



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

DATE: Tuesday, July 9, 2024

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.: BOZ2024-00007

Address: 665 Maxwell Avenue

Applicant: Stuart & Katarina Schare

Setback Variance: As part of a proposal for a 40 square-foot addition to the back of an existing non-standard single-family home on a substandard sized lot, the applicant is requesting a variance to both the rear (north) and side adjacent to street (east) setback standards for a principal structure in the RL-1 zoning district. The resulting rear (north) setback (taken from the subject addition) will be approximately 15 feet & 8 inches where 25 feet is required and approximately 21 feet & 2 inches (taken from the current north extent of the home) exists today. The resulting side adjacent to street (east) setback (taken from the subject addition) will be approximately 7 feet where 25 feet is required (due to a front yard adjacency to the north) and approximately 6 feet & 11 inches (taken from the current east extent of the home) 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 6/11/24 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 and Development Services
 1101 Arapahoe Avenue • Boulder, CO 80306
 Phone: 303-441-1880 • Web: boulderplandev.net

BOARD OF ZONING ADJUSTMENT (BOZA) VARIANCE APPLICATION FORM

**APPLICATION DEADLINE IS THE SECOND MONDAY OF EACH MONTH.
 MEETING DATE IS 4PM (MST) ON THE SECOND TUESDAY OF THE FOLLOWING MONTH.**

Submittal of inaccurate or incomplete information and materials may result in rejection or delay of the application.

GENERAL DATA

(To be completed in full by the applicant.)

- Street Address or General Location of Property: 665 Maxwell Ave
- Legal Description: Lot 33-34 Block 14 Subdivision Maxwells - BO (Or attach description.)
- Lot Size: 4,557 sqft
- Existing Use of Property: Residence
- Detailed Description of Proposal (Specific Variance[s] Requested Including All Pertinent Numerical Values (e.g.: Existing, Required and Proposed Setbacks for the Subject Setback Variance):

Requesting an existing, required and proposed setback variance for the subject property. The required 25'-0" front yard setback along Maxwell is to remain as 24'-8-7/8". The east side yard setback street side/adjacent front yard setback required to be 25' is to remain as existing as 6'-9-3/4".

The interior west side yard setback req. 5'-0" is to remain at 8'-1" The rear yard 25' setback is currently at 21'-1 5/8" is proposed to be 15'8"

The proposed increase in the FAR is because of the proposed addition and the proposed egress windows which increase the FAR.

*Total gross floor area existing: 2283	*Total gross floor area proposed: 2453
*Total gross building coverage existing: 1385	*Total gross building coverage proposed: 1425
*Building height existing: 25'-11 1/8"	*Building height proposed: 25'-11 1/8"

*See definitions in Section 9-16-1, B.R.C. 1981.

- ◆ **Name of Owner:** Stuart & Katerina Schare
- Address: 665 Maxwell Ave Telephone: 303-263-2251
- City: Boulder State: CO Zip Code: 80304 Email: sschare@gmail.com
- ◆ **Name of Contact (if other than owner):** Renee Golobic
- Address: _____ Telephone: 720-837-0527
- City: Boulder State: CO Zip Code: 80304 Email: renee@eleven28arch.com

APPLICATION TYPES (Check All That Apply For This Application)

- ☒ Setback (BRC 9-7-1)
- ☐ Porch Setback & Size (BRC 9-7-4)
- ☐ Building Separation (BRC 9-7-1)
- ☐ Bulk Plane (BRC 9-7-9)
- ☐ Side Yard Wall Articulation (BRC 9-7-10)
- ☐ Building Coverage (BRC 9-7-11 or BRC 9-10)
- ☐ Floor Area Ratio (BRC 9-8-2)
- ☐ Parking in Front Yard Landscape Setback (BRC 9-7-1 & 9-9-6)
- ☐ Size and Parking Setback Requirements for Accessory Units (BRC 9-6-4)
- ☐ Cumulative Accessory Building Coverage (BRC 9-7-8)
- ☐ Mobile Home Spacing Variance (BRC 9-7-13)
- ☐ Use of Mobile Homes for Non-Residential Purposes (BRC 10-12-6)
- ☐ Solar Exception (BRC 9-9-17)
- ☐ Sign Variance (BRC 9-9-21)
- ☐ Fence and Wall Variance (BRC 9-9-15)

APPLICATION REQUIREMENTS

All variance applications are electronic submittal and review. Visit the Planning & Development Services Online Center for additional information & guidance on the application process and how to apply. As a minimum, the following items **MUST** ultimately be provided for an application to be considered complete:

- ☒ A completed and signed BOZA Application Form;
- ☒ If the applicant is other than owner(s), a written consent of the owner(s) of the property for which the variance is requested;
- ☒ A detailed written statement thoroughly describing the variance request(s) and addressing all pertinent review criteria for approval – see *BOZA Info & Criteria Guide*;
- ☒ A signed and stamped Improvement Location Certificate or Site Improvement Survey and legal description by a registered surveyor;
- ☒ A site development plan including setbacks, building elevations, interior layout/floor plans and any other pertinent exhibits;
- ☒ A demolition plan clearly differentiating between existing/remaining and proposed portions of the structure(s);
- ☒ Any other information pertinent to the variance request (e.g. neighbor letters, photos, historic records/approvals, renderings, etc.);
- ☒ A completed and signed 'Sign Posting Acknowledgement Form' *Note: The applicant is responsible for posting the property in compliance with city requirements. Obtaining sign(s) will be messaged to an applicant once it has been placed on an agenda. The applicant will be responsible for posting the required sign(s) within 10 days of the hearing date. Failure to post the required sign(s) may result in the postponement of the hearing date.*
- ☒ A Board of Zoning Adjustment application fee (as prescribed in the current 'Schedule of Fees' which can be found at bouldercolorado.gov/plan-develop).

NOTE: SEE SECTION 9-2-3(l), B.R.C. 1981 FOR VARIANCE EXPIRATION INFORMATION

Owner(if other than Applicant) Signature

~~Applicant Signature~~

Date

6/10/24

Applicant Signature

~~Owner (if other than Applicant) Signature~~

Date

6.10.2024

Written Statement

Eleven28 LLC
Boulder, Colorado

10 June 2024

City of Boulder
Planning and Development Services
1739 Broadway, Third Floor
Boulder, CO 80302

Re: BOZA Setback Variance for 665 Maxwell Avenue, Boulder Colorado 80304.

JOB SITE ADDRESS:	665 Maxwell
DESCRIPTION OF WORK:	An approximate 40sf addition to a contributing residence in the Mapleton Hill Historic District
ZONING:	R-1, Residential-Low 1 zoning district.
APPLICANT:	Renee Golobic, Eleven28 LLC
HOMEOWNER:	Stuart Schare & Katarina Schare

We are submitting this request for a setback variance for the property located at 665 Maxwell Avenue, specifically seeking an additional 5'-4" rear yard setback variance and a 7' side yard setback variance for the proposed 40-square-foot addition. Presently, the primary residence infringes upon setback regulations by 3'-11" into the rear yard setback and 5'-8 ¼" into the side yard setback. Considering both the existing conditions and our proposed variance adjustments, the resulting encroachments would total 9'-3" for the rear yard setback and 12'-8 ¼" for the side yard setback.

Zoning code requirements for RL-1

- Min south front yard setback 25'-0"
- Min east adjacent front yard setback – 25'-0"
- Min west side yard setback 5' – 0"
- Min rear yard setback - 25' -0"
- Combined side yard setback 15' -0"

Existing Setbacks

- Existing 24'- 8 7/8" south front yard setback along Maxwell
- Existing 6'-9 ¾" east adjacent front yard setback along 7th Street
- Existing 8'-1" west side yard setback
- Existing 21'-1 5/8" north rear yard setback
- Existing combined side yard setback 14'-11"

Proposed Setbacks

- Existing 24'- 8 7/8" south front yard setback along Maxwell to remain
- Existing 6'-9 ¾" east adjacent front yard setback along 7th Street to remain. The proposed addition to have a 7'-0" east side yard setback along 7th street.
- Existing 8'-1" west side yard setback to remain. Proposed window well along west side yard no encroachment.
- Existing 21'-1 5/8" north rear yard setback along neighboring 2515 7th street property. The proposed addition to have 15'-8" rear yard setback.
- Existing combined side yard setback 14'-11" to remain

(h) CRITERIA FOR VARIANCES

The BOZA may grant a variance only if it finds that the application satisfies all of the applicable requirements of paragraph (1), (2), (3), OR (4) of this Subsection AND the requirements of paragraph (5) of this Subsection.

(1) Physical Conditions or Disability

(A) There are:

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

- **Response:** *The request for a setback variance that is grounded in the exceptional physical circumstances unique to the affected property the irregularity, adjacent front yard setback, and*

shallowness of the lot, present significant challenges to conforming to standard setback requirements. The non-conforming nature of this site is further stressed by its existing lot size, which measures 4,770 square feet, falling notably short of the minimum lot size requirement of 7,000 square feet stipulated by current zoning regulations. The property's status as a historic contributing building within the Mapleton Hill Historic District adds another layer of complexity to the situation. The historic structure was constructed in 1902 before the intricacies of zoning and lot delineation were fully realized. The existing interior stairs leading to the basement do not comply with current building codes, presenting a significant challenge in ensuring the life safety and accessibility of the residence structure.

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

- **Response:** *The unique non-conforming size of the site and the encroachment into the rear and adjacent front yard setbacks are conditions that stand out distinctly within this neighborhood and/or zoning district. These circumstances are not prevalent or typical among the neighboring properties, highlighting the exceptional challenges faced by this site. While the surrounding neighborhood may adhere more closely to zoning requirements, this property presents a unique set of circumstances that warrant careful consideration and potential variance to ensure equitable treatment within the regulatory framework. Granting the setback variance will not adversely affect the neighborhood, as the proposed design remains in harmony with the existing context.*

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

- **Response:** *Given the existing rear and adjacent front yard setback encroachments, as well as the non-code-compliant interior stairs, and considering the property's status as a contributing historic structure, it is impractical to develop the property in strict conformity with the provisions outlined in the zoning code. These circumstances present significant obstacles to adhering to standard regulations, making it unfeasible to pursue reasonable development in a manner that aligns precisely with current zoning requirements. The combination of these factors creates a unique set of challenges that necessitate flexibility in interpretation and application of the regulations to enable responsible development while preserving the property's historical significance. As such, seeking variances or alternative solutions is essential to allow for the homeowners to use their existing home in a safe, reasonable manner and preservation of the building and property's character and integrity.*

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

- **Response:** *The owner has not intentionally created any unnecessary hardships. The primary residence has been situated within the rear and side yard setback since the inception of the zoning code. This pre-existing condition predates any actions taken by the current owner and is a result of historical zoning development. The owner inherited these challenges upon purchasing the property and has since endeavored to navigate them responsibly. Given the longstanding nature of these setbacks, which were established prior to the owner's involvement, it is evident that the hardships faced are not of their making. Seeking a variance is therefore essential in addressing the existing interior safety concerns within these inherent constraints and enable reasonable development of the property while ensuring compliance with modern regulations and historic concerns.*

(4) Designated Historic Property

The property could be reasonably developed in conformity with the provisions of this chapter, but the building has been designated as an individual landmark or recognized as a contributing building to a designated historic district. As part of the review of an alteration certificate pursuant to Chapter 9-11, "Historic Preservation," B.R.C. 1981, the approving authority has found that development in conforming locations on the lot or parcel would have an adverse impact upon the historic character of the individual landmark or the contributing building and the historic district, if a historic district is involved.

- **Response:** *While it may have be possible to develop the property in conformity with the provisions outlined in the relevant chapter, the designation of the building as an individual landmark or as part of a designated historic district presents unique considerations. Upon review of an alteration certificate pursuant to Chapter 9-11, "Historic Preservation," B.R.C. 1981, the approving authority has determined that development in conforming locations on the lot or parcel would have an adverse impact on the historic character of the individual landmark or contributing building and the surrounding historic district, if applicable. This finding underscores the delicate balance between regulatory compliance and the preservation of historical integrity. As such, strict adherence to standard setback requirements may not be feasible without compromising the property's significance within the broader historical context. Granting variances or alternative solutions is*

therefore necessary to navigate these complexities and ensure the preservation of the property's unique heritage while facilitating responsible development.

(5) Requirements for All Variance Approvals

- (A) Would not alter the essential character of the neighborhood or district in which the lot is located;
- **Response:** *The variance approval will not alter the character of the neighborhood or the Mapleton Hill historic district in which the lot is located. The variance is for additional encroachment 6'-0" along 7th Street and 5'-6" into the rear yard setback. There is currently a rear setback of +/- 21'-1 5/8" on the north property line. The neighboring property 2515 7th street abuts the rear property. The west property line abuts 7th street and the current setback is +/- 6'-9 3/4". The proposal is for the current rear yard setback to be +/- 15' 6" and the side yard setback to be remain as 6'-9 3/4". The proposed addition encroaches into side and rear yard setback. The encroachment into side yard setback +/- 5'-5 3/4" but is less than the current side yard encroachment. The encroachment into the rear yard setback +/- 9'-4" total. The proposed 40-square-foot addition allows for the contributing historic structure to retain the historical street streetscape withing the historical neighborhood.*
- (B) Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property
- **Response:** *The proposed 40-square-foot addition would not significantly or permanently hinder the reasonable use and enjoyment or development of adjacent properties. The modest size of the addition ensures that it remains proportionate to the scale of the existing structure and minimizes any potential impacts on neighboring properties. Furthermore, careful consideration has been given to the placement and design of the addition to mitigate any adverse effects on surrounding properties, ensuring compatibility with the established neighborhood context. As such, granting the setback variance for this addition is unlikely to result in any substantial or lasting impairment to the neighboring properties' use and enjoyment or development.*
- (C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this
- **Response:** *The proposed variance, which allows for an additional 5'-4" rear yard setback (total 9'-4") and the existing 6'-9 3/4" side yard setback, represents the minimum deviation necessary to provide relief while maintaining compliance with the applicable provisions of this chapter. This variance strikes a delicate balance, ensuring that the property can be reasonably developed while minimizing any departure from established regulations. By granting this variance, the least modification of the provisions is achieved, affording the necessary relief without compromising the integrity of the zoning framework. This approach ensures that the property owner can address the hardships imposed by the nonconforming site and historic status while still upholding the spirit of the zoning regulations.*
- (D) Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C.1981.
- **Response:** *The proposed setback variance would not conflict with the provisions outlined in Section 9-9-17, "Solar Access," B.R.C. 1981. By granting the variance, the solar access rights of neighboring properties are not compromised or infringed upon. The variance does not obstruct sunlight or overshadow neighboring properties in a manner that violates the principles of solar access outlined in the municipal code. Therefore, the proposed setback variance aligns with the overarching goals of promoting solar access and does not conflict with the specific provisions set forth in Section 9-9-17.*

Detailed Description of Proposal' Written Statement

Eleven28 LLC
Boulder, Colorado

10 June 2024

City of Boulder
Planning and Development Services
1739 Broadway, Third Floor
Boulder, CO 80302

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JOB SITE ADDRESS:	665 Maxwell
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APPLICANT:	Renee Golobic, Eleven28 LLC
HOMEOWNER:	Stuart Schare & Katarina Schare

detail description of proposal: the proposal is for a setback variance to a non-conforming site location at 665 maxwell. The setback variance is required because the existing house is in the front yard, side yard, and rear yard. We are proposing an addition at the rear of the existing structure. The entirety of the proposed project is building an addition at the rear of the building to allow code compliant access to the basement from the main level. This proposal to be remodeled to allow for two bedrooms. This will require two egress window units which will increase the FAR of the property because the exterior wall height for the basement at the egress windows will be taller than 36" per the zoning code which will there for increase the FAR. The existing stair access from the main house to the current basement is not code compliant and is not per safety standards. The proposed addition will allow for there to be a code complaint stair access from the main level to the basement.

Proposal for Setback Variance at 665 Maxwell

Overview

We are seeking a setback variance for a non-conforming site located at 665 Maxwell. The necessity for this variance arises from the existing house encroaching on the front yard, adjacent front yard, and rear yard setbacks as defined by the current zoning code.

Project Description

The proposed project involves constructing an addition at the rear of the existing structure. The primary purpose of this addition is to provide code-compliant access to the basement from the main level, as the current staircase does not meet code requirements or safety standards.

Detailed Description

1. **Location and Context**:

- The site at 665 Maxwell is non-conforming concerning current zoning setback requirements, with the existing house situated within the front yard, side yard, and rear yard setbacks.

2. **Scope of the Addition**:

- The proposed addition will be located at the rear of the existing building.
- The addition will enable the creation of a code-compliant stairway from the main level to the basement.
- This project will include the remodeling of the basement to accommodate two bedrooms.

3. ****Egress Windows and FAR Impact****:

- As part of the addition, two egress window units will be installed to comply with safety and building codes for bedrooms.
- These egress windows will result in the exterior wall height of the basement exceeding 36 inches, as stipulated by the zoning code.
- The increased exterior wall height will consequently increase the Floor Area Ratio (FAR) of the property.

4. Rationale for Variance******:

- The existing access to the basement is not code-compliant and poses safety hazards. The new addition will rectify this by providing safe and legal stair access.
- The addition at the rear will minimally impact the surrounding properties due to its location and design.
- The installation of egress windows is a necessary safety measure for basement bedrooms, ensuring occupants' safety and compliance with egress regulations.

5. Impact on Neighborhood:

- The proposed addition and variance will enhance the overall safety and functionality of the property.
- The visual impact of the addition will be minimal from the street and adjacent properties, as it is located at the rear of the house.
- The project will not significantly alter the character or density of the neighborhood.

Conclusion

The requested setback variance is essential to achieve code compliance and enhance the safety of the property at 665 Maxwell. The proposed addition will allow for a safe and accessible connection between the main level and the basement, as well as the creation of two compliant bedrooms with proper egress. We believe that the benefits of this project justify the approval of the variance request.

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado

PROJECT:

An addition of two egress window wells to the basement's west side along a private interior lot line and one on the east side facing a public side yard. Additionally, two screens within the existing screened-in stairwell area will be replaced with fixed windows. An approx. 40-square-foot addition on the north side of the stairwell/entrance will facilitate the installation of code-compliant stairs, addressing current issues of non-compliant stair riser height, tread depth, low head height, and lack of landings at doorways. This will improve access to the basement from both the exterior and interior of the residence, ensuring compliance with safety regulations and enhancing overall functionality.

VARIANCE:

We are submitting this request for a setback variance for the property located at 665 Maxwell Avenue, specifically seeking an additional 5'-4" rear yard setback variance and a 7' side yard setback variance for the proposed 40-square-foot addition. Presently, the primary residence infringes upon setback regulations by 3'-11" into the rear yard setback and 5'-8 ¼" into the side yard setback. Considering both the existing conditions and our proposed variance adjustments, the resulting encroachments would total 9'-3" for the rear yard setback and 12'-8 ¼" for the side yard setback.

ARCHITECTURAL DESCRIPTION: One and a half story frame dwelling on stone foundation. Multi-gabled roof with overhanging, enclosed eaves, and shingled gable ends. Wrap around front porch, with raised wood floor and wood columns, curves to east. Off-center doors (one originally a window), paneled and glazed. Double-hung windows with wood surrounds. Bay windows on east side. Two brick chimneys.

Appraisal Photo



BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado

Historic photo from Carnegie



BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



Subject Property looking North from Maxwell Avenue



Subject Property looking Northwest from corner of Maxwell Avenue and 7th Street

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



Location of (2)
egress windows

Subject Property looking east from interior lot line. Location of two interior egress window wells in current windows



Location of (2)
egress windows

Subject Property looking east from interior lot line. Location of two interior egress window wells in current windows

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



Subject Property looking west from 7th Street.



Subject Property looking south from interior rear property line.

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado

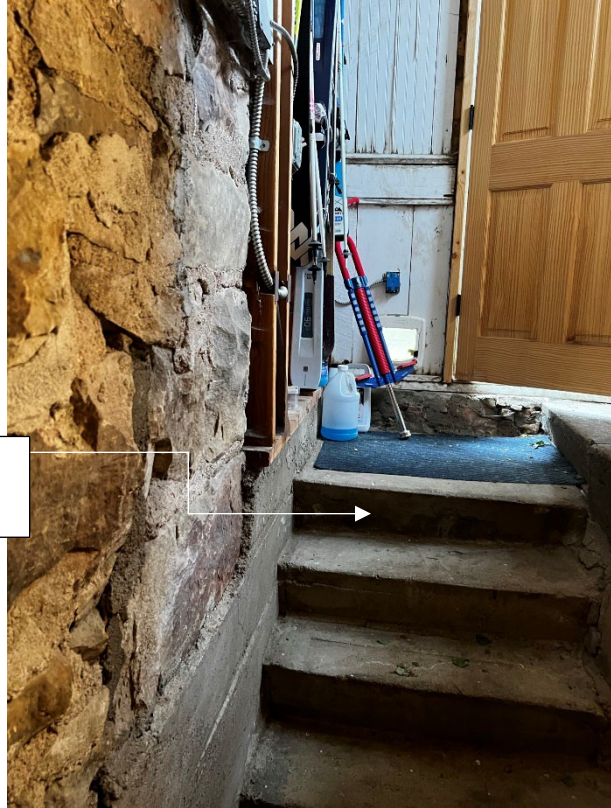


Riser height above 7.5"

Riser in the middle of
door landing, non-code
compliant.

Current none code compliant screen in stairwell.

Riser height above 8.5"



Current none code compliant screen in stairwell.

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



Existing basement window to be an egress window with window well on east side.



Existing basement window to be an egress window with window well on west side



Existing basement with rumble stone foundation.

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



3D Model of proposed addition on north side with (e) fencing and vegetation.



3D Model of proposed addition on north side without (e) fencing and vegetation.



3D Model of proposed egress windows on west side.



3D Model of proposed egress windows on west side.

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



3D Model of proposed egress window on east side and the proposed addition on back, with (e)fence and vegetation.



3D Model of proposed egress window on east side and the proposed addition on back, without (e)fence and vegetation

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



3D Model of proposed egress window on east side and the proposed addition on back, with (e)fence and vegetation



3D Model of proposed egress window on east side and the proposed addition on back, without (e)fence and vegetation

BOZA Application June 10, 2024
Property Address: 665 Maxwell Ave, Boulder, Colorado



3D Model of proposed egress window on east side and the proposed addition on back, with (e)fence and vegetation



3D Model of proposed egress window on east side and the proposed addition on back, without (e)fence and vegetation

Improvement Survey Plat

a portion of Lots 33 & 34, Block 14, Maxwell's Addition
Situated within the Northeast 1/4 of Section 25, T.1N.,
R71W of the 6th P.M., County of Boulder, State of Colorado.
665 Maxwell Avenue, Boulder

Legal Description

Lots 33 & 34, less the North 49.2', Block 14, Maxwell's Addition to the City of Boulder,
County of Boulder, State of Colorado.
Containing 4,557 square feet or 0.105 acres, more or less.

Notes

- 1) Bearings are based on the South line of Block 14, Maxwell's Addition to Boulder as bearing S 89°41'53"W based on the found pins shown on this drawing and as shown on the Survey Plat filed in the Boulder County records as job # LS-23-0508, prepared by James Gowan.
- 2) Legal Description was provided by the client and Easements were taken from the recorded Subdivision Plat.
- 3) Distances shown are in US Survey feet.
- 4) Utilities shown were located in the field based on witnessed physical evidence. Other utilities may exist.
- 5) Elevations were taken from City of Boulder Benchmark #X7-1-1 with an elevation of 5,441.55' (NGVD 88 datum).

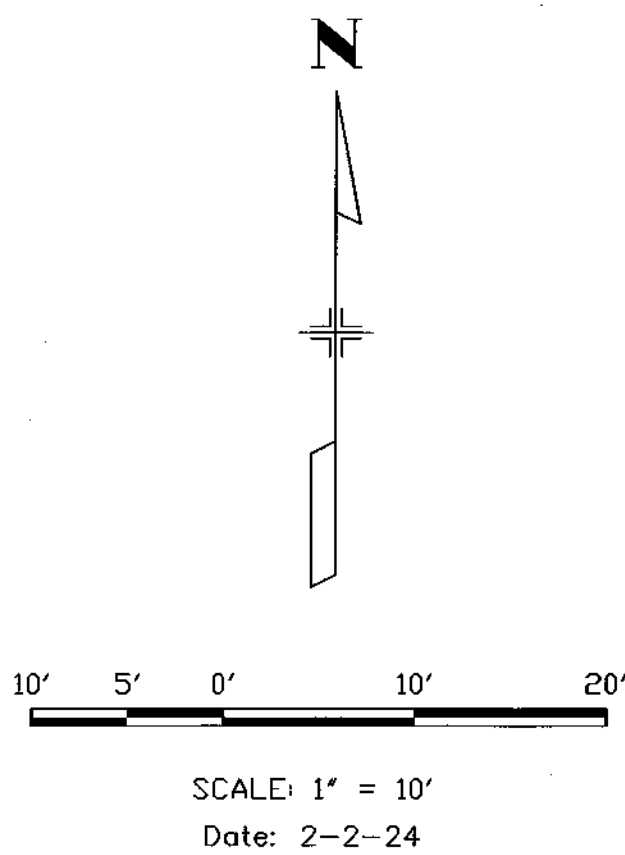
Surveyors Statement

In January and February of 2024 a survey was performed by me of the above described property, under my direct responsibility, supervision and checking.

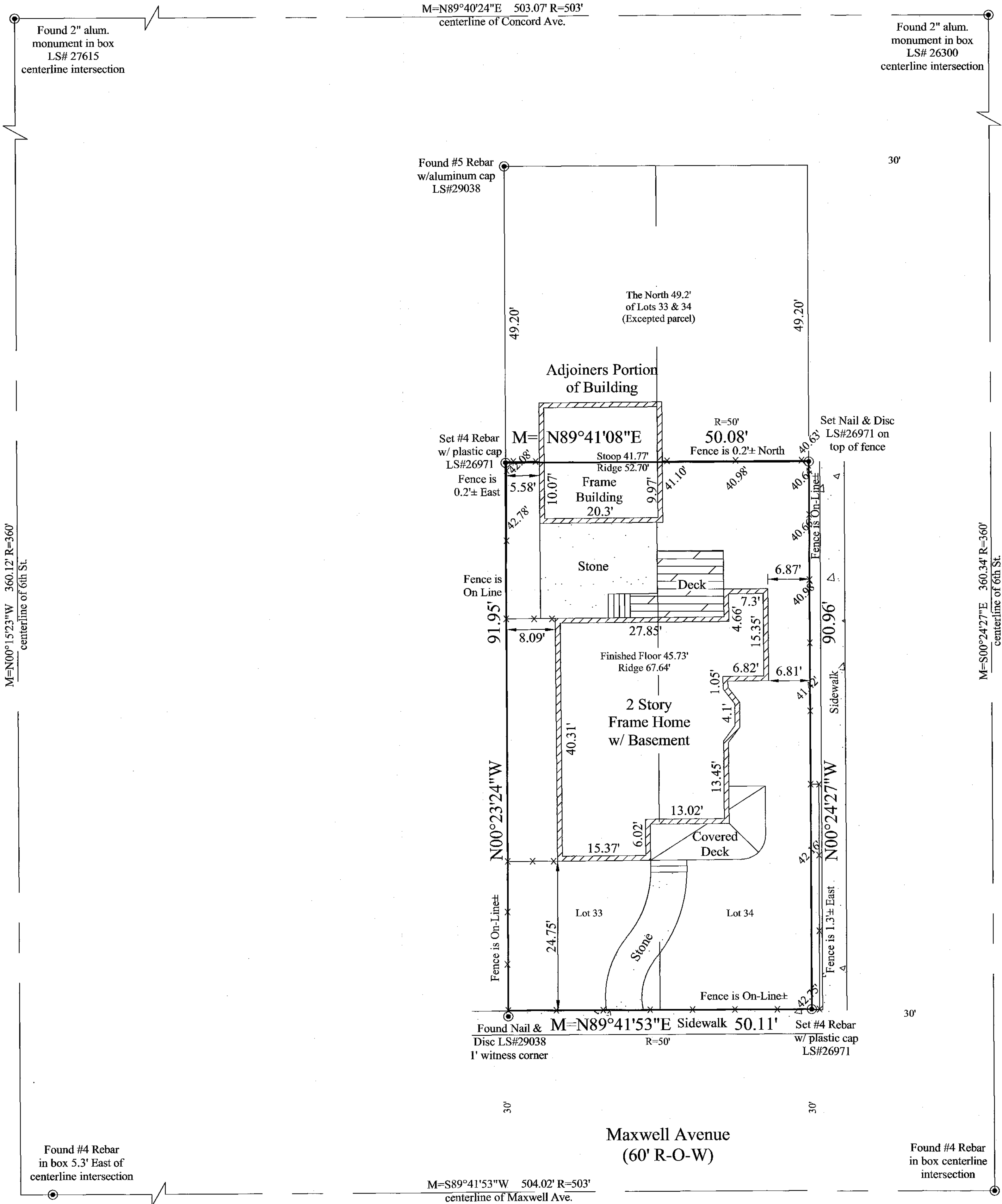


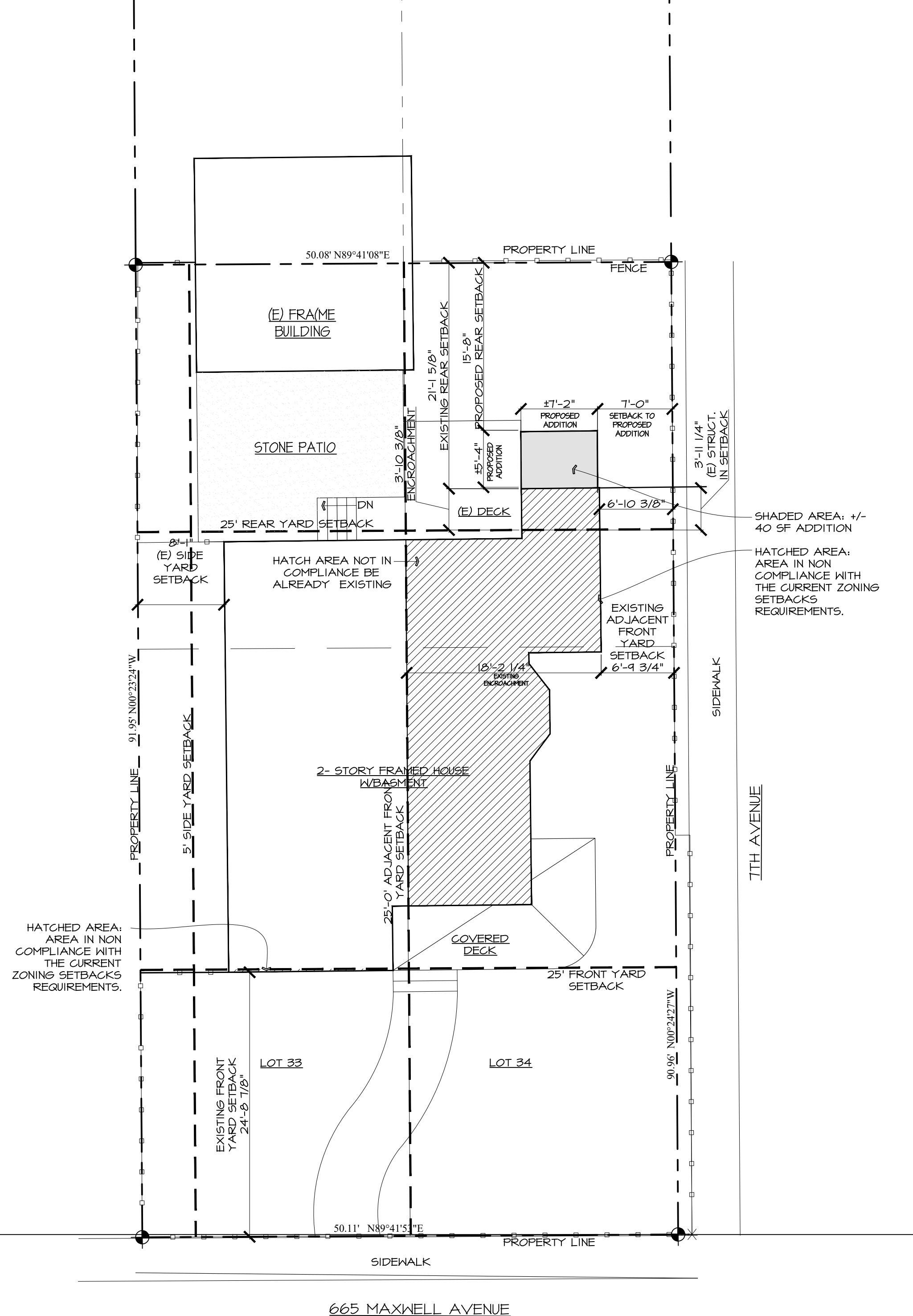
Andrew J. Patterson
Registered Professional Land Surveyor
PLS No. 26971

"Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."



Legend
M=measured dimension
R=recorded dimension



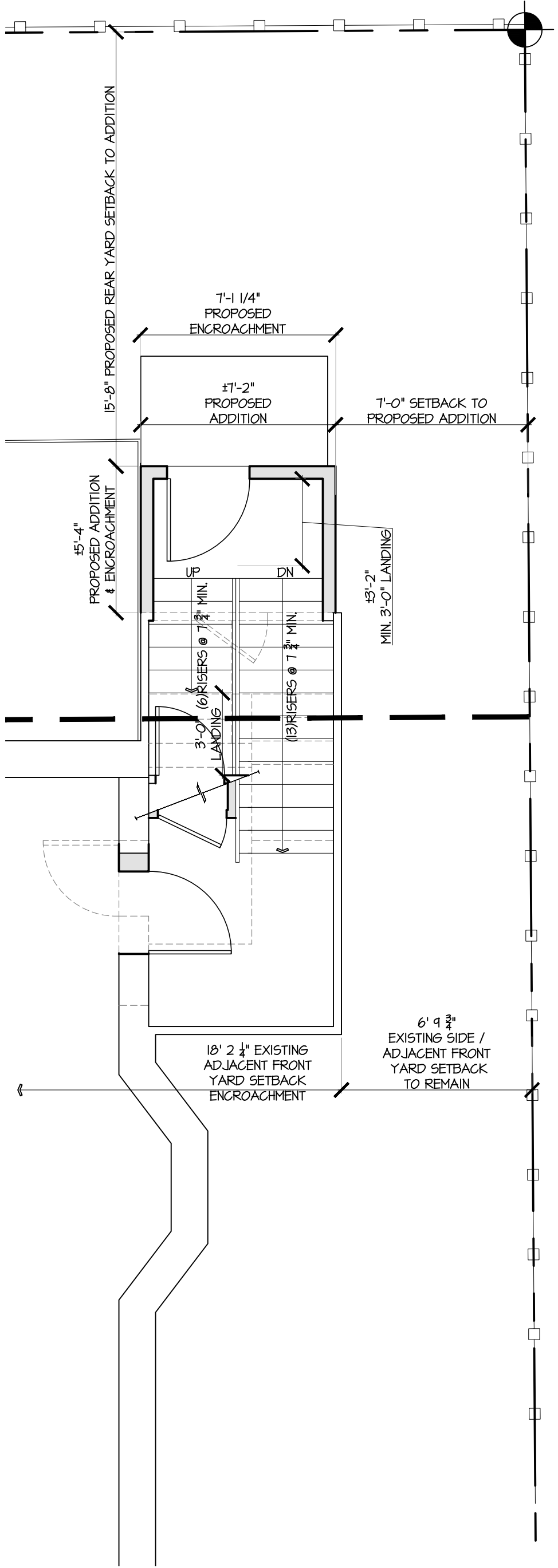
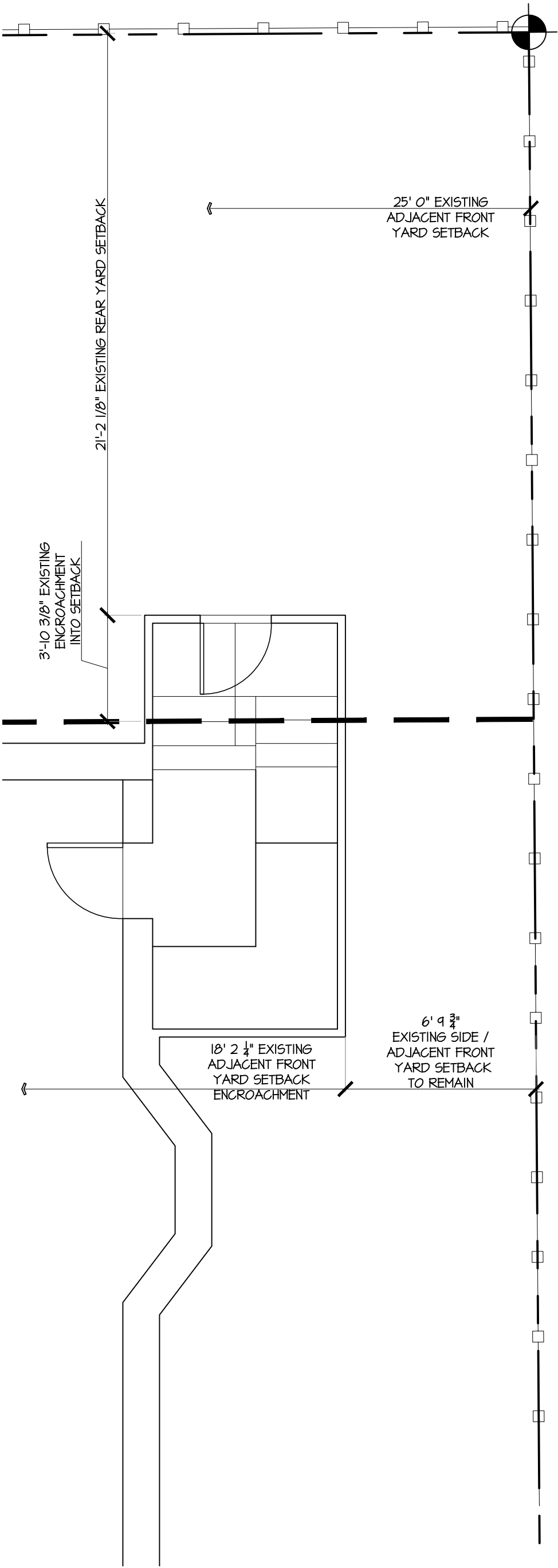


<div>BOZA1</div> <div>SITE PLAN FLOOR PLAN</div>	<div><div>BASEMENT MAXWELL</div><div>665 MAXWELL BOULDER, CO</div></div>	<div><div>ELEVEN28</div><div>LLC</div><div>P 720.837.0527 renee@ELEVEN28ARCH.com</div></div>	<div><div>DATE</div><div>BOZA 6.10.2024</div></div>
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SITE PLAN

1/8" = 1'-0"



(E) FLR PLAN

1/4" = 1'-0"

BOZA2

SCHARE BOZA APPLICATION

665 MAXWELL
BOULDER, CO

ELEVEN 28
LLC

DATE

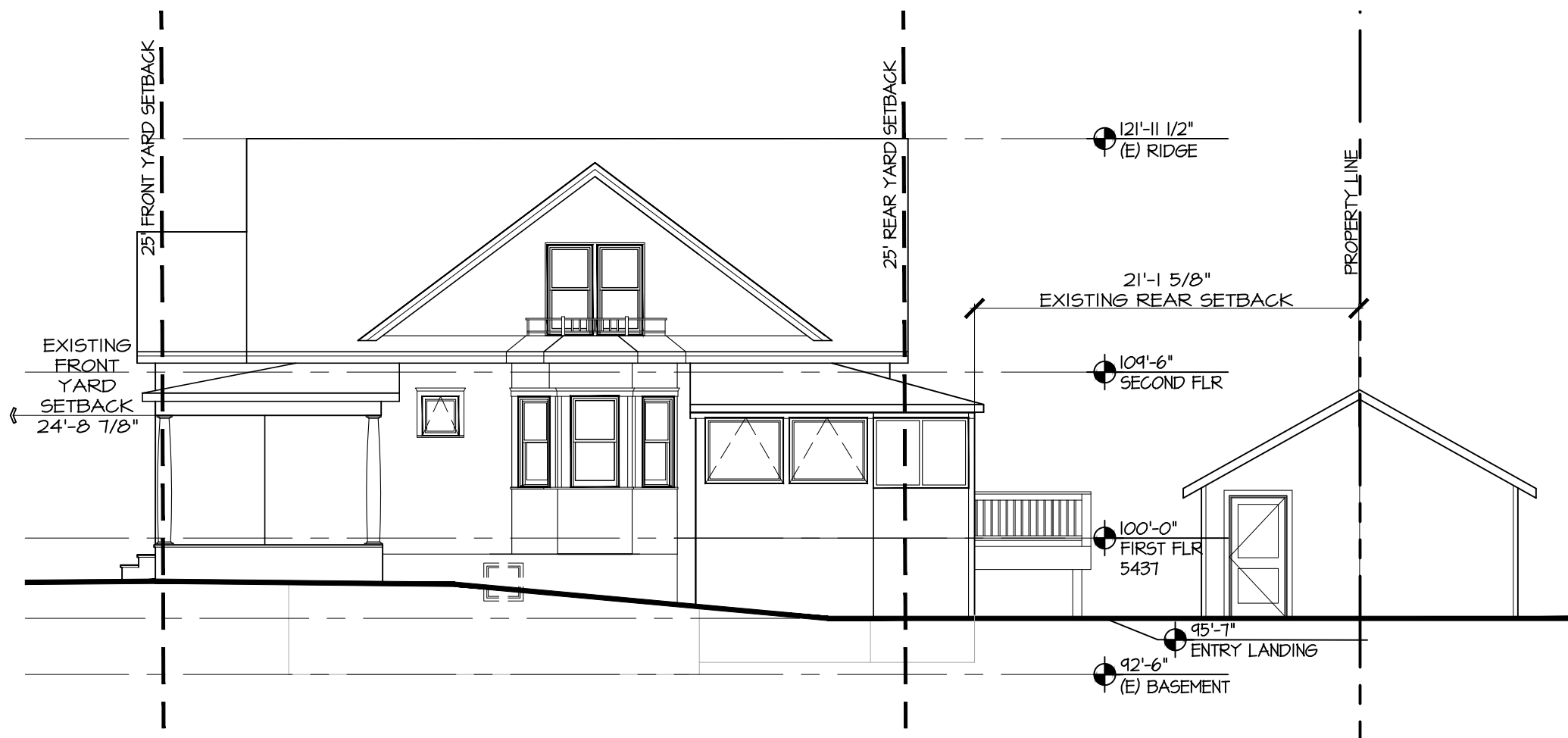
P 720.837.0527
renee@ELEVEN28ARCH.com

BOZA 6.10.2024

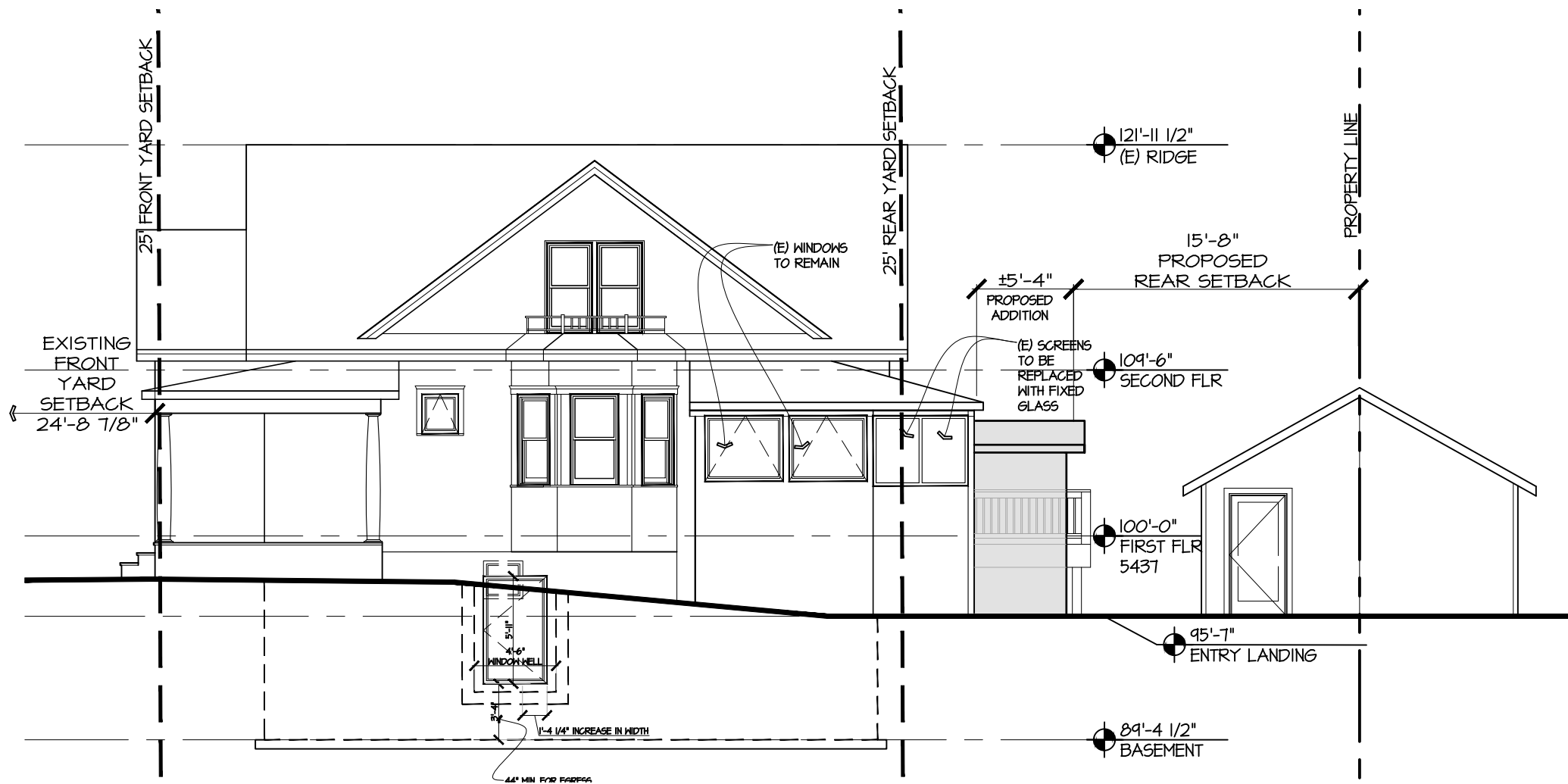


FLR PLAN

1/4" = 1'-0"

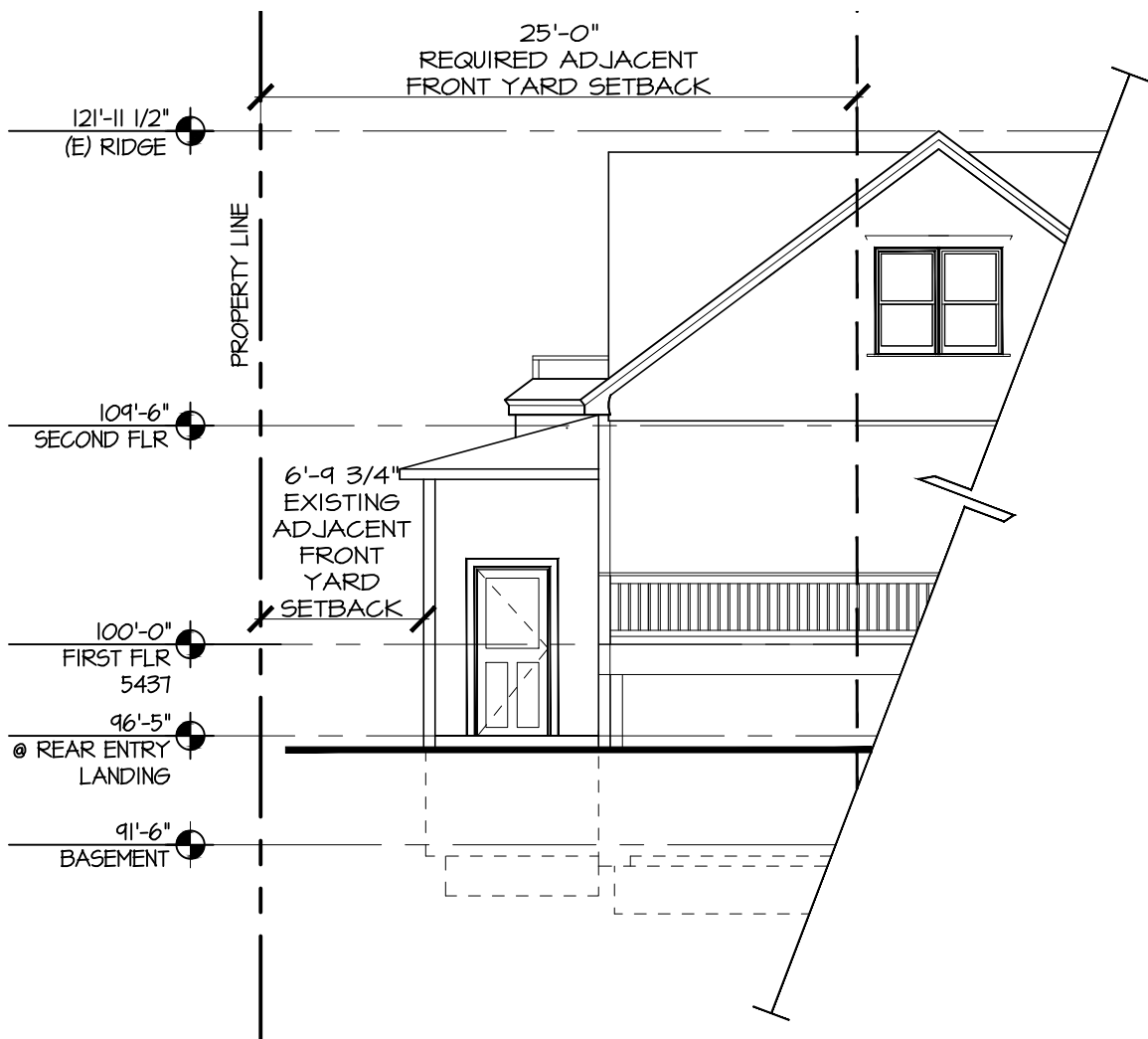


1 EXISTING EAST ELEVATION
1/8" = 1'-0"



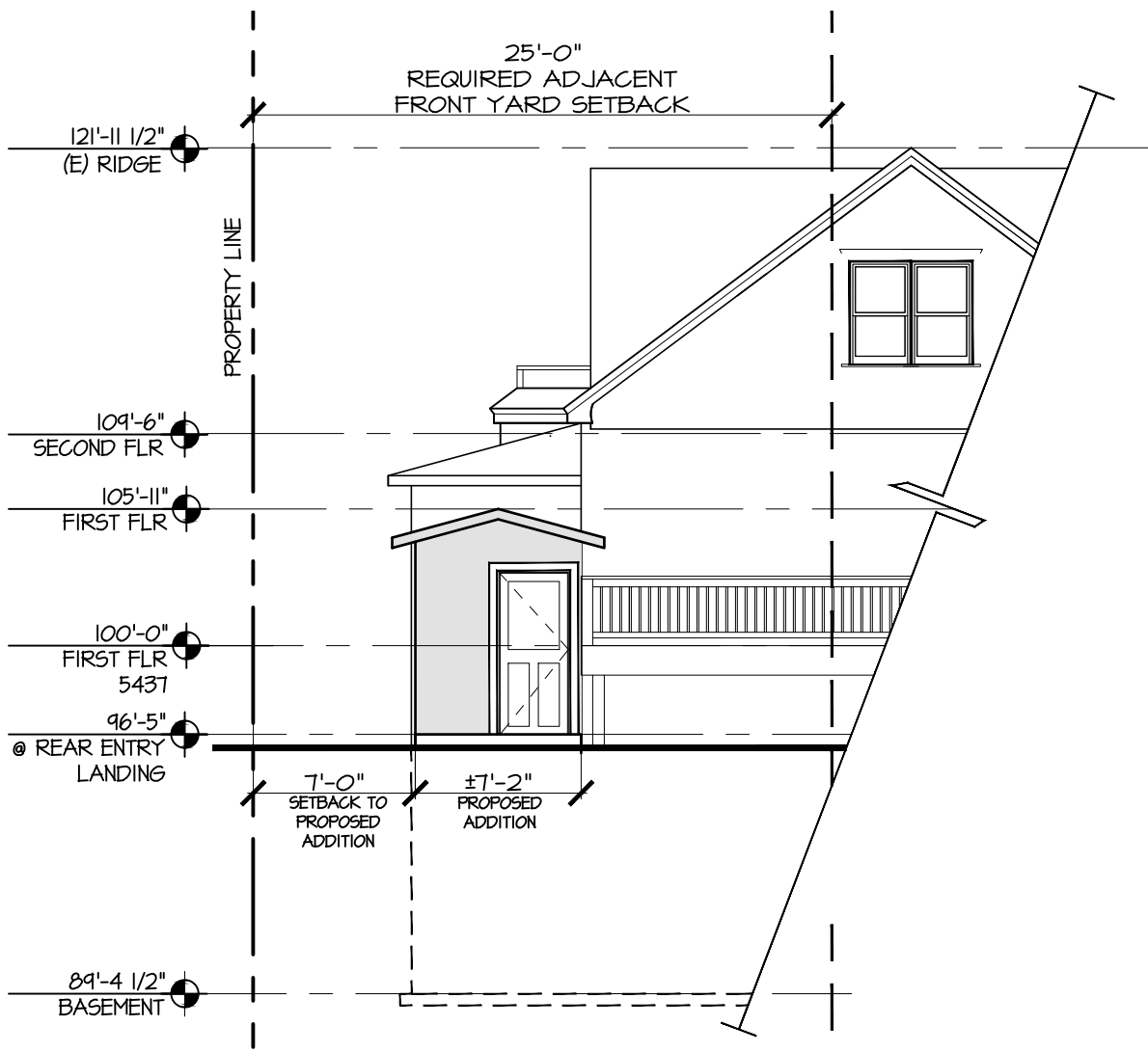
2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

<p>BOZA3</p> <p>EAST ELEVATIONS</p>	<p>SCHARE BOZA APPLICATION</p> <p>665 MAXWELL BOULDER, CO</p>	<p>ELEVEN 28 LLC</p> <p>P 720.837.0527 renee@ELEVEN28ARCH.com</p>	<p>DATE</p> <p>BOZA 6.10.2024</p>
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EXISTING BACK/NORTH ELEVATION

1/8" = 1'-0"



PROPOSED BACK/NORTH ELEVATION

1/8" = 1'-0"

BOZA4

SCHARE BOZA APPLICATION

ELEVEN 28
LLC

DATE

665 MAXWELL
BOULDER, CO

NORTH
ELEVATIONS

P 720.837.0527
renee@ELEVEN28ARCH.com BOZA 6.10.2024

CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
June 11, 2024
Virtual

Board Members Present: Jill Lester (Chair), Ben Doyle, Drew Eisenberg,
Nikki McCord, Katie Crane

Board Members Absent:

City Attorney Representing Board: Erin Poe

Staff Members Present: Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

Chair, **J. Lester** called the meeting to order at 4:00 p.m.

2. BOARD HEARINGS:

A. Docket No.: BOZ2024-00005

Address: 880 Gapter Road

Applicant: The Victor Saouma Revocable Living Trust

Setback Variance: As part of a proposal for the addition of an attached carport to the side of the existing home, the applicant is requesting a variance to the interior side (north) setback standards for a principal structure in the RR-2 zoning district. The resulting north interior side setback (taken from the subject carport addition) will be approximately 2 feet where 10 feet is required and approximately 18.5 feet (taken from the north extent of the home) exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Public comment

Board Comments

The board all agreed this case was straightforward.

On motion **N. McCord** and seconded by **B. Doyle**, the Board of Zoning Adjustment approved the item **5-0**.

3. GENERAL DISCUSSION:

A. Approval of Minutes

On a motion by **J. Lester**, seconded by, **B. Doyle**, the Board of Zoning Adjustments voted 4-0 (**K. Crane** absent) to approve the March 12, 2024 BOZA minutes as submitted.

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 4:38 P.M

APPROVED BY

Board Chair

DATE