CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING AGENDA

DATE: Tuesday, November 10, 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.: BOZ2026-00006
Address: 2013 Walnut Street
Applicant/Property Owner: Greg Ekrem
Representative: Kristin Reisinger, Space Craft Architecture
Setback Variances: (*Continued From July 14, 2026 BOZA Meeting*) 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 09/08/26 and 10/13/26 BOZA Meeting Minutes are scheduled for approval.
   - **B. Matters from the Board:**
   - **C. Matters from the City Attorney**
   - **D. Matters from Planning and Development Services:**

4. **ADJOURNMENT**

For more information call Robbie Wyler (wylerr@bouldercolorado.gov), Brian Holmes (holmesb@bouldercolorado.gov) or Thomas Remke (remket@bouldercolorado.gov). Board packets are available after 4 p.m. Friday prior to the meeting, online at www.bouldercolorado.gov.

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

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING GUIDELINES

CALL TO ORDER

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

AGENDA

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

ACTION ITEMS

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

1. **Presentations**
   - Staff presentation.*
   - Applicant presentation.*Any exhibits introduced into the record at this time must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
   - Board questioning of staff or applicant for information only.
2. **Public Hearing**
   Each speaker will be allowed an oral presentation.*
   - Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
   - Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record. When possible, these documents should be submitted in advance so staff and the board can review them before the meeting.
   - Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the board uses to decide a case.
   - Any exhibits introduced into the record at the hearing must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
   - Citizens can send a letter to Planning and Development Services staff at 1739 Broadway, Boulder, CO 80302, two weeks before the board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the board meeting.
3. **Board Action**
   - Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
   - Board discussion. This is undertaken entirely by members of the board. The applicant, members of the public or city staff participate only if called upon by the Chairperson.
   - Board action (the vote). An affirmative vote of at least three members of the board is required to pass a motion approving any action. If the vote taken results in a tie, a vote of two to two, two to one, or one to two, the applicant shall be automatically allowed a rehearing. A tie vote on any subsequent motion to approve or deny shall result in defeat of the motion and denial of the application.

MATTERS FROM THE BOARD, CITY STAFF, AND CITY ATTORNEY

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

VIRTUAL MEETINGS

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

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

City of Boulder
Planning & Development

Board of Zoning and Adjustment (BOZA)
Variance Application Form

Application Information

Variance Request Types

Setback (BRC 9-7-1)

General Data

Street Address or General Location of Property
2013 Walnut Street

Legal Description Lot: Sly 100 Ft + E 20 Ft of N 40 Ft Lot 9

Legal Description Block: Block 75

Legal Description Subdivision: Boulder East O.T.

Lot Size: 5,800

Existing Use of Property: Duplex

Area, Coverage and Height Table

AREA	EXISTING	PROPOSED
Total gross floor area	2526	2526
Total gross building coverage	1426	1426
Building height	35	20

City of Boulder
Planning & Development

Detailed Description of Proposal

This is a 5,800 SF irregular site in RH-2 - Residential High-Density-2 Zoning - that currently has an old house turned into a duplex and a dilapidated garage that the owners would like to develop into a third unit. Creating a third unit where the garage sits, incorporating the existing foundation, meets all zoning criteria with the exception of the setbacks. It is a Setback Variance we are asking for - to allow the historical garage footprint to remain, with the addition of a maintenance easement from the neighbors to the west of the garage.

Because of the irregular shape of the site in the NW corner and the corresponding setbacks, a by-right, stand-alone unit has only a little over 13' in width and would be far more expensive to develop. Utilizing the old garage would improve what has been an eyesore in the neighborhood, one that was set on fire at some point by unhoused individuals. It would leave a small historic house intact on an ample site, preserving open space and some of old Boulder. It would allow for a 326 SF living unit, the type that are sorely needed in Boulder for renters on a budget.

Owner Contact Information

Owner Name	Gregory + Heidi Ekrem
Owner Address	2329 Pine Street Boulder, CO 80302 US
Owner Phone	(720) 253-6793
Owner Email Address	gregekrem@gmail.com

City of Boulder
Planning & Development

Applicant Information (if other than Owner)

Applicant Name	Kristin Reisinger
Applicant Address	2328 Pine Street, B Boulder, CO 80302 US
Applicant Phone	(917) 455-0940
Applicant Email Address	kristin@spacecraftarchitecture.com
Relationship to Project	Architect

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.

Kristin Reisinger

Date Submitted 10/12/2026

SPACE craft
architecture + interiors

12 October 2026

City of Boulder
BOZA Review Board

Written Statement for BOZA Variance Request **Continuation** for 2013 Walnut Street, Boulder, CO 80302

Type of Variance Requested:
Setback (BRC 9-7-1)

This is a 5,800 SF irregular site in RH-2 - Residential High-Density-2 zoning - that currently has an old house turned into a duplex and a dilapidated garage that the owner would like to develop into a third unit. Creating a third unit where the garage sits, incorporating the existing foundation, meets all zoning criteria with the exception of the setbacks. It is a Setback Variance we are asking for - to allow the historical garage footprint to remain, with the addition of a maintenance easement from the neighbors to the west of the garage.

There were several questions at the July 14, 2026 Boza Review that did not strictly pertain to the *Criteria for Variances*. We would like to summarize those here, so that the discussion can focus on the *Criteria* still in question.

1. This is not an application for an ADU;
2. This is not a request to vary density – RH-2 zoning allows for 3 or more units – see Appendix 1 for development criteria;
3. There are no parking requirements;
4. There is no loss of parking;
5. Boulder does not have a minimum size requirement for a principal dwelling unit.

Additionally, City staff highlighted that there is precedent for the setback variance by both neighbors to the West – 2003 Walnut and 1922 20th Street – see Appendix 2.

It is our understanding that this application met the following Variance Criteria, being agreed upon by both City staff and the BOZA board members:

Physical Conditions of the Site

(h) 1A. i. The property at 2013 Walnut Street is an irregularly shaped site with a 30' E/W by 40' N/S area taken out of the northwest corner.

(h) 1B. Although lot shapes vary in downtown Boulder, this small leg onto the alley is not seen on other sites along Walnut Street, or in the neighborhood generally.

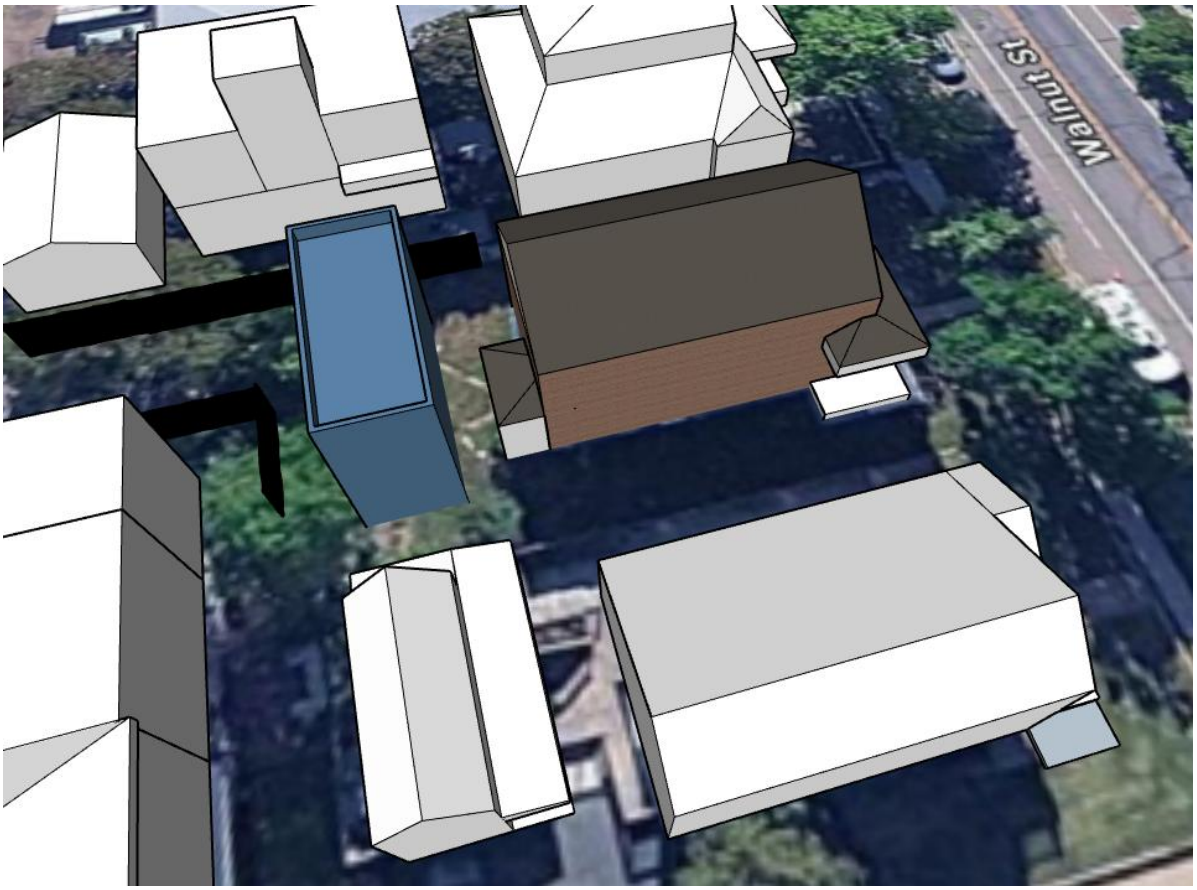
The question remains whether this application meets the criteria that fall under (h)1C – *Because of such physical circumstances or conditions the property cannot reasonable be developed in conformity with the provisions of this chapter*; and (h)1D – *Such unnecessary hardship has not been created by the applicant*.

(h)1C essentially asks whether the property can be *reasonably* developed without relief through a variance, despite the physical conditions. By-right, an addition could be added onto the existing house or a freestanding third unit could be developed, were it to meet the setback requirements.

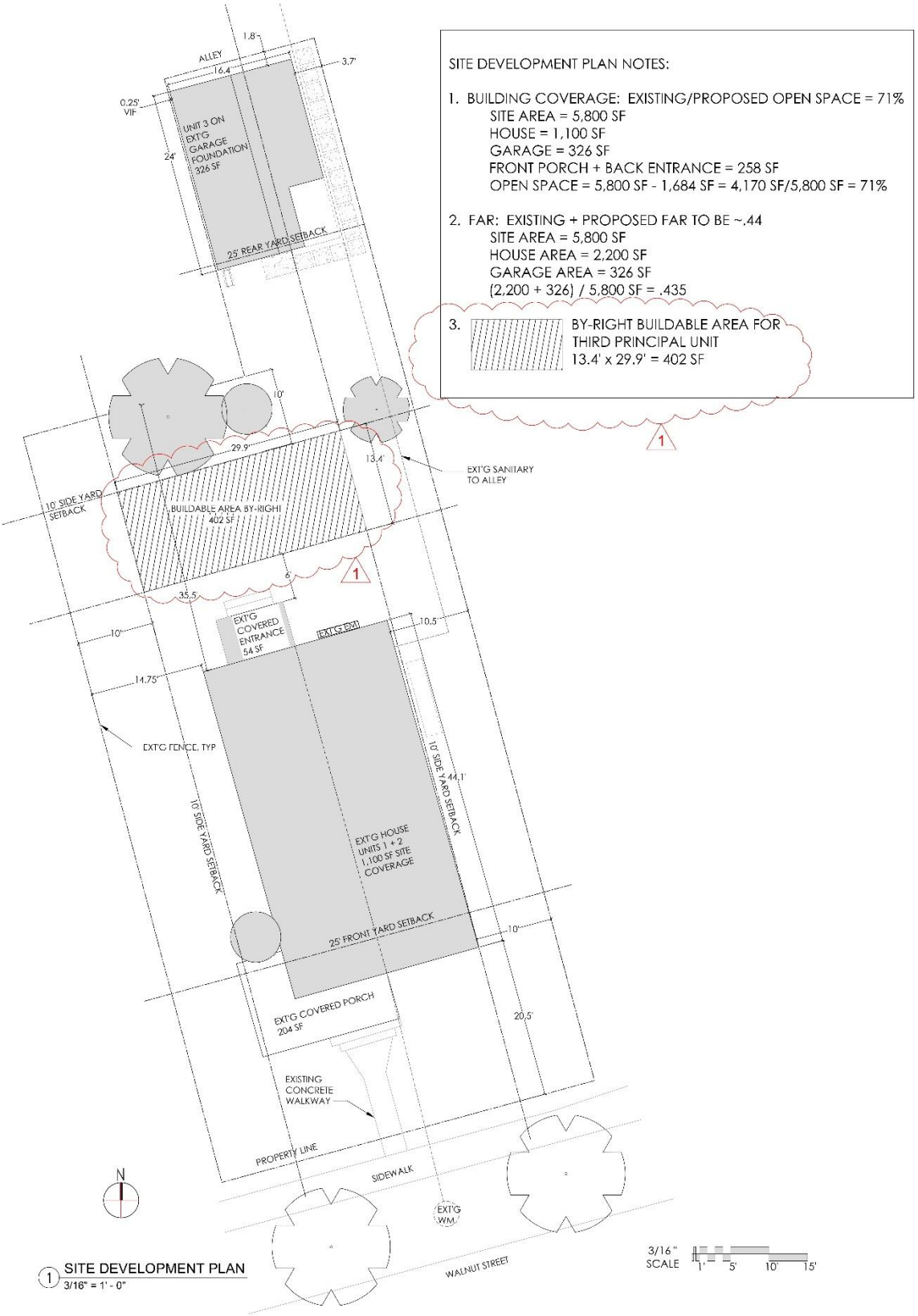
During the previous review, we discussed that there are many reasons why adding on to the existing principal building at the north is not feasible or desirable. An addition would block critical second story egress windows, would impact interior circulation and would affect the character of the historic house. These issues would need to be resolved at significant cost to the applicant, in order to add on.

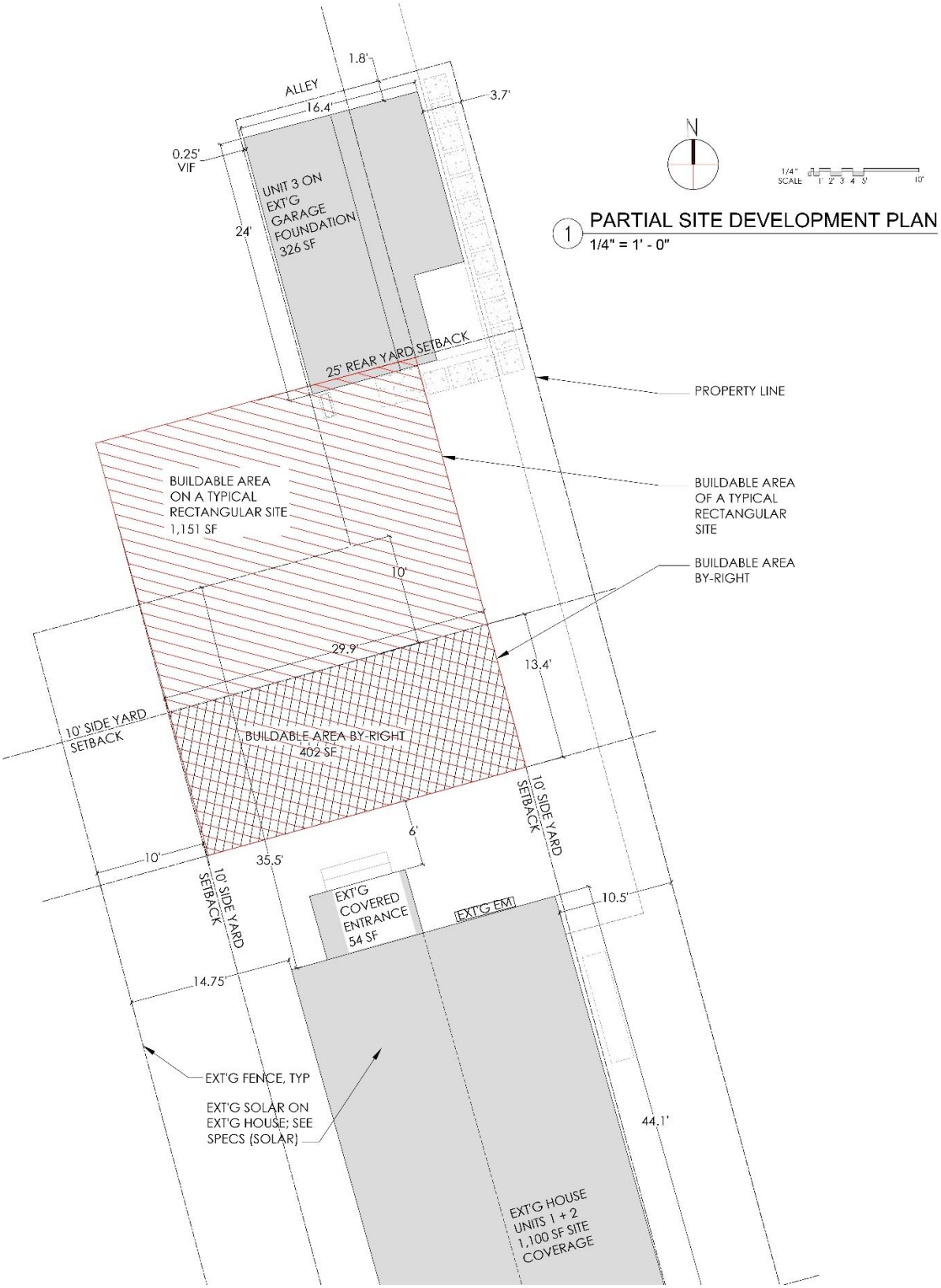
The other option is to provide a 6' separation, per code, between the existing house and any freestanding third unit. If you review the Site Development Plan on Page 3, you will see the by-right building area is defined by three side yard setbacks of 10' each and the 6' separation from the existing house. This leaves a narrow, rectangular footprint of 402 square feet measuring 13.4' x 29.9'. This is narrower than the existing garage.

Technically, the site can be developed by-right, but not reasonably so. The screenshot below shows a massing model of the adjacent properties, with a by-right third unit for 2013 Walnut in blue.



If the site were a rectangle without the NW corner taken out, the buildable area by-right would extend to the rear yard 25' setback and provide a footprint that is roughly 1,150 square feet, measuring 38.7' x 29.9'. See Partial Site Development Plan on Page 4 to compare the buildable area of a typical site.


SITE DEVELOPMENT PLAN NOTES:
1. BUILDING COVERAGE: EXISTING/PROPOSED OPEN SPACE = 71%
SITE AREA = 5,800 SF
HOUSE = 1,100 SF
GARAGE = 326 SF
FRONT PORCH + BACK ENTRANCE = 258 SF
OPEN SPACE = 5,800 SF - 1,684 SF = 4,170 SF/5,800 SF = 71%
2. FAR: EXISTING + PROPOSED FAR TO BE ~.44
SITE AREA = 5,800 SF
HOUSE AREA = 2,200 SF
GARAGE AREA = 326 SF
(2,200 + 326) / 5,800 SF = .435
3. BY-RIGHT BUILDABLE AREA FOR THIRD PRINCIPAL UNIT
13.4' x 29.9' = 402 SF
ALLEY
1.8'
16.4'
3.7'
0.25' VIF
24'
UNIT 3 ON EXT'G GARAGE FOUNDATION 326 SF
25' REAR YARD SETBACK
10'
29.9'
13.4'
EXT'G SANITARY TO ALLEY
10' SIDE YARD SETBACK
BUILDABLE AREA BY-RIGHT 402 SF
6'
35.5'
EXT'G COVERED ENTRANCE 54 SF
EXT'G BM
10.5'
10'
14.75'
EXT'G FENCE, TYP
10' SIDE YARD SETBACK
44.1'
10' SIDE YARD SETBACK
EXT'G HOUSE UNITS 1 + 2 1,100 SF SITE COVERAGE
25' FRONT YARD SETBACK
10'
EXT'G COVERED PORCH 204 SF
20.5'
EXISTING CONCRETE WALKWAY
PROPERTY LINE
SIDEWALK
EXT'G WM
N
WALNUT STREET
1 SITE DEVELOPMENT PLAN
3/16" = 1' - 0"
3/16" SCALE
1'
5'
10'
15'


1.8'
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16.4'
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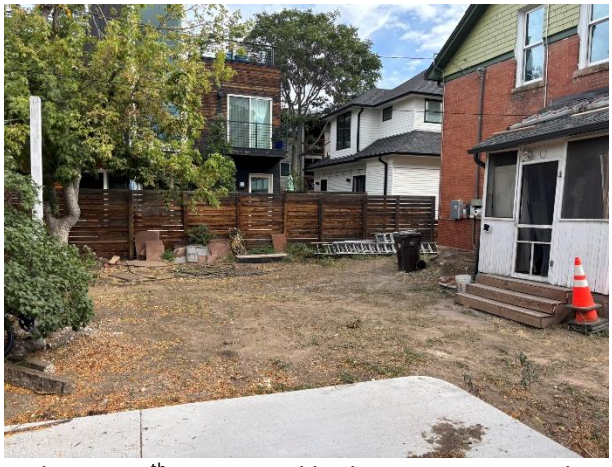
0.25' VIF
24'
UNIT 3 ON EXT'G GARAGE FOUNDATION 326 SF
N
1/4" SCALE 1' 2' 3' 4' 5' 10'
1 PARTIAL SITE DEVELOPMENT PLAN
1/4" = 1' - 0"
25' REAR YARD SETBACK
PROPERTY LINE
BUILDABLE AREA ON A TYPICAL RECTANGULAR SITE 1,151 SF
BUILDABLE AREA OF A TYPICAL RECTANGULAR SITE
BUILDABLE AREA BY-RIGHT
10'
29.9'
13.4'
10' SIDE YARD SETBACK
BUILDABLE AREA BY-RIGHT 402 SF
10' SIDE YARD SETBACK
6'
10'
35.5'
10' SIDE YARD SETBACK
EXT'G COVERED ENTRANCE 54 SF
EXT'G EM
10.5'
14.75'
EXT'G FENCE, TYP
EXT'G SOLAR ON EXT'G HOUSE; SEE SPECS (SOLAR)
44.1'
EXT'G HOUSE UNITS 1 + 2 1,100 SF SITE COVERAGE

Other than the previously stated reasons for not building a new by-right unit, there are numerous reasons why the applicant would like to reuse the existing garage location and foundation.

These include the obvious difference in cost in developing the garage versus a new build. Building new would include the cost of demolition of the existing garage walls and foundation; it would mean cutting down two large trees on site; and it would mean excavating and pouring a new foundation. These things could be the difference between renovating the garage at roughly $350 per square foot or building new at roughly $550 per square foot. This does not take into account that it would not be worth the cost and effort to build new unless you were going to build two stories. Then you are more than doubling the square footage and therefore the cost - roughly $114,000 for the garage redevelopment versus upwards of $442,000 for the new build. This is a hardship the applicant has not planned for nor can they afford.

Another solid reason to not build a new by-right unit relates to (h)5B - *would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property*. By rebuilding the garage, the back yard open space would be fully preserved. Having this space benefits all three neighbors, as is shown in the massing model below. To fill in that open space is to suffocate the neighbors, limiting each adjacent home's access to light and air.



2013 Walnut back yard, looking NW at 2003 Walnut and 1922 20th Street; and looking E to 2023 Walnut

Although environmental concerns are not part of the Variance Criteria other than (h)5D – preserving *solar access*, the applicant feels that too little value was placed on the idea of reuse and rehabilitation of an historic structure, and the affordability and efficiency of a small dwelling unit in the center of Boulder.

Finally, the other criteria that the board members needed more clarity on is (h)1D. This asks whether the unnecessary hardship of the physical conditions of the site has been created by the applicant. We would simply point out that the applicant did not create the lot geometry, the size and location of the historic house, or the pre-existing footprint and foundation of the detached structure. (See appendixes 3 and 4 with a historic map and isometric drawing of the site dating back to 1900 and 1909 respectively).

The previous discussion in July focused on the desire to reuse the existing garage location and foundation rather than the physical hardship of the site that had already been established by meeting (h)1A and (h)1B. (h)1D is intertwined with (h)1C. If you accept that indeed the shape of the lot limits reasonable development of a by-right unit, then as a corollary, the hardship has not been created by the applicant.

This brings us to (h)5C – *Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title*. Although the Board may not have highlighted this requirement for more clarification, it did seem as though the number of setback variances being requested was treated as inherently suspect. For this reason we want to restate that two out of the four variances are for the individual side setbacks and one is for those two sides combined.

Like the by-right buildable area being affected by the shape of the lot, so too are the side yard setbacks. If the lot were rectangular, we would not be asking for these three setback variances because we would have 33’ in excess width, where 20’ combined are required. We would need only one rear yard setback variance. It is also worth noting that the setbacks we are requesting are not four new encroachments, rather are the existing historical footprint of the garage.

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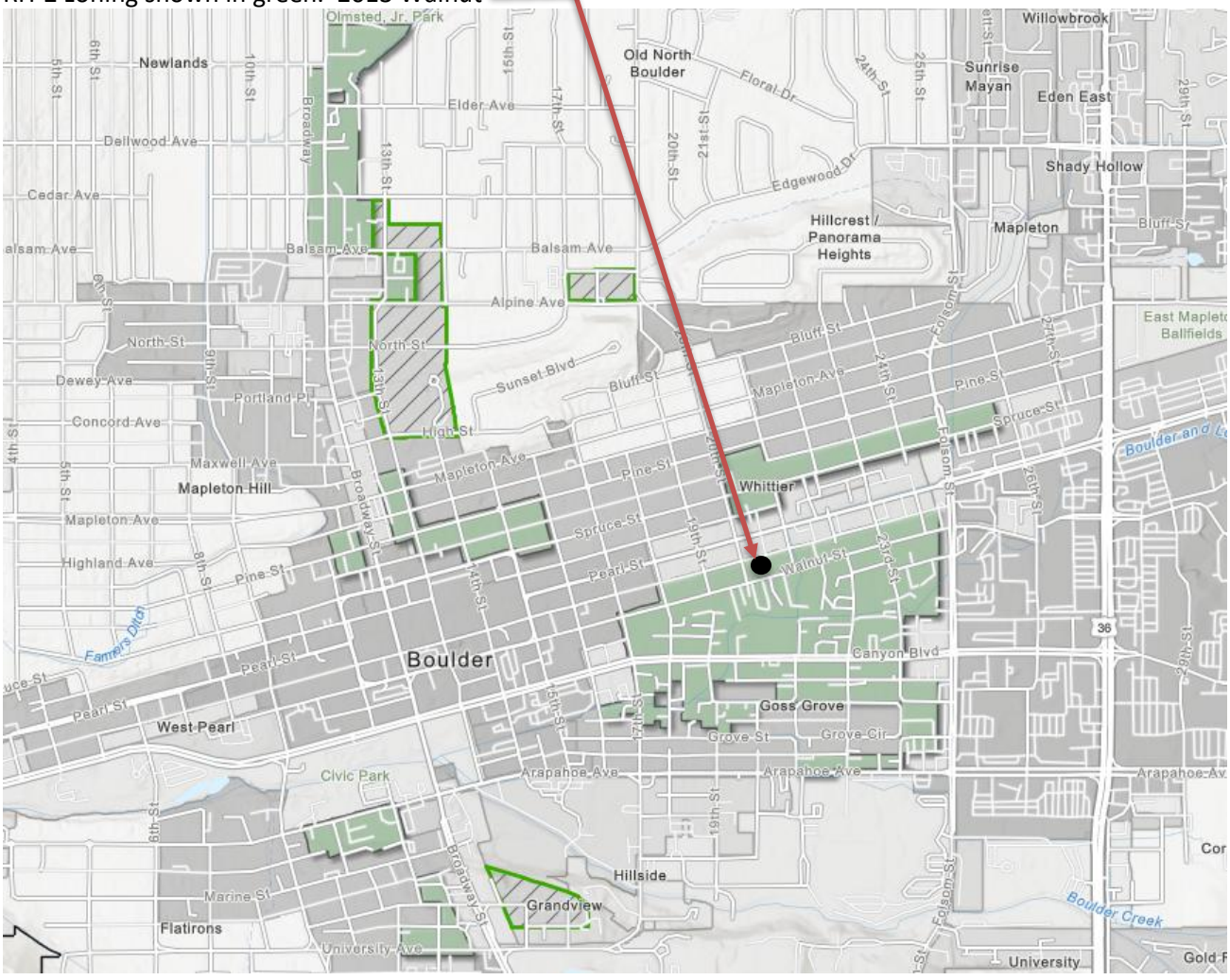
Written Statement for BOZA Variance Request **Continuation** for 2013 Walnut Street Appendix 1

Criteria for development in RH-2 - Residential High Density 2:

- Requires a minimum of 40% open space on site in place of a Building Coverage Formula;
  - Existing and Proposed open space is 70%
- Allows .67 Floor Area Ratio
  - On this site that means 3,886 SF Maximum FAR;
  - Existing and Proposed is 1,630 SF
- Maximum height of 35'
  - Proposed third unit building height is 19'-5"; existing house height is ~27'
- Setbacks:
  - Front Yard = 20'; Existing is 20.5'
  - Side Yard = 10' Minimum both sides; House meets minimums; Garage does not
  - Rear Yard = 25'; Garage does not meet this
  - Interior Rear Yard = 10'
- No Side Yard Bulk Plane requirements
- 25' Solar Fence
- No Parking requirements

RH-2 zoning shown in green. 2013 Walnut



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Written Statement for BOZA Variance Request **Continuation** for 2013 Walnut Street Appendix 2

The properties at 1922 20th Street and 2003 Walnut Street, directly to the west of 2013 Walnut, both received similar setback variances. At 1922 20th Street, the owners sought substantial relief for a second story addition and rooftop deck including a rear yard setback of just over 7' where 25' is required.



Birdseye View of Site from Google Maps

Recipients of Variances - 2003 Walnut (left) and 1922 20th Street (right)





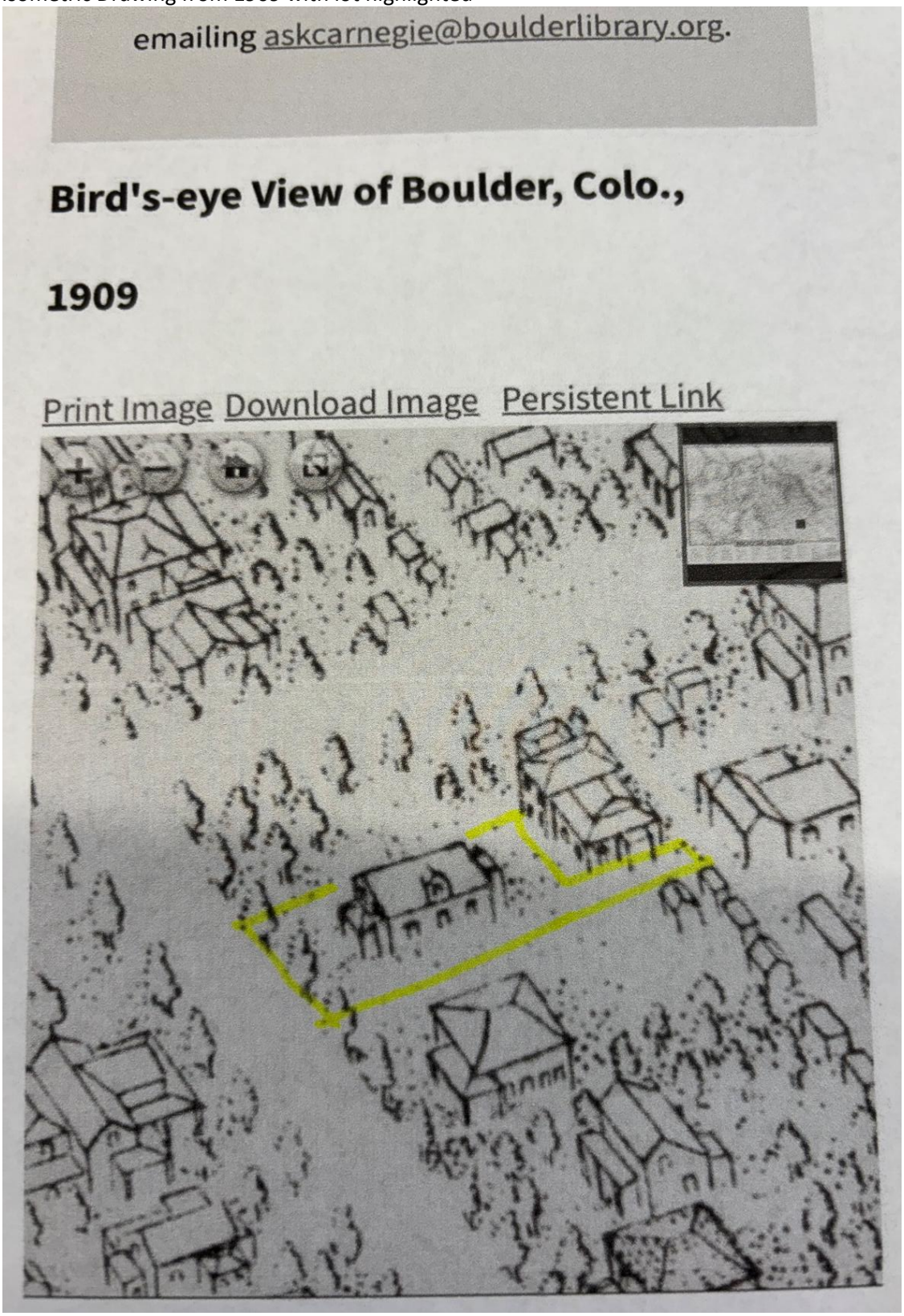
Written Statement for BOZA Variance Request **Continuation** for 2013 Walnut Street Appendix 3

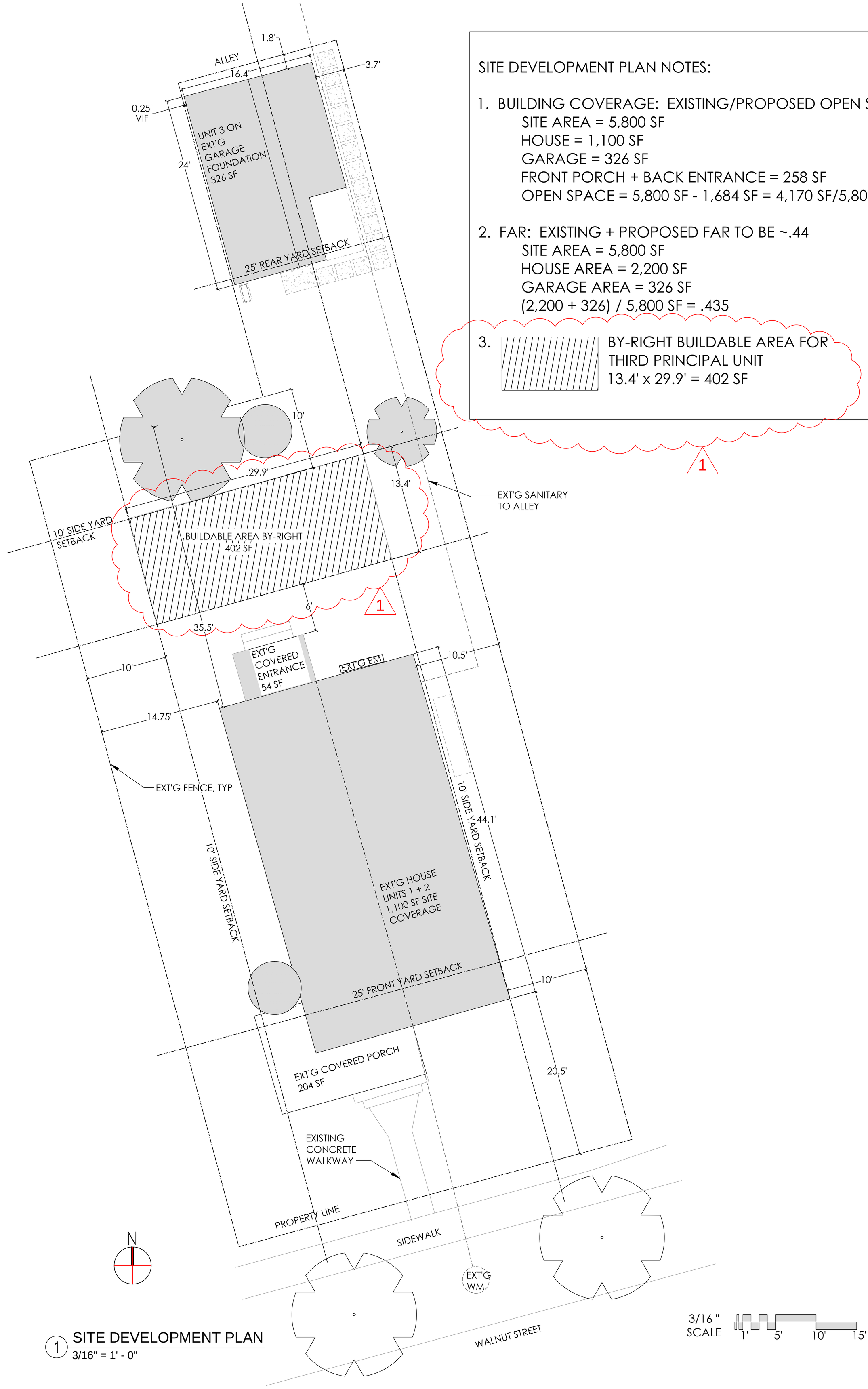
Maps showing odd lot shape highlighted, from 1900



Written Statement for BOZA Variance Request **Continuation** for 2013 Walnut Street Appendix 4

Isometric Drawing from 1909 with lot highlighted





SITE DEVELOPMENT PLAN NOTES:

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   - SITE AREA = 5,800 SF
   - HOUSE = 1,100 SF
   - GARAGE = 326 SF
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2. FAR: EXISTING + PROPOSED FAR TO BE ~.44
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   13.4' x 29.9' = 402 SF

1 SITE DEVELOPMENT PLAN
3/16" = 1' - 0"

3/16" SCALE 1' 5' 10' 15'

ARCHITECT: **SPACE** craft KRISTIN REISINGER 2328 PINE ST, B BOULDER, CO 80302 917.455.0940	BOZA SUBMISSION 08 JUNE 2026 BOZA CONTINUATION 12 OCTOBER 2026 1	PROJECT: GREG + HEIDI EKREM WALNUT UNIT 3 2013 WALNUT STREET BOULDER, CO 80302 SLY 100 FT & E 20 FT OF N 40 FT LOT 9 BLK 75 BOULDER EAST O T	SITE DEVELOPMENT PLAN SHOWING BY-RIGHT BUILDABLE AREA SCALE: 3/16" = 1'-0"	SITE DEV PLAN 2

New Materials for the November 10, 2026 BOZA Meeting

City of Boulder
Planning & Development

Board of Zoning and Adjustment (BOZA)
Variance Application Form

Application Information

Variance Request Types

Setback (BRC 9-7-1)

General Data

Street Address or General Location of Property
2013 Walnut Street

Legal Description Lot	Sly 100 Ft + E 20 Ft of N 40 Ft Lot 9
Legal Description Block	Block 75
Legal Description Subdivision	Boulder East O.T.
Lot Size	5,800
Existing Use of Property	Duplex

Area, Coverage and Height Table

AREA	EXISTING	PROPOSED
Total gross floor area	2526	2526
Total gross building coverage	1426	1426
Building height	35	20

City of Boulder
Planning & Development

Detailed Description of Proposal

This is a 5,800 SF irregular site in RH-2 - Residential High-Density-2 Zoning - that currently has an old house turned into a duplex and a dilapidated garage that the owners would like to develop into a third unit. Creating a third unit where the garage sits, incorporating the existing foundation, meets all zoning criteria with the exception of the setbacks. It is a Setback Variance we are asking for - to allow the historical garage footprint to remain, with the addition of a maintenance easement from the neighbors to the west of the garage.

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Owner Name	Gregory + Heidi Ekrem
Owner Address	2329 Pine Street Boulder, CO 80302
Owner Phone	(720) 253-6793
Owner Email Address	gregekrem@gmail.com

City of Boulder
Planning & Development

Applicant Information (if other than Owner)

Applicant Name	Kristin Reisinger
Applicant Address	2328 Pine Street, B Boulder, CO 80302
Applicant Phone	(917) 455-0940
Applicant Email Address	kristin@spacecraftarchitecture.com
Relationship to Project	Architect

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.

Kristin Reisinger

Date Submitted 10/12/2026

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 place 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, Kristin Reisinger (PRINT NAME OF APPLICANT OR CONTACT PERSON), am filing a Land Use Review, Administrative Review, BOZA, or Technical Document Review application [on behalf of] Greg Ekrem (PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT) for the property located at 2013 Walnut Street 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

June 07, 2026
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.

08 June 2026

City of Boulder
BOZA Review Board

Re: BOZA Variance Request for 2013 Walnut Street, Boulder, CO 80302

Please be advised that Kristin Reisinger has our consent to act as the applicant for a BOZA Variance for our property at 2013 Walnut Street in Boulder, Colorado.

Thank you,

Signature _____ Date 6/8/26

Signature _____ Date 6/8/26

Greg Ekrem and Heidi Ekrem
Owners at 2013 Walnut Street, Boulder, CO 80302

Materials from the July 14, 2026 BOZA Meeting

SPACE craft
architecture + interiors

02 July 2026

City of Boulder
BOZA Review Board

Written Statement for BOZA Variance Request for 2013 Walnut Street, Boulder, CO 80302

Types of Variances Requested:
Building Separation (BRC 9-7-1)
Setback (BRC 9-7-1)

Per the summary on the application, this is a 5,800 SF irregular site in RH-2 zoning, that currently has an old house turned into a duplex and a dilapidated garage that the owner would like to develop into a third unit. The current open space is 70% and the FAR is .44. These numbers would stay the same with the proposed garage conversion into a third unit. We are asking for setback variances - for all four sides of the existing garage. We are specifically asking for existing setbacks to remain, so that walls and foundation can remain; with the addition of a maintenance easement from the neighbors to the west of the garage.

Because of the irregular shape of the lot at the northwest corner, setback requirements would only allow adding ~10' to the back of the existing house, which is not enough to create a unit. The dilapidated garage, however, with existing foundation and walls, could be converted into a small rental. Utilizing this old garage would improve what has been an eyesore in the neighborhood, one that was set on fire at some point by unhoused individuals. It would leave a small historic house intact on the site, preserving some of old Boulder. It would allow for a 326 SF living unit, the type that are sorely needed in Boulder for renters on a budget.

Physical Conditions of the Site:

(1) 1. i. The property at 2013 Walnut Street is an irregularly shaped site with a 30' E/W by 40' N/S area taken out of the northwest corner.

2. Although lot shapes vary in downtown Boulder, this small leg onto the alley – almost a reverse flag lot - is not seen on other site along Walnut Street, or in the neighborhood generally.

3. This odd shape means that the rear yard setback of 25', limits what can be developed on the site. Only ~10' can be added on to the rear of the house for a third unit, which is an unworkable dimension. This is an RH-2 zone and could have more units based on allowable FAR and site coverage, but the shape makes this impossible.

4. The shape of this site has been this way for a very long time. See attached images of map from 1900 and Carnegie Library map from 1909 showing an isometric drawing with the house highlighted.

Requirements for all Variance Approvals:

(5) 1. Keeping the existing, historic (although not designated) house intact, as a duplex, and developing the dilapidated garage into a living space, would improve the neighborhood. This garage has been the site of a relatively recent fire and has had unhoused persons living in it within the last decade. The current owners have cleaned up the garage as much as possible and removed the roof that collapsed. The previous owners had pulled a demolition permit for the garage but never carried out the demolition. By not adding on to the house, we retain some of old Boulder with what is essentially an historic, single house on a nearly full site. By developing the garage, we take away an eyesore on the alley, repurpose the current foundation and walls, and provide a small rental for a reasonable cost in downtown Boulder.

2. Based on the arguments above, keeping the house and site as it is and rebuilding the garage into living space would greatly improve the alley area of this site without taking away from the property as a whole. This approach is much more sensitive to neighbors than building out the site to its maximum FAR and building coverage.

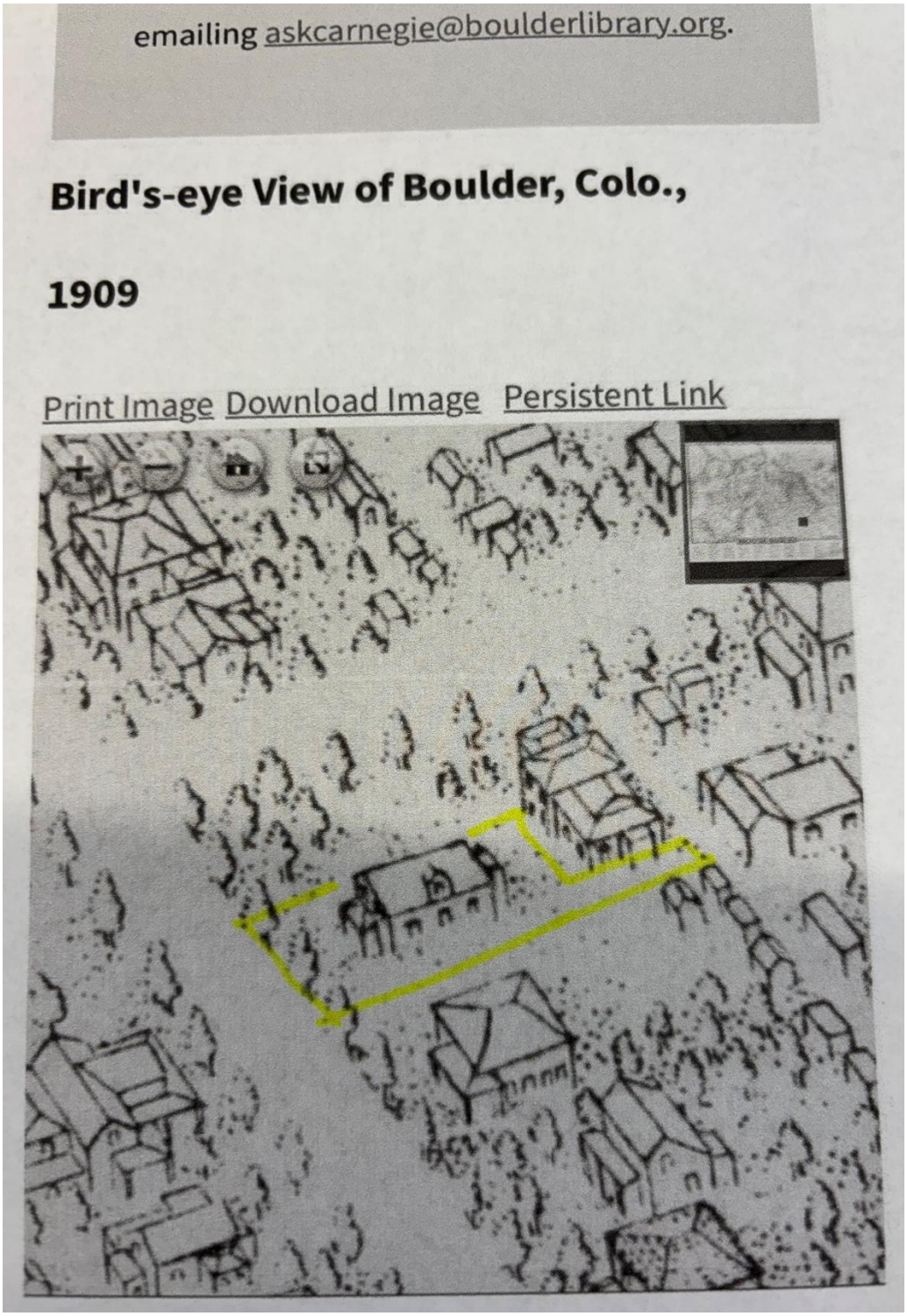
3. Although you might argue that a variance to the rear yard setback would afford relief for these owners - allowing them to build on to the back of the existing house, it is not an easy or affordable proposition due to the age of the house and the existing layout of the duplexes. What the owners are asking for are setback variances for the garage so that the existing structure can be repurposed. They are asking for existing walls to remain where they are, and that setback requirements that can be met, like getting a maintenance easement, are fulfilled.

4. Zone RH-2 has a solar fence height of 25'. The proposed rebuilt garage would have a height under 25'.

Maps showing odd lot shape highlighted, from 1900:



Isometric Drawing from 1909 with lot highlighted:



House Photos; lower photo show garage at back:

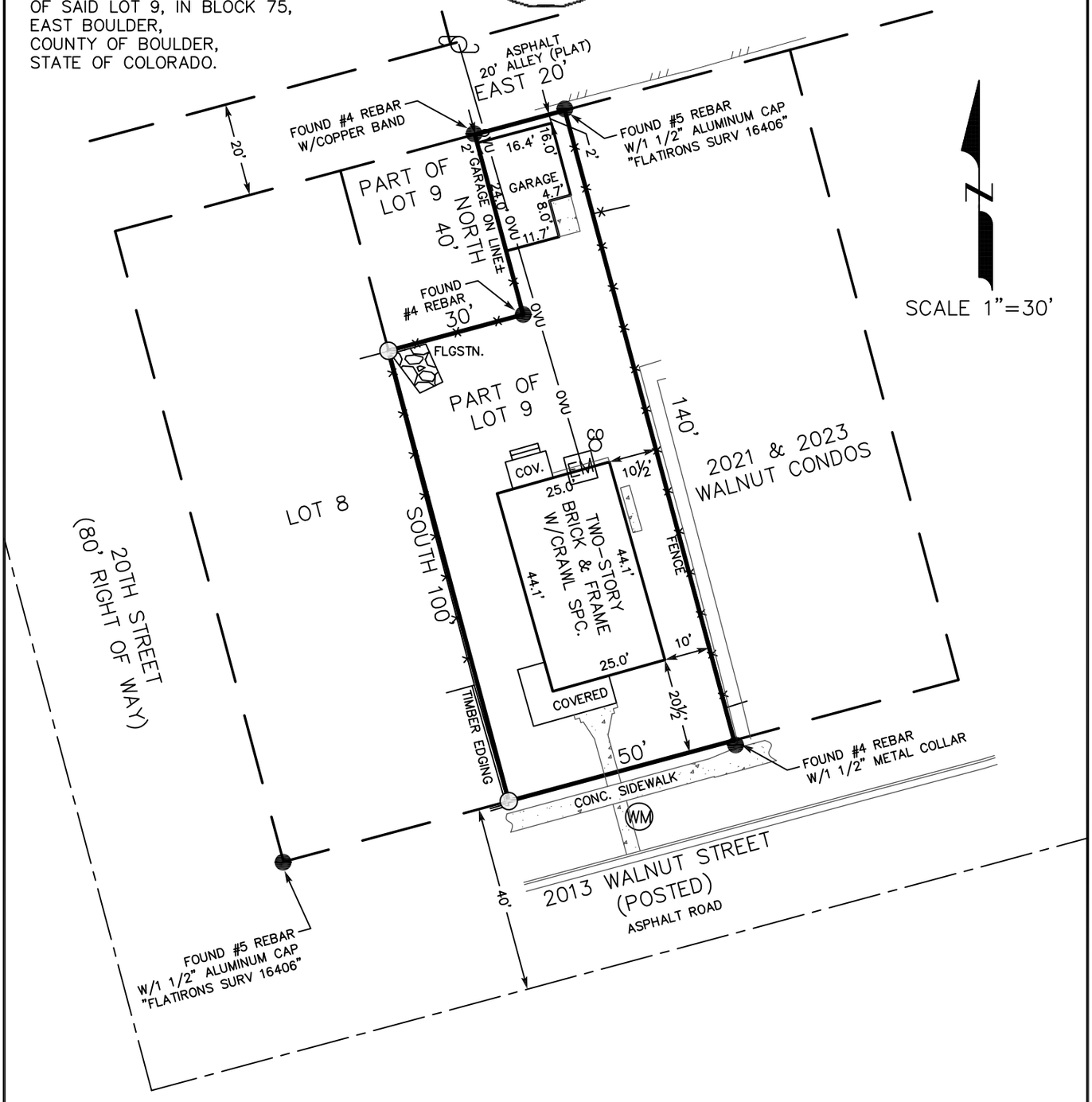




LEGAL DESCRIPTION
(PROVIDED BY FORST AMERICAN TITLE INSURANCE CO.)
DEED RECORDED ON 12/18/2023 AT REC. NO. 04031497

SOUTH 100 FEET OF LOT 9, AND THE EAST 20 FEET OF THE NORTH 40 FEET OF SAID LOT 9, IN BLOCK 75,
EAST BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

Flatirons, Inc.
Land Surveying Services
3825 IRIS AVE, Ste 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com



Notes:
1—FIRST AMERICAN TITLE COMMITMENT NO. 5544-4066103H WAS USED TO HELP IDENTIFY EASEMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS OR RIGHTS OF WAY NOT SHOWN ON THIS CERTIFICATE THAT AFFECT THE SUBJECT PROPERTY.
2—AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.
3—THE PLAT OF 2021&2023 WALNUT CONDOMINIUMS WAS CONSIDERED IN THE PREPARATION OF THIS CERTIFICATE.

COLORADO LICENSED
THOMAS LESTER WILLIS JR.
34991
5/6/25
PROFESSIONAL LAND SURVEYOR

Tom Willis, Colorado L.S. #34991

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for GREG EKREM, 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 GREG EKREM and describes the parcel's appearance on MAY 5, 2025. I further certify that the improvements on the above described parcel on this date, MAY 5, 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 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.

Flatirons No. 25-82610 | Title Co. No. | Borrower:
Drawn By: WRB

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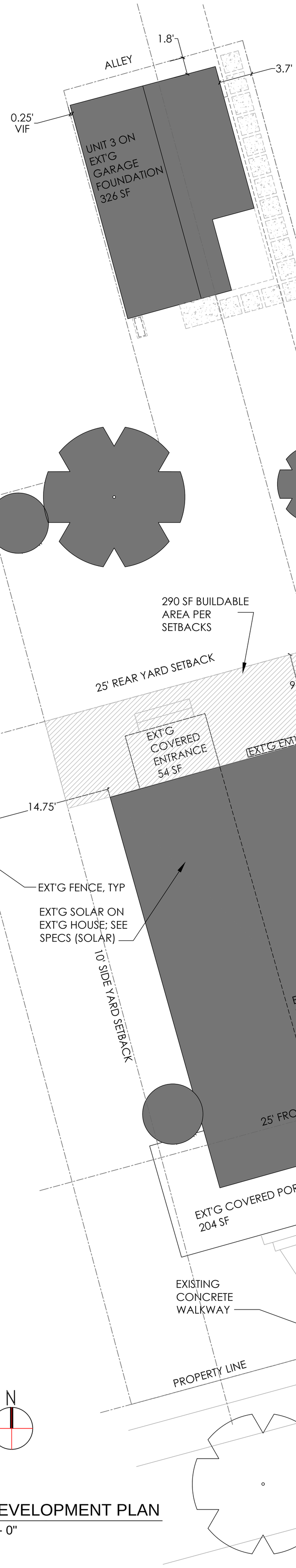
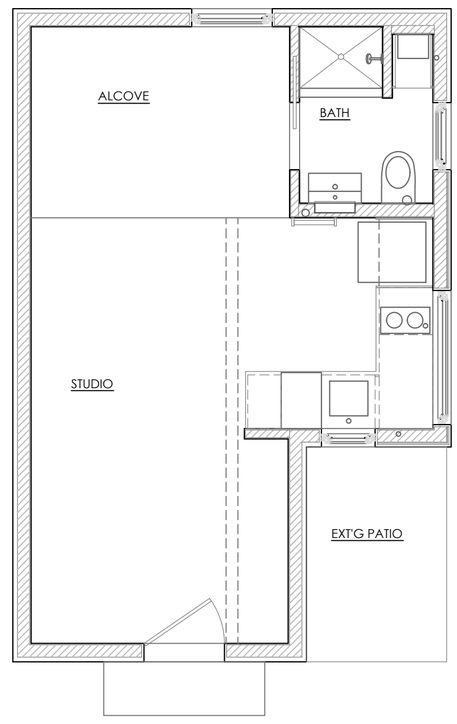
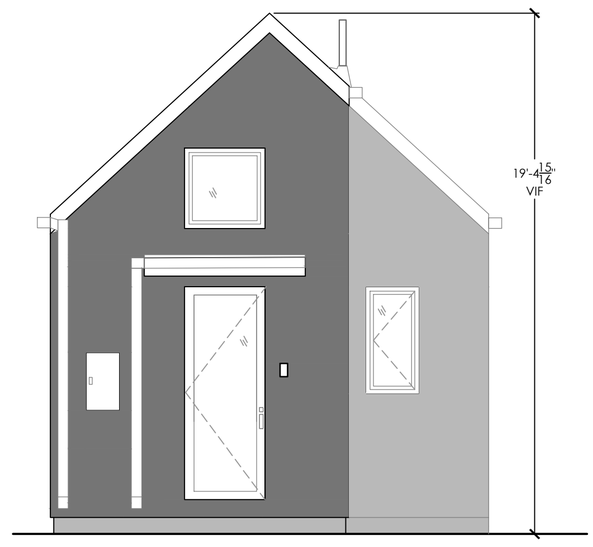
Materials from the JULY 14, 2025 BOZA Meeting



1 SITE DEVELOPMENT PLAN
3/16" = 1' - 0"





2 PROPOSED UNIT 3 FLOOR PLAN + SOUTH ELEVATION
1/4" = 1' - 0"

SITE DEVELOPMENT PLAN NOTES:

1. BUILDING COVERAGE: EXISTING + PROPOSED OPEN SPACE = ~71%
   - SITE AREA = 5,800 SF
   - HOUSE = 1,100 SF
   - GARAGE = 326 SF
   - FRONT PORCH + BACK ENTRANCE = 258 SF
   - OPEN SPACE = 5,800 SF - 1,684 SF = 4,170 SF/5,800 SF = 71%

2. FAR: EXISTING + PROPOSED FAR TO BE ~.44
   - SITE AREA = 5,800 SF
   - HOUSE AREA = 2,200 SF
   - GARAGE AREA = 326 SF
   - (2,200 + 326) / 5,800 SF = .435

3/16 "
SCALE
1' 5' 10' 15'

ARCHITECT: **SPACE** craft KRISTIN REISINGER 2328 PINE ST, B BOULDER, CO 80302 917.455.0940	BOZA SUBMISSION 08 JUNE 2026	PROJECT: GREG + HEIDI EKRUM WALNUT UNIT 3 2013 WALNUT STREET BOULDER, CO 80302 SLY 100 FT & E 20 FT OF N 40 FT LOT 9 BLK 75 BOULDER EAST O T	SITE DEVELOPMENT PLAN SCALE: 3/16" = 1'-0"	SITE DEV PLAN

Materials from the July 14, 2026 BOZA Meeting

From: Wyler, Robbie
To: Cusworth, Amanda; Remke, Thomas; Harvey, Amelia
Subject: FW: Docket No.: BOZ2026-00006
Date: Friday, November 6, 2026 12:28:48 PM
Importance: High

Greetings All-

The below public comment came in via email last night regarding Tuesday's BOZ2026-00006. I was wondering if we could add it to the BOZA packet at the end of that item's materials before the weekend so that the board could then consider it over the weekend.

Thanks!

-Robbie

Robbie Wyler
Principal Zoning Administrator / Board of Zoning Adjustment Liaison

City of Boulder
Planning & Development Services

1101 Arapahoe Avenue, Boulder, Colorado 80302
Web: boulderplandevelop.net
Dept. Phone: 303-441-1880
Direct Phone: 303.441.3130
WylerR@bouldercolorado.gov

The City of Boulder is committed to digital accessibility. Some content may not be fully accessible due to technical limitations or issues. If you encounter any issues with attachments or details, please reply to this email.

From: Garth Braun, AIA <gbraun@gbaarch.com>
Sent: Thursday, November 5, 2026 6:12 PM
To: Wyler, Robbie <wylerr@bouldercolorado.gov>
Subject: Docket No.: BOZ2026-00006

External Sender Notice This email was sent by an external sender.

Robbie,

I am writing to formally object to the current request due to concerns regarding alley obstruction and tenant access. If granted in its current form, the lack of dedicated off-street parking for this project will significantly increase the likelihood of illegal alley parking, exacerbating an existing enforcement issue.

Currently, vehicles frequently park along this section of the alley despite the posted

"No Parking" signs. This project—along with the adjoining multi-residential property to the east—sits directly across from three dedicated parking spaces utilized by my tenants at 2014 Pearl Street.

When vehicles illegally park in the alley, they severely restrict the necessary backup and turning radius for my tenants. Because the proposed project lacks a garage or designated parking, it is reasonable to anticipate that residents will frequently utilize the alleyway for convenience, unloading, or short-term parking. This will consistently compromise access to 2014 Pearl Street.

Should the applicant resolve these parking and access issues to ensure the alley remains entirely clear, I would be glad to withdraw my objection.

Thank you for your time and consideration of this matter.

Sincerely,

Garth E. Braun, AIA, NCARB

Garth Braun Associates P.C.

Architecture, Planning, Development Consulting

355 17th Street, Boulder, CO 80302

Office: 303-447-1859

Cell: 303-818-6468

gbraun@GBAarch.com

www.GBAarch.com

To: City of Boulder, Board of Zoning Adjustment

Date: 7 November 2026

Ref: Docket #: BOZ2026-00006
Address: 2013 Walnut Street, Boulder, CO 80302
Applicant: Greg Ekrem

We write to indicate our full support for the Setback Variances requested by the Applicant for the above referenced Docket # to repurpose an existing detached 'accessory building'.

We are the owners of 2023 Walnut Street, the property immediately to the east of the Applicant (see attached map). We share a common property line, the Applicant's interior/east setback. We are directly affected by the Board's decision on this matter.

We support the Setback Variances request based upon the following:

1. In our view, the existing detached 'accessory building' is a dilapidated, roofless, old, wooden, storage shed with no historical, architectural, aesthetic or functional value. It is an eyesore and fire hazard. It should be demolished.
2. If the Applicant is required to move the construction of a new accessory building unit (ADU) to a more central location on the Property, it will lead to the damage and removal of highly valued, large, mature trees. These mature trees are critical to softening the urban landscape and to providing critical shade and privacy for both the Applicant and us.
3. We support the construction of a new ADU in the current location subject to the following conditions: a) single story construction, b) total square feet < 500, c) compliance with all building codes including electrical, plumbing, etc. and d) no trees or fencing are damaged or removed.

Thank you for considering our input to this matter which directly impacts us.

Sincerely,

Scott Andrews Dee Andrews

Trustees
Scott & Dee Andrews Living Trust
2023 Walnut St., Boulder, CO 80302

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
September 8, 2026
Virtual Meeting

Board Members Present:	Jill Lester (Chair), Drew Eisenberg, Sean Haney
Board Members Absent:	Katie Crane (Vice Chair), Craig Hammond
City Attorney Representing Board:	Deshawna Zazueta
Staff Members Present:	Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

2. BOARD HEARINGS:

A. Docket No.: BOZ2026-00009
Address: 3093 Broadway
Applicant/Property Owner: Jonathan Smith
Wall Height Variance: As part of a proposal to construct a privacy wall along both Broadway (to the east) and Evergreen Avenue (to the north), the applicant is requesting a variance to the fence and wall height standards for the mixed commercial/residential RH-2 zoned property. The resulting height of the new walls (where the varying height is at its maximum) will be approximately 9.4 feet where 7 feet is allowed and no walls exist today. Section of the Land Use Code to be modified: Section 9-9-15, BRC 1981.

Staff Presentation:
R. Wyler presented the item to the board.

Board Questions:
R. Wyler answered questions from the board.

Applicant's Presentation:
Jonathan Smith presented the item to the board.

Board Questions:
Jonathan Smith answered questions from the board.

Public Hearing: Nobody spoke.

Board Discussion:
The board agreed that the proposal meets the necessary criteria.

Motion:
On a motion by **D. Eisenberg** and seconded by **S. Haney,** the Board of Zoning Adjustment voted 3-0 to approve the application **Docket BOZ2026-00009** as submitted. Motion passed.

B. **Docket No.:** BOZ2026-00010
Address: 820 15th Street
Applicant/Property Owner: Julie Thompson
Representative: Guy Stevenson, Guy Stevenson Designs
Solar Exception & Setback Variances: As part of a proposal to bring an unpermitted (by prior owner) non-standard rear addition of the non-standard home that is located on a substandard-sized lot into compliance with both the building and land use codes – including expanding the size of the subject rear addition – the applicant is requesting 1) a 'Solar Exception', 2) an 'Interior Side Yard Setback Variance' & 3) a 'Combined Side Yard Setback Variance' for a principal building in the RL-1 zoning district. For the 'Solar Exception', only the property directly to the north (822 15th Street) will be impacted by the shadow that exceeds the Solar Access Area 1 protections, requiring a Solar Exception. For the 'Interior Side Yard Setback Variance', the resulting interior side (north) setback will be approximately 3.3 feet where 5 feet is required and approximately 3.3 feet exists today. For the 'Combined Side Yard Setback Variance', the resulting north setback will be approximately 3.3 feet where 12.8 feet is required (due to the existing south setback of 2.2 feet) and approximately 3.3 feet exists today. Sections of the Land Use Code to be modified: Section 9-9-17, BRC 1981 & 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:
Guy Stevenson presented the item to the board.

Board Questions:
Guy Stevenson and Julie Thompson answered questions from the board.

Public Hearing: Nobody spoke.

Board Discussion:
The board agreed that the proposal meets the necessary criteria.

Motion:

On a motion by **S. Haney** and seconded by **D. Eisenberg,** the Board of Zoning Adjustment voted 3-0 to approve the application **Docket BOZ2026-00010** as submitted. Motion passed.

3. GENERAL DISCUSSION:

A. Approval of Minutes

The 08/11/26 BOZA Meeting Minutes are scheduled for approval.

On a motion by **D. Eisenberg** and seconded by **S. Haney,** the Board of Zoning Adjustment voted 3-0 to approve the 08/11/26 BOZA Draft Meeting Minutes. Motion passed.

B. **Matters from the Board**

C. Matters from the City Attorney

D. Matters from Planning and Development Services

4. ADJOURNMENT:

There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 4:31 P.M

APPROVED BY

_____

Board Chair

_____

DATE

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

Board Members Present:	Sean Haney, Katie Crane (Vice Chair), Craig Hammond
Board Members Absent:	Jill Lester (Chair), Drew Eisenberg
City Attorney Representing Board:	Deshawna Zazueta
Staff Members Present:	Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

2. BOARD HEARINGS:

A. Docket No.: BOZ2026-00011
Address: 2850 Links Drive
Applicant/Property Owner: Lisa Falconer
Representative: Mark Gerwing, M. Gerwing Architects
Setback Variances: As part of a proposal to renovate and add onto the nonstandard & landmarked 1920 Boulder Country Clubhouse (*now a residence*), the applicant is requesting a variance to the minimum setback standards for a principal building in the RL-2 zoning district. The resulting interior side/east yard setback (*from the addition*) will be approximately 8.3 feet where 12.5 feet is required (*due to a unique RL-2 side setback standard that requires 1 foot of setback for every 2 feet of building height*) and approximately 11 feet exists today (*taken from an elevated deck & stairs that will be deconstructed*). The resulting rear/south yard setback will be approximately 7.9 feet (*taken from the addition*) where 20 feet is required and approximately 11 feet exists today (*taken from the existing house*). 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:
Mark Gerwing presented the item to the board.

Board Questions:
Mark Gerwing answered questions from the board.

Public Hearing: Nobody spoke.

Board Discussion:
The board agreed that the proposal meets the necessary criteria.

Motion:
On a motion by **S. Haney** and seconded by **C. Hammond,** the Board of Zoning Adjustment voted 3-0 to approve the application **Docket BOZ2026-00011** as submitted. Motion passed.

3. **GENERAL DISCUSSION:**
   A. Approval of Minutes

The 09/08/26 BOZA Meeting Minutes are scheduled for approval.

The board deferred the approval of minutes to a future meeting due to board absences.

B. **Matters from the Board**
C. Matters from the City Attorney
D. Matters from Planning and Development Services

4. **ADJOURNMENT:**
   There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 4:31 P.M

APPROVED BY

_____
Board Chair

_____
DATE