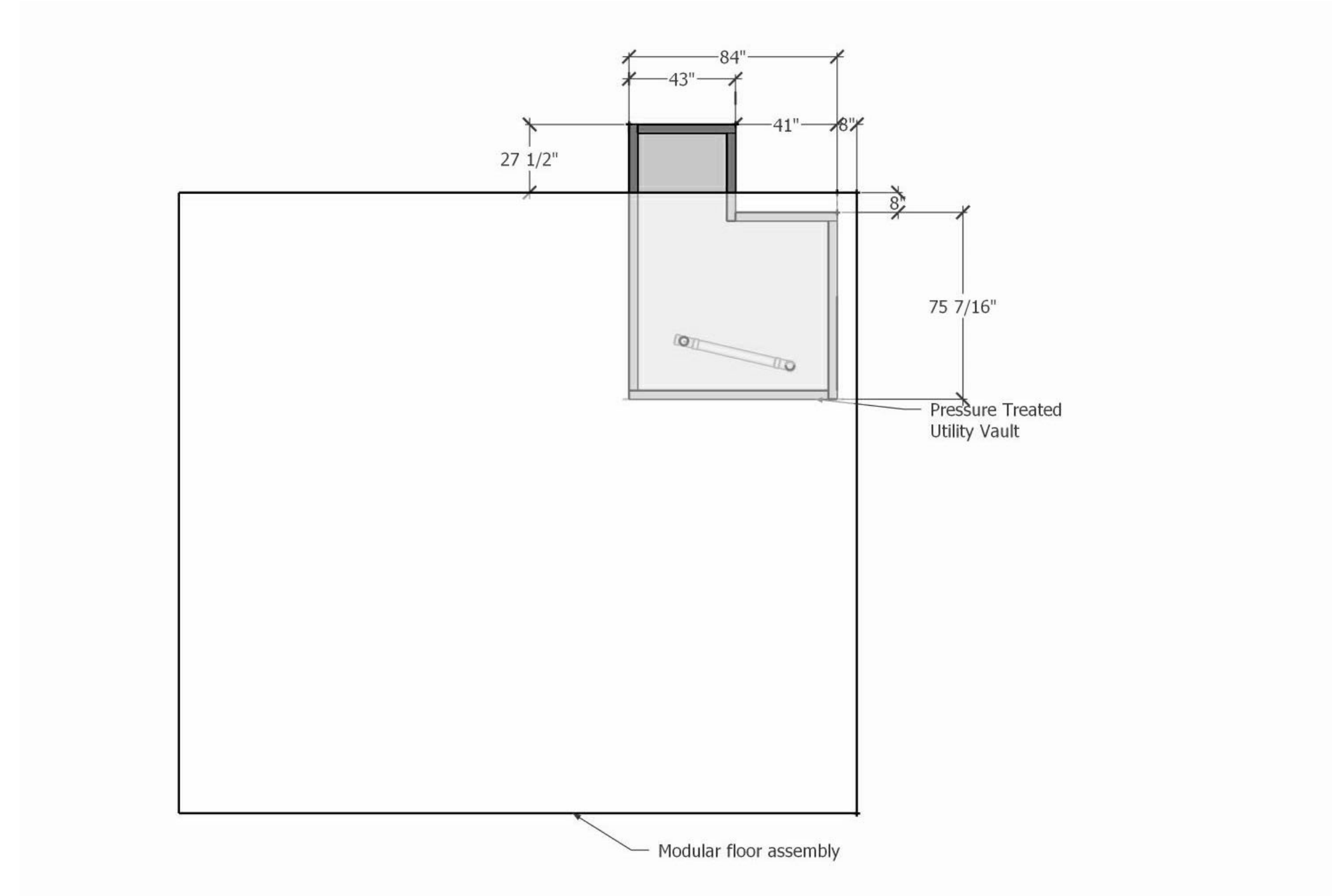
**lisa laursen**  
DESIGN

lisa laursen@gmail.com  
720.201.0999

**SHULMAN RESIDENCE**  
2910 5TH ST  
BOULDER CO 80304



- NOTES:
- All exposed plumbing to be wrapped in heat tape and insulation.
  - The ground beneath the unit is to be covered in a Class 1 vapor retarder with all seams and penetrations taped.
  - Utility vault to be constructed from 4x4 pressure treated wood and externally wrapped in a Class 1 vapor retarder.



DETAILS NTS

**OWNER**

HARRY SHULMAN  
2910 5TH  
BOULDER, CO 80304  
917-392-4492

**ENGINEER**

ISE STRUCTURAL ENGINEERS  
5511 W 56th AVE # 210  
DENVER, CO 80002  
303-219-1025

**CONTRACTOR**

GEORGE WEBER  
5717 ZEPHYR  
ARVADA, CO  
303-478-2615

**DRAWN BY**

LL

**CHECKED BY**

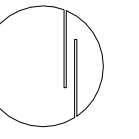
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**REVISIONS**

1 4/10/2026

**SITE DETAILS**

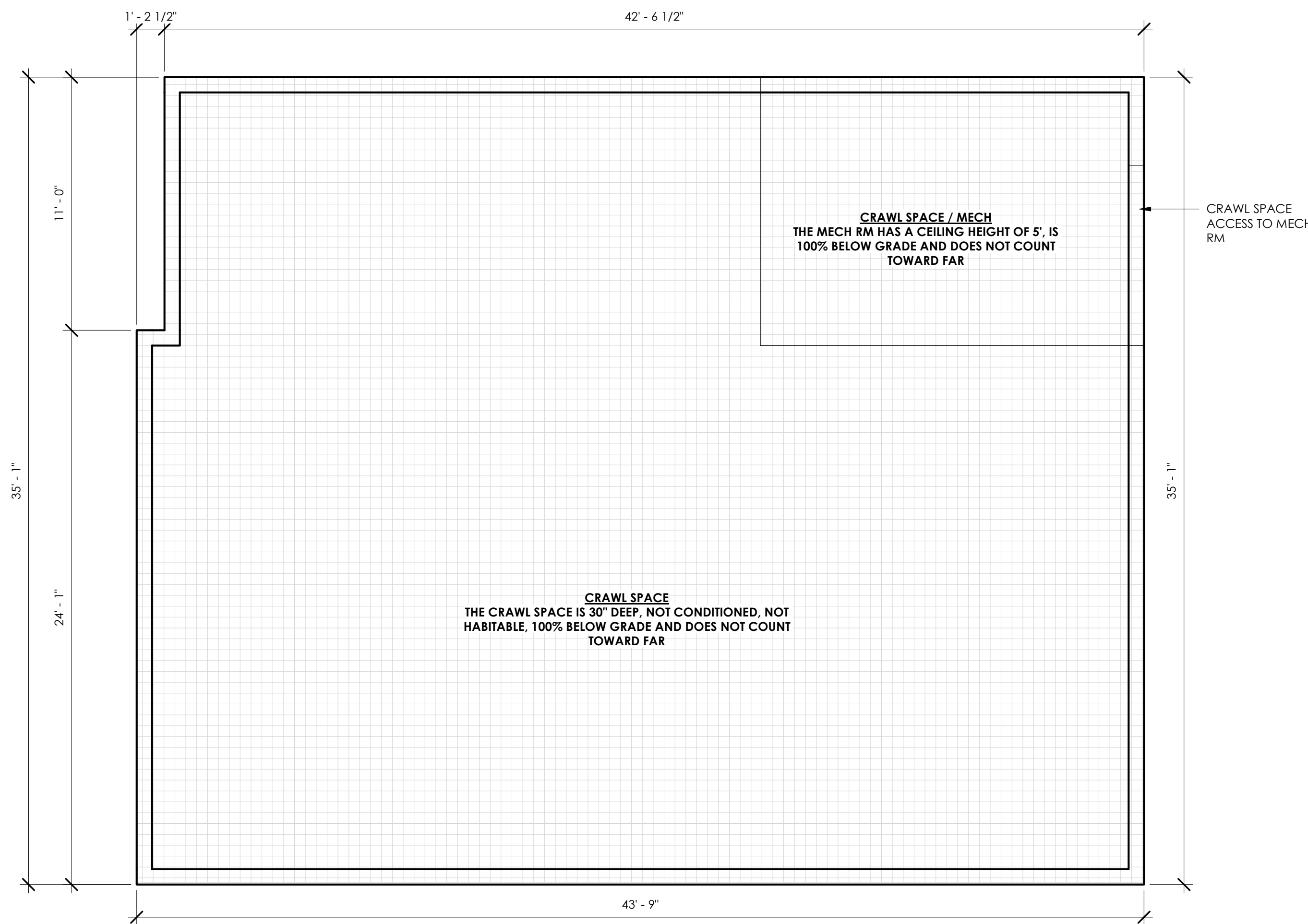
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06/05/2026



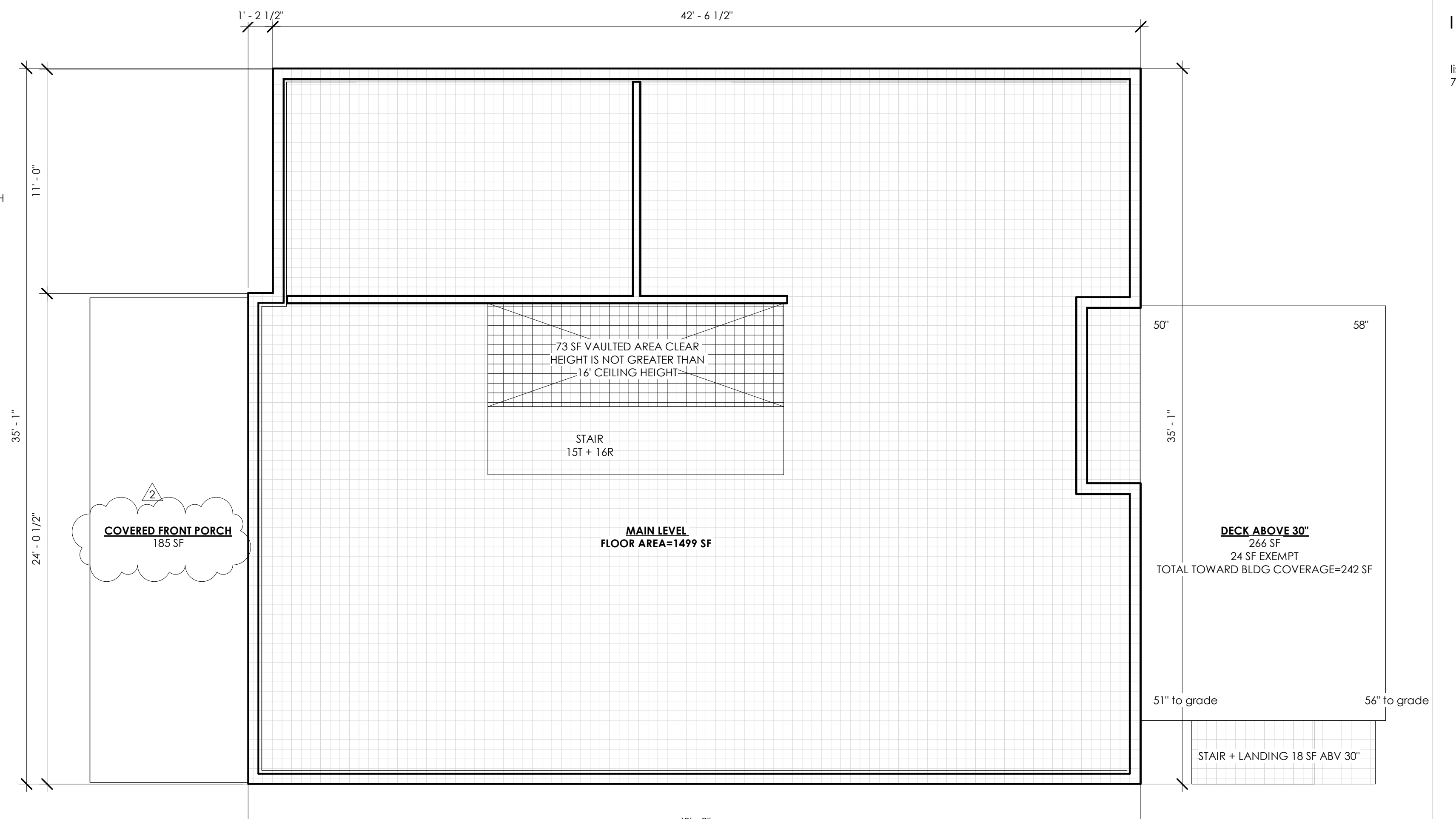
**lisa laursen  
DESIGN**

lisa laursen@gmail.com  
720.201.0999

**SHULMAN RESIDENCE**  
2910 5TH ST  
BOULDER CO 80304



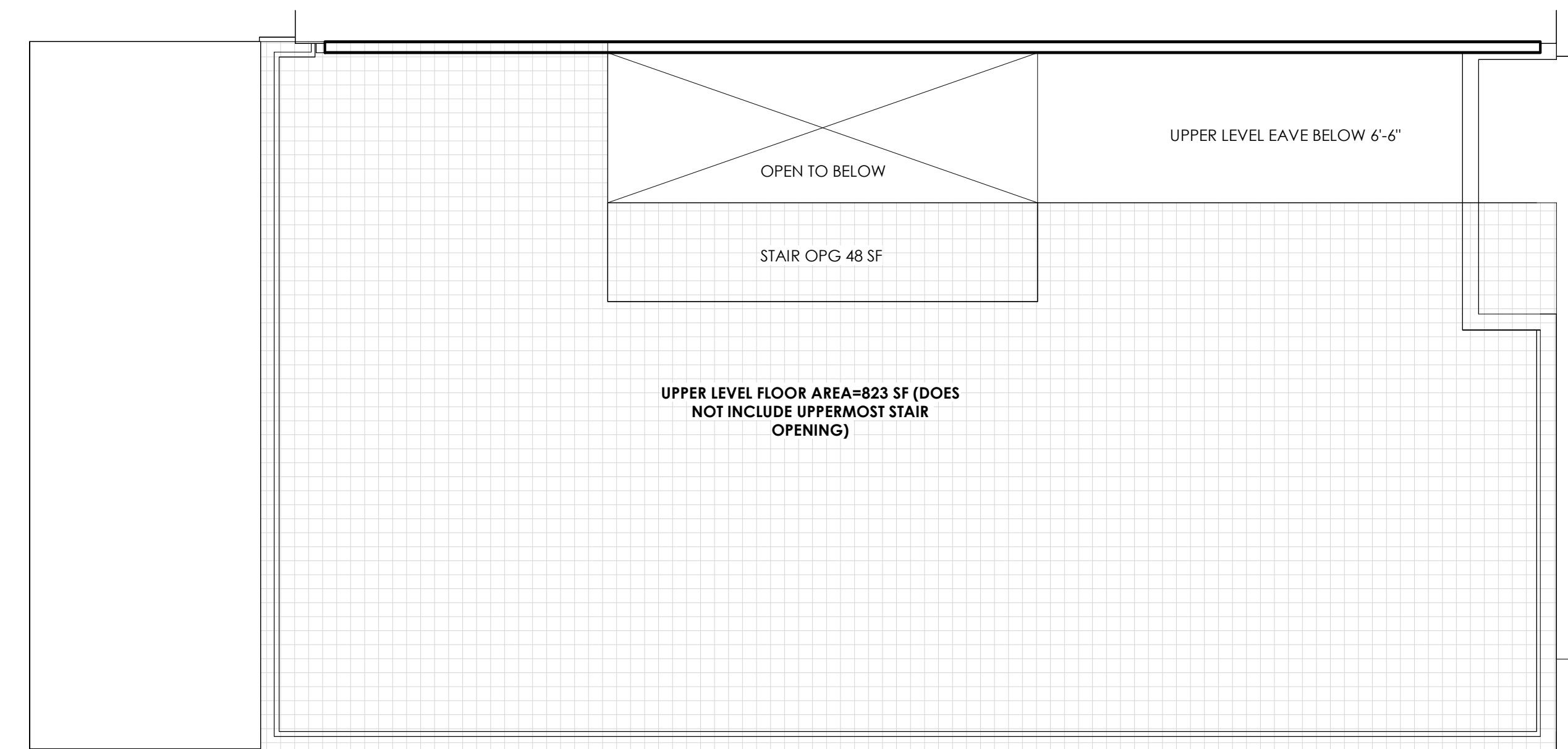
① FDN PLAN, CRAWL SPACE  
1/4" = 1'-0"



② MAIN LEVEL  
1/4" = 1'-0"



④ ADU SOUTH ELEVATION  
1/4" = 1'-0"



③ UPPER LEVEL T.O. FLOOR  
1/4" = 1'-0"

**OWNER**

HARRY SHULMAN  
2910 5TH  
BOULDER, CO 80304  
917-392-4492

**ENGINEER**

ISE STRUCTURAL ENGINEERS  
5511 W 56th AVE # 210  
DENVER, CO 80002  
303-219-1025

**CONTRACTOR**

GEORGE WEBER  
5717 ZEPHYR  
ARVADA, CO  
303-478-2615

**DRAWN BY**

LL

**CHECKED BY**

LL

**REVISIONS**

1 4/10/2026  
2 05/21/2026

**FAR, BLDG COV. DIAGRAMS**

# Unit Schematic.

Rendering of the one-bedroom, one-bath ADU. Compact, single-story, and visually consistent with the surrounding neighborhood.





2910 5th St Existing Deck



2910 5th St ADU Location Photo taken from existing elevated deck



2910 5th St Photo taken from North East Corner at alley, ADU location



2910 5th St Photo taken from south east corner of lot at alley



2910 5th St East Yard Looking West to Back of House



2910 5th St West (Front) of Existing Home

Mark E. Bricker and Brenda J. Rowe-Bricker  
2902 5<sup>th</sup> Street  
Boulder CO 80304

June 2, 2026

City of Boulder  
Board of Zoning Adjustment  
Planning & Development Services  
1777 Broadway  
Boulder CO 80302

**RE: Letter of Support – Building Coverage Variance, 2910 5<sup>th</sup> Street  
Lots 13 & 14, Block 34, Newlands Addition  
Requested: 150 s.f. of building coverage**

Dear Board Members:


We are the property owners of 2902 5<sup>th</sup> Street adjacent to 2910 5<sup>th</sup> Street along its south property line. We have reviewed the proposed plans and understand that the owners of 2910 5<sup>th</sup> Street, Harry Shulman and Mary Haskins, are requesting a variance for 150 additional s.f. of building coverage. The additional 150 s.f. of building coverage would accommodate a modular 462 s.f. accessory dwelling unit in the rear yard consisting of one bedroom and one bathroom.

We concur that the additional 150 s.f. of building coverage is modest and will not substantially or permanently impair the use, enjoyment or development of our property, and we agree that it will not alter the essential character of the neighborhood. We support Harry Shulman and Mary Haskins in their request for this variance.

If further information is needed or if there are any questions, please let us know.

Respectfully,

  
\_\_\_\_\_  
Mark E. Bricker

  
\_\_\_\_\_  
Brenda J. Rowe-Bricker

John P. Duda and Annie Lipscomb  
2918 5th Street  
Boulder, CO 80304

June 1<sup>st</sup>, 2026

City of Boulder  
Board of Zoning Adjustment  
c/o Planning & Development Services  
1777 Broadway  
Boulder, CO 80302

**Re: Support for Building Coverage Variance – 2910 5th Street  
Lots 13 & 14, Block 34, Newland Addition  
Variance Requested: 150 sq ft of Building Coverage**

To the Board of Zoning Adjustment:

I own and live at 2918 5th Street, the property immediately north of 2910 5th Street and sharing its north property line. Harry Shulman and Mary Haskings have walked me through their plans, and I am writing as their adjoining neighbor to support the building coverage variance they have requested.

The variance would allow an additional 150 square feet of building coverage so that Harry and Mary can build a 462-square-foot, one-bedroom, one-bathroom accessory dwelling unit in their back yard. The added coverage sits at the rear of their lot. As the owner of the adjoining property to the north – the property this review is meant to protect – I can say plainly that 150 additional square feet of coverage will not impair my use or enjoyment of my home in any way, and it will not change the character of our block.

I fully support this request and ask the Board to approve it. Please feel free to contact me directly if hearing from me would be helpful.

Sincerely,

  
John P. Duda and Annie Lipscomb

2918 5th Street, Boulder, CO 80304

Date: June 3, 2026