



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

**DATE:** Tuesday, July 8, 2025

**TIME:** 4 p.m.

**PLACE:** Virtual Meeting

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

**1. CALL TO ORDER**

**2. BOARD HEARINGS**

**Docket No.:** BOZ2025-00006

**Address:** 875 Grant Place

**Applicant:** Dube Mary Rev Trust

**Setback Variance:** As part of a proposal for a renovation and addition to the non-standard house – including removal of a portion of the home that is currently located off-property and within the right-of-way / alley to the west - the applicant is requesting a variance to the rear/west yard setback standard for a principal structure in the RL-1 zoning district. The resulting rear/west setback will be approximately 0 feet where 25 feet is required and approximately 0 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 06/17/25 BOZA Meeting Minutes are scheduled for approval.

**B. Matters from the Board**

**C. Matters from the City Attorney**

**D. Matters from Planning and Development Services:**

**4. ADJOURNMENT**



For more information call Robbie Wyler ([wylerr@bouldercolorado.gov](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.


**City of Boulder Planning and Development Services**

1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306

Phone: 303-441-1880 • Fax: 303-441-4241 • Web: boulderplandev.net

# BOARD OF ZONING ADJUSTMENT (BOZA) VARIANCE APPLICATION

**APPLICATION DEADLINE IS THE SECOND WEDNESDAY OF EACH MONTH. MEETING DATE IS 5:00 P.M. ON THE SECOND THURSDAY OF THE FOLLOWING MONTH.**

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

## GENERAL DATA

(To be completed in full by the applicant.)

- Street Address or General Location of Property: 875 Grant Pl, Boulder, CO
- Legal Description: Lot 5-6 Block 4 Subdivision CHAUTAUQUA HEIGHTS - BO (Or attach description.)
- Lot Size: 6,367 Sq. Ft.
- Existing Use of Property: Single-family detached residential dwelling units at low to very low residential densities
- 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):

The existing rear yard setback is currently 0 inch, with the building located directly on the west property line adjacent to the valley. The roof currently encroaches into the alley right-of-way (ROW), and drainage flows into this area as well. The required rear yard setback is 25 foot. We are proposing a rear yard setback variance of 0 inch. This proposal involves demolishing the existing wall along the west property line and shifting the structure a few inches eastward, fully within the property boundary. The revised design will include a foundation that avoids any construction within the public right-of-way. Additionally, the roof will be modified to eliminate the existing overhang and reconfigure it to align flush with the new building edge. Roof drainage will be redirected through gutters and downspouts located entirely within the property to ensure proper water management and compliance with setback and drainage requirements, as shown in the submitted plans.

*Total gross floor area existing: <u>1,488 SF</u>	*Total gross floor area proposed: <u>1,924 SF</u>
*Total gross building coverage existing: <u>1,488 SF</u>	*Total gross building coverage proposed: <u>2,093 SF</u>
*Building height existing: <u>20' - 4"</u>	*Building height proposed: <u>20' - 4"</u>

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

- ◆ **Name of Owner:** DUBE MARY REV TRUST
- Address: 875 Grant Pl Telephone: (979) 255-1303
- City: Boulder State: CO Zip Code: 80302 Email: marydube@gmail.com
- ◆ **Name of Contact (if other than owner):** Toby Zhou
- Address: 1301 Walnut Street, Suite 101 Telephone: (303) 993-6277
- City: Boulder State: CO Zip Code: 80302 Email: toby@rhaparch.com

## STAFF USE ONLY

Doc. No. \_\_\_\_\_ Date Filed \_\_\_\_\_ Zone \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Application received by: \_\_\_\_\_ Date Fee Paid \_\_\_\_\_ Sign(s) Provided \_\_\_\_\_

**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 9-6-3)
- ☐ 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)

## **APPLICATION REQUIREMENTS**

As a minimum, the following items **MUST** be attached, collated and hereby made a part of this application:

- If applicant is other than owner(s), a written consent of the owner(s) of the property for which the variance is requested;
- A written statement thoroughly describing the variance request(s) and addressing all pertinent review criteria for approval - see following pages (**3 copies**);
- A signed and stamped Improvement Location Certificate or Site Improvement Survey and legal description by a registered surveyor (**3 copies**);
- A site development plan including setbacks, building elevations, interior layout/floor plans and any other pertinent exhibits (**3 copies**);
- A demolition plan clearly differentiating between existing/remaining and proposed portions of the structure(s) (**3 copies**);
- Any other information pertinent to the variance request (e.g. neighbor letters, photos, renderings, etc.) (**3 copies**);
- Sign Posting Acknowledgement Form - *see following page*.  
NOTE: The applicant is responsible for posting the property in compliance with city requirements. Signs will be provided to the applicant at the time of submission of the application. 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.
- An electronic copy of **all** application materials (including a completed & signed application form) **must** be submitted on a thumb/USB drive with your application.  
\*CDs will not be accepted;
- A Board of Zoning Adjustment application fee (as prescribed in the current 'Schedule of Fees' which can be found at [bouldercolorado.gov/plan-develop](http://bouldercolorado.gov/plan-develop));

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

Applicant Signature \_\_\_\_\_ Date 06/05/2025

Owner (if other than Applicant) Signature  Date 06/05/2025

# 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 REQUIREMENT FOR SIGN POSTING OF LAND USE REVIEW APPLICATIONS -

**Excerpt of Section 9-4-3(c), B.R.C. 1981:** Public Notice of Application: The city manager will provide the following public notice of a development review application:

(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.

I, TOBY ZHOU, am filing a Land Use Review, Administrative Review, Technical Document Review, or BOZA application [on behalf of] MARY DUBE for the property  
(PRINT NAME OF APPLICANT OR CONTACT PERSON) (PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)  
located at 875 GRANT PL BOULDER. I have read the city's sign posting requirements above and acknowledge  
(PRINT PROPERTY ADDRESS OR LOCATION)

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(c), 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.

\_\_\_\_\_  
NAME OF APPLICANT OR CONTACT PERSON

06/05/2025

\_\_\_\_\_  
DATE

Please keep a copy of this signed form for your reference. If you have any questions about the sign posting requirements or to obtain a replacement sign, please call 303-441-1880.

The project at 875 Grant Place is being evaluated under the Board of Zoning Appeals (BOZA) Criteria for Variances, specifically under paragraphs (1) and (5).

**Paragraph (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*

The project was originally designed in 1929. Since then, it has undergone significant alterations, including multiple additions, the replacement of the exterior finishes with wood siding, the addition of dormers, and the construction of a deck.



*Figure 1 Tax Assessor photograph, 1929-1965*

According to the 1992 Historic Inventory Record, the building was “*originally a one-story, stuccoed dwelling with front gabled roof with shed extension. Structure now (1992) clad with horizontal weatherboards, with L-shaped plan with projecting front wing. Off-center door; casement windows.*” This description reflects the existing structure and character of the building.

Currently, 41% of the existing structure (610 square feet out of 1,488 square feet) is located within the rear yard setback, which we believe constitutes an unusual physical condition.





Figure 2 Historic Building Inventory Record photograph, 1992 (left); Current Photo, 2025 (right)

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

This unusual condition has been confirmed by City of Boulder Planning Staff as not being typical or present elsewhere in the neighborhood.

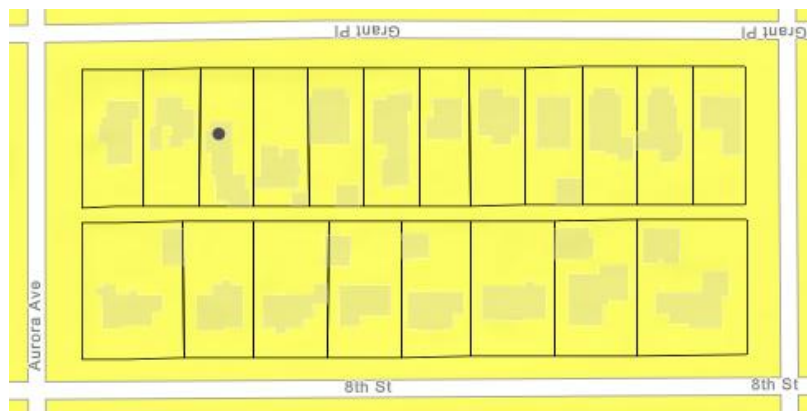


Figure 3 The unusual conditions do not exist throughout the neighborhood

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

The existing roof eave and portions of the existing wall along the west property line encroaches into the alley right-of-way (ROW) and directs water toward the alley. After moving in, the owner also observed water intrusion on the west side of the house, adjacent to the alley.





*Figure 4 Existing condition along the west property line adjacent to the alley right-of-way (ROW)*

The initial intent was to remove the existing non-conforming storage area at the southwest corner of the property, which encroaches into the side and rear yard setbacks. Removing this structure from the side setback allows the applicant to construct a new attached garage adjacent to the north interior side yard that complies with current side and rear yard setbacks requirements. Additionally, the storage area slated for removal contains a disused stone chimney that presents ongoing concerns typical of aging masonry—such as structural instability, water intrusion, and pest access. Because the chimney is structurally integrated into the storage room wall, its safe removal is not feasible without demolishing the storage room. Therefore, removing the storage room enables elimination of both a non-conforming structure and a legacy hazard, supporting both code compliance and safety improvements.

However, the remaining portion of the existing structure adjacent to the alley was identified by the City of Boulder Engineering Staff as encroaching into the alley right of way. Engineering Staff is requiring that the existing structural encroachments into the alley right of way be addressed by completely removing the affected wall. Without a variance, removal of this wall would require the reconstructed wall to be in full compliance with the 25-foot rear yard setback. Unfortunately, remediation is not possible without either substantial reconstruction or the granting of a variance to the rear yard setback requirement. Any improvements to the existing house will require mitigation of the alley encroachments.

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

The current owner purchased the property on May 6, 2024. The existing hardship predates the purchase and was not created by the applicant.

**Paragraph (5) Requirements for All Variance Approvals**

*(A) Would not alter the essential character of the neighborhood or district in which the lot is located;*

Our design approach is guided by the existing site conditions and the architectural character of the building. The new plan preserves the neighborhood's character by retaining and enhancing original architectural features—specifically the gable and butterfly roof forms. Removing the newer concrete block storage structure, which not only encroaches on the side and rear yard setbacks but also suffers from water intrusion and complicates site drainage, will further restore the building's historic form and integrity.

Additionally, the project has been approved for full demolition by the LDRC due to the extent of the proposed alterations, rendering it ineligible for landmark designation. The LDRC staff expressed their appreciation for our design approach, particularly our efforts to preserve and enhance the character of the existing building.

The owner has also expressed a deep appreciation for the existing building's character and history. Rather than opting for demolition, she chose the more challenging path of preservation. Despite receiving an offer from a developer encouraging her to avoid the complexities and financial risks of remodeling by selling the lot instead, she remained committed to retaining and restoring the house.

*(B) Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;*

This proposal takes a thoughtful and respectful approach, removing non-conforming structures in the south side yard setback and ensuring that the finished building will be in full compliance with side yard setback requirements to minimize impact on the adjacent neighbors. The area of the remaining rear yard setback encroachments would be reduced by 14% and the alley right of way encroachment would be eliminated.

*(C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and*

The intention is to bring the property into greater compliance with current setback standards, while recognizing the constraints imposed by the owner's desire to preserve as much as possible of the existing structure—a residence constructed 100 years ago. In an

effort to meet the side yard setback requirements, we have removed a non-conforming storage area which allows for the addition of an attached garage, which will be in full compliance with side and rear setbacks requirements.

Additionally, we are addressing concerns raised by the City Engineering Staff regarding structural encroachment into the alley right-of-way, which is further complicated by ongoing water intrusion issues. Approval of the requested rear yard setback variance is critical to implementing necessary corrective measures, resolving existing drainage and encroachment issues, and ensuring the integrity of the property.

*(D) Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981*

The proposed rear yard setback variance maintains full compliance with the City of Boulder's solar access protection standards, side yard bulk plane regulations, and side yard wall articulation requirements. The approval of this variance will allow for the maintenance of the existing one-story structure on the property, maximizing solar access for the neighbors.



*Figure 5 The proposed roof geometry and wall (adjusted inward) to resolve the existing right-of-way (ROW) encroachment issue*



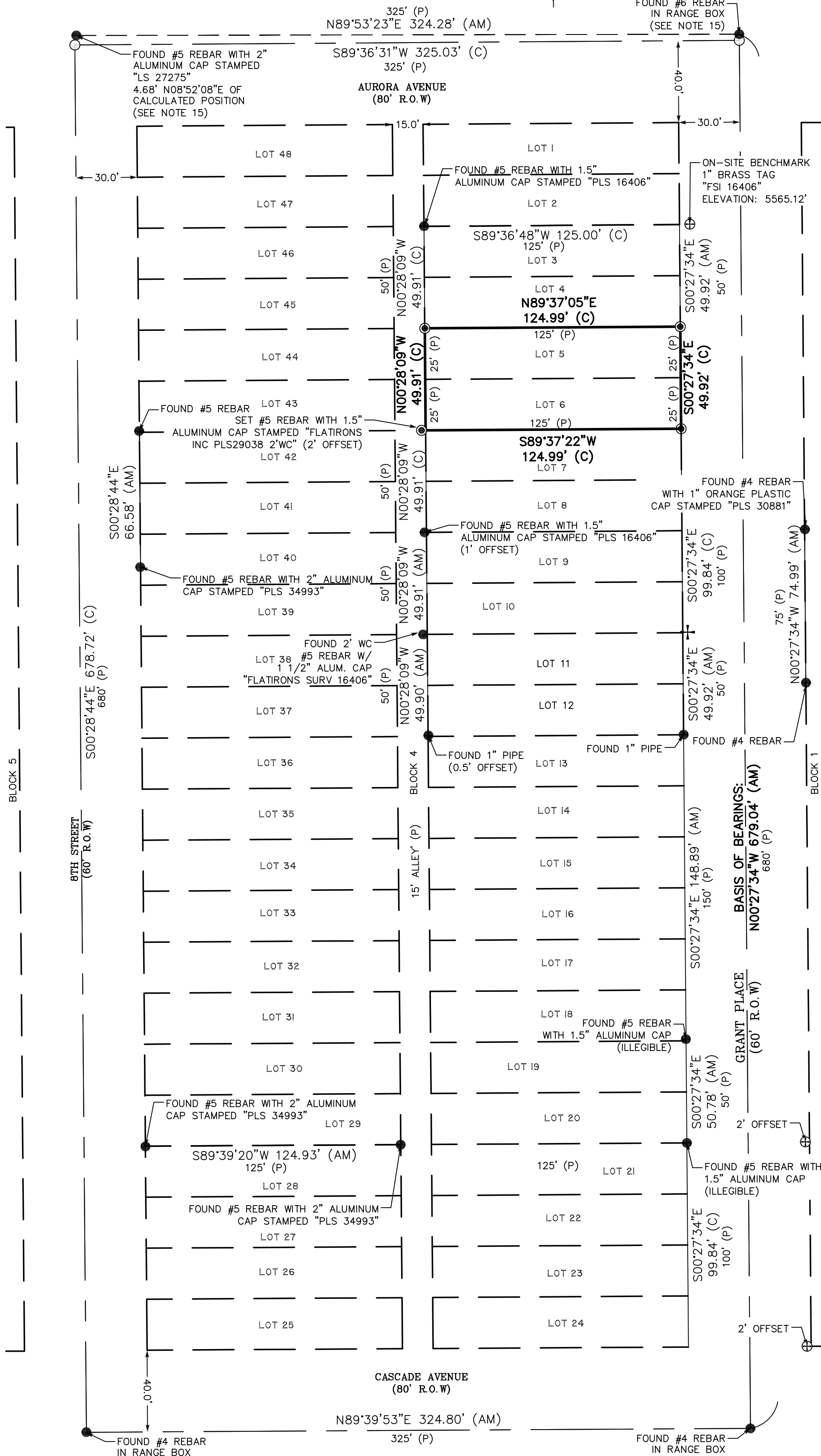
Parcel Description

(PROVIDED BY CLIENT)  
DEED RECORDED ON 5/6/2024 AT REC. NO. 4045760

LOTS 5 AND 6, BLOCK 4,  
CHAUTAUQUA HEIGHTS,  
ADDITION TO THE CITY OF BOULDER,  
COUNTY OF BOULDER,  
STATE OF COLORADO.

CONTROL DIAGRAM

SCALE: 1" = 40'



Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IMPROVEMENT SURVEY PLAT

LOTS 5 & 6, BLOCK 4, CHAUTAUQUA HEIGHTS, LOCATED IN THE SOUTHEAST  
QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Legend

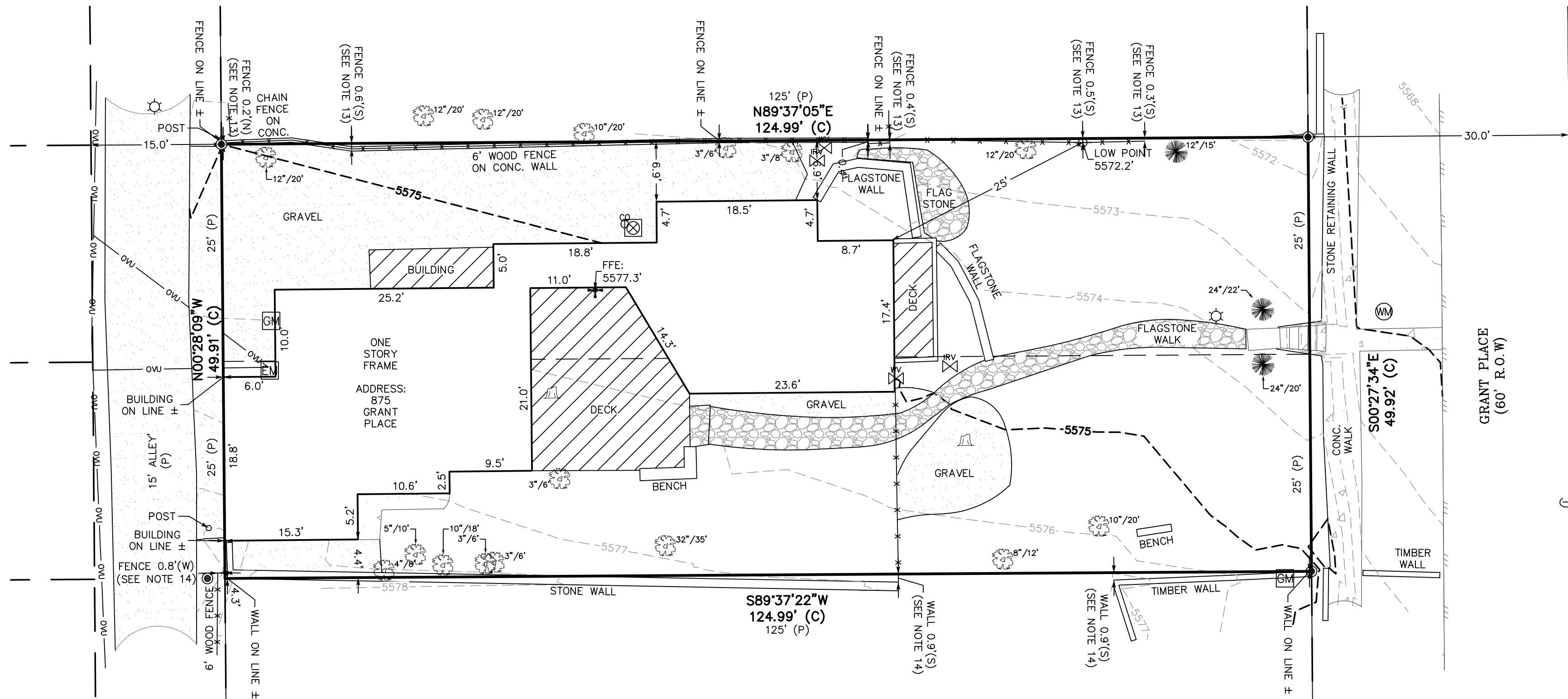
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND 1" BRASS TAG STAMPED "FSI 16406"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
- AS MEASURED AT TIME OF SURVEY
- CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- AS PER THE PLAT OF CHAUTAUQUA HEIGHTS DATED FEBRUARY 1902 IN BOOK 2 UNDER PAGE 178
- CENTERLINE
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- STUMP
- WATER METER
- ELECTRIC METER
- WATER VALVE
- LIGHT POLE
- GAS METER
- IRRIGATION VALVE
- OVERHEAD UTILITY LINE
- LOCATION OF FINISHED FLOOR
- CONC. CONCRETE
- FFE FINISHED FLOOR ELEVATION

Notes

- THE PLAT OF CHAUTAUQUA HEIGHTS DATED FEBRUARY 1902 IN BOOK 2 UNDER PAGE 178 WAS ENTIRELY RELIED UPON FOR THE EXISTENCE OF EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THERE MAY BE OTHER RECORDED EASEMENTS AND RIGHTS OF WAY AFFECTING THE SUBJECT PROPERTY. IT IS RECOMMENDED THAT THE CLIENT OBTAIN COMPLETE TITLE RESEARCH FROM A TITLE COMPANY.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MARY DUBE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°27'34"W ALONG THE CENTERLINE OF GRANT PLACE, BETWEEN A FOUND #4 REBAR IN RANGE BOX AT THE INTERSECTION OF CASCADE AVENUE AND GRANT PLACE AND A FOUND #6 REBAR IN RANGE BOX AT THE INTERSECTION OF AURORA AVENUE AND GRANT PLACE AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE PLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

Notes (CONT.)

- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT AN APPARENT 5' OFFSET FROM THE NORTHEAST CORNER OF LOT 3, BEING A FOUND 1" BRASS TAG STAMPED "FSI 16406" WITH AN ELEVATION OF 5565.12 FEET (NAVD 88). CITY OF BOULDER POINT L-7-1, BEING A STEEL ROD LOCATED 0.1 MILES NORTHEAST OF THE SITE, WITH A PUBLISHED ELEVATION OF 5557.53 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5557.49 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELDWORK: SEPTEMBER 3, 2024
- THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- THE WALLS ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- AURORA AVENUE HAS DOUBLE RANGE POINTS AS SHOWN HEREON; THE NORTHERLY RANGE POINT REFERENCES BLOCKS TO THE NORTH OF AURORA AVENUE, AND THE SOUTHERLY RANGE POINT REFERENCES BLOCKS TO THE SOUTH OF AURORA AVENUE. (SEE FLATIRONS, INC. DEPOSITED SURVEY LS-16-0142)
- THE IMPROVEMENT SURVEY PLAT DEPOSITED AS LS-23-0109 WAS CONSIDERED IN THE PREPARATION OF THIS SURVEY.



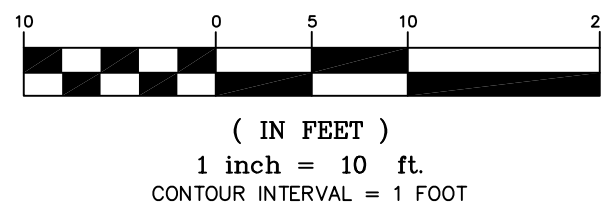
Boundary Closure Report

COURSE: N89°37'05"E LENGTH: 124.99'  
COURSE: S00°27'34"E LENGTH: 49.92'  
COURSE: S89°37'22"W LENGTH: 124.99'  
COURSE: N00°28'09"W LENGTH: 49.91'

ERROR CLOSURE: 0.01 COURSE:  
N88°25'20"W  
ERROR NORTH: 0.000 EAST: -0.008

PRECISION 1: 34981.00

GRAPHIC SCALE



Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO MARY DUBE, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON SEPTEMBER 3, 2024; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

IMPROVEMENT SURVEY PLAT

PREPARED FOR

MARY DUBE

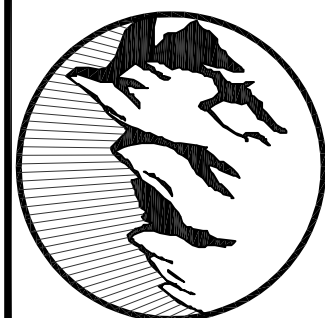
Flatirons, Inc.

Land Surveying Services

www.flatironsinc.com

3825 IRIS AVE. STE. 395  
BOULDER, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355

4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180



JOB NUMBER:

24-81649

DATE:

10/01/2024

DRAWN BY:

L. THORNOCK

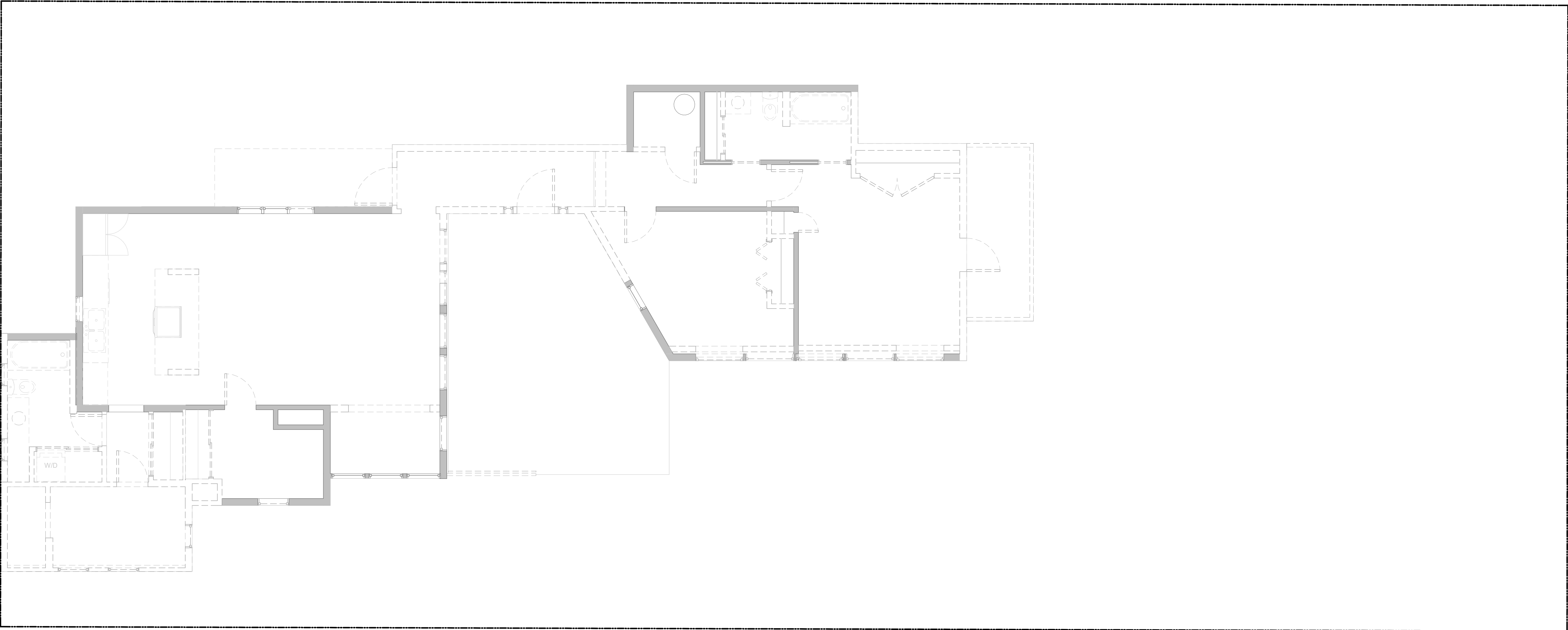
CHECKED BY:

SB/JJK/JZG

SHEET 1 OF 1

NOTICE DUTY OF COOPERATION - RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

EXISTING  
DEMO



**1**  
A0.1  
**DEMO PLAN**  
1/4" = 1'-0"



**875 GRANT PL**  
**BOULDER, CO 80302**

**REVISIONS**

No.	Description	Date

**A0.1**

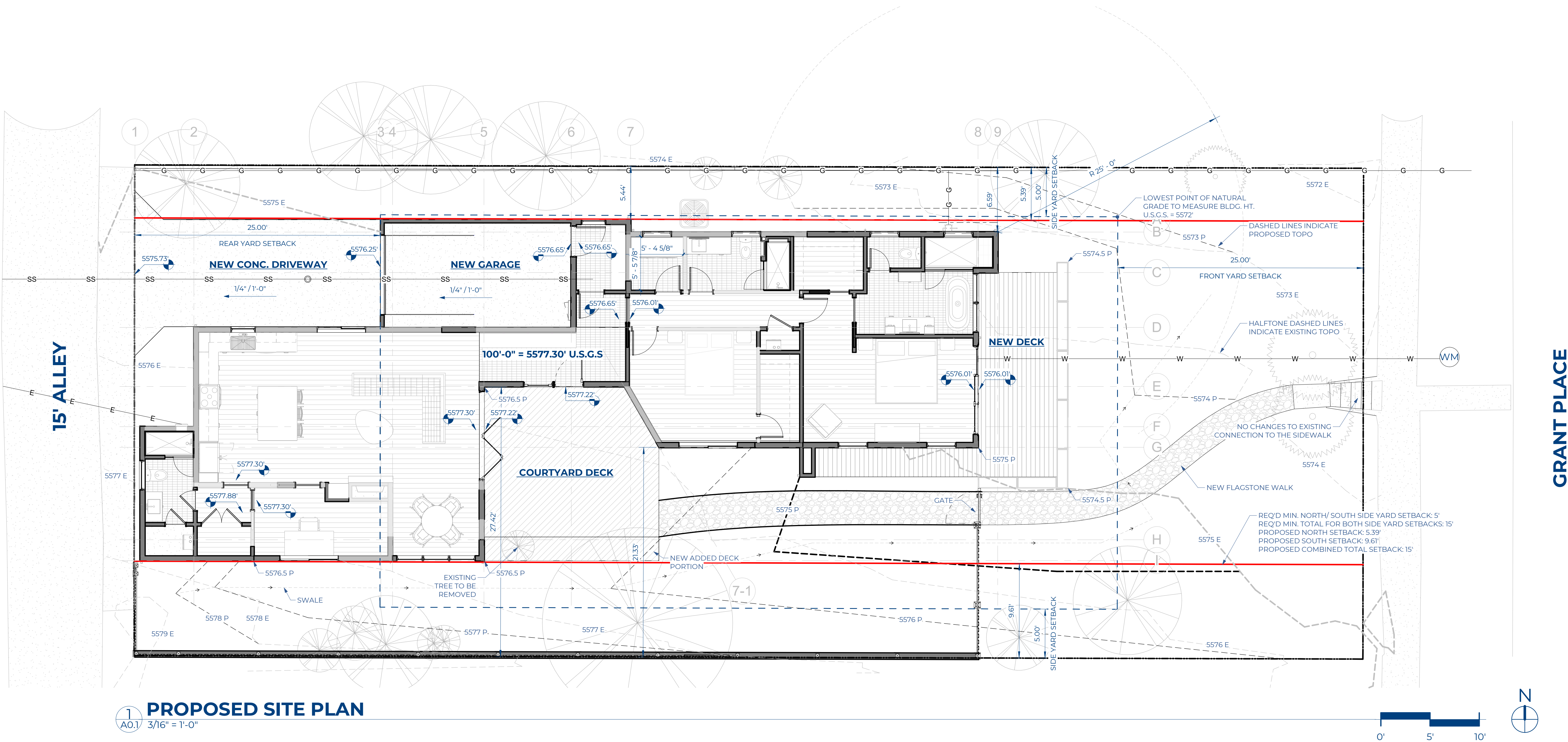
**DEMO PLAN**

05/22/2025



SITE PLAN NOTES  
1. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS.

SITE PLAN LEGEND	
—W—W—	WATER LINE
—SS—SS—	SEWER LINE
—G—G—	GAS LINE
—E—E—	ELECTRIC LINE
⊙	SEWER CLEAN OUT



REVISIONS		
No.	Description	Date

A0.1

SITE PLAN

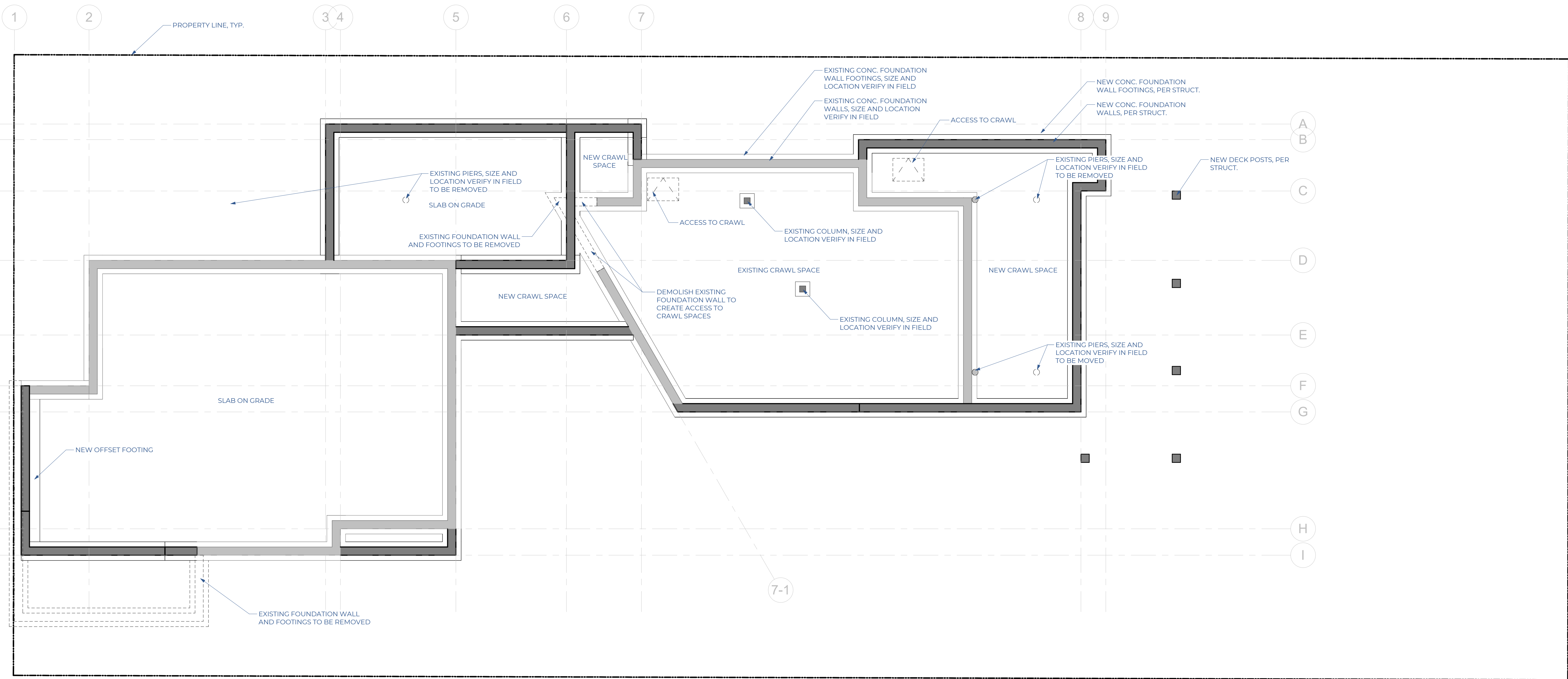
05/22/2025

FOUNDATION PLAN NOTES  
1. NEW ACCESS TO CRAWL SPACE SHALL COMPLY WITH IRC R408.4

**RHAP**  
architecture + planning

1301 Walnut Street,  
Suite 101  
Boulder, CO 80302  
303-993-6277

**875 GRANT PL**  
BOULDER, CO 80302



**1**  
A1.0  
**PROPOSED FOUNDATION PLAN**  
1/4" = 1'-0"

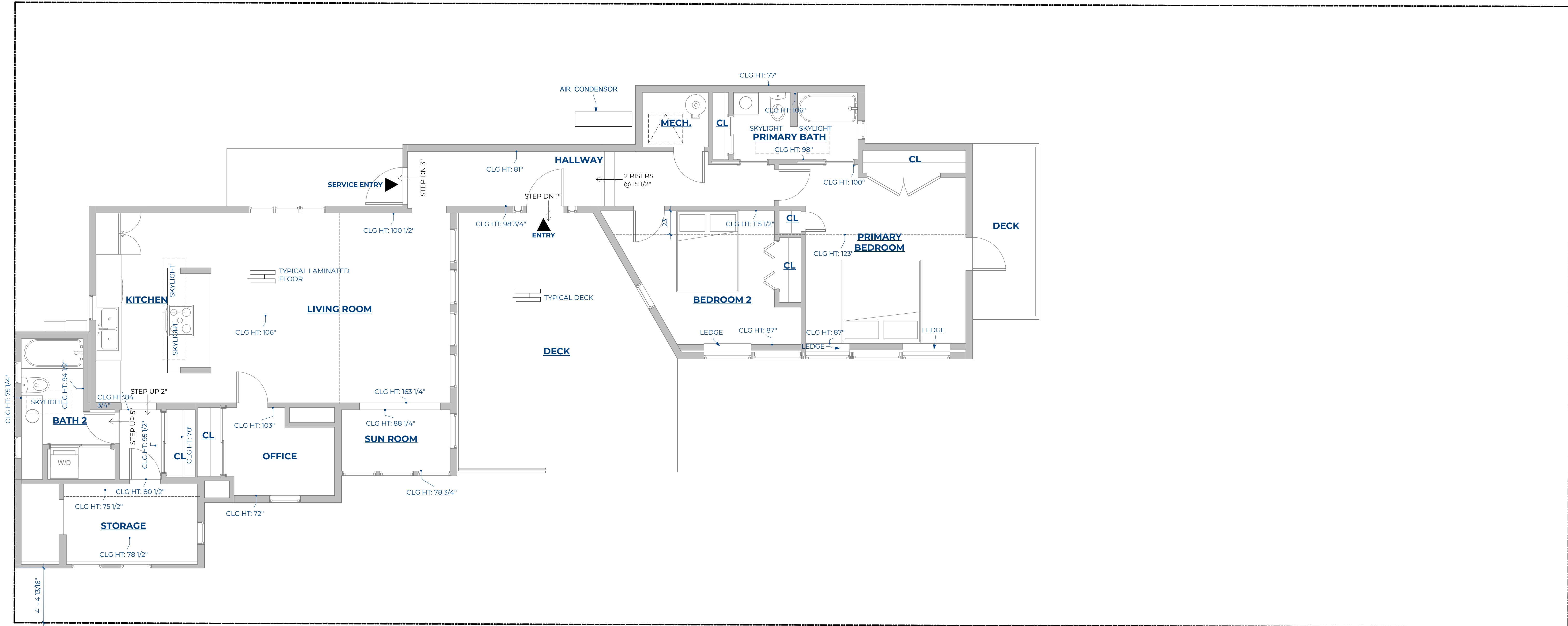
REVISIONS

No.	Description	Date

**A1.0**  
**PROPOSED FOUNDATION PLAN**  
05/22/2025

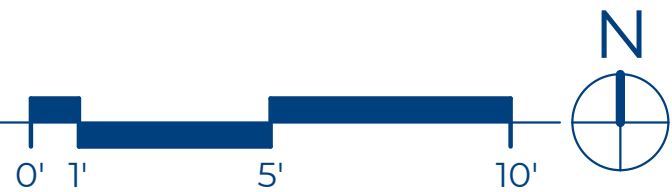


**875 GRANT PL**  
BOULDER, CO 80302



**1**  
A1.1  
**EXISTING FLOOR PLAN**

1/4" = 1'-0"



**REVISIONS**

No.	Description	Date

REVISIONS

No.	Description	Date

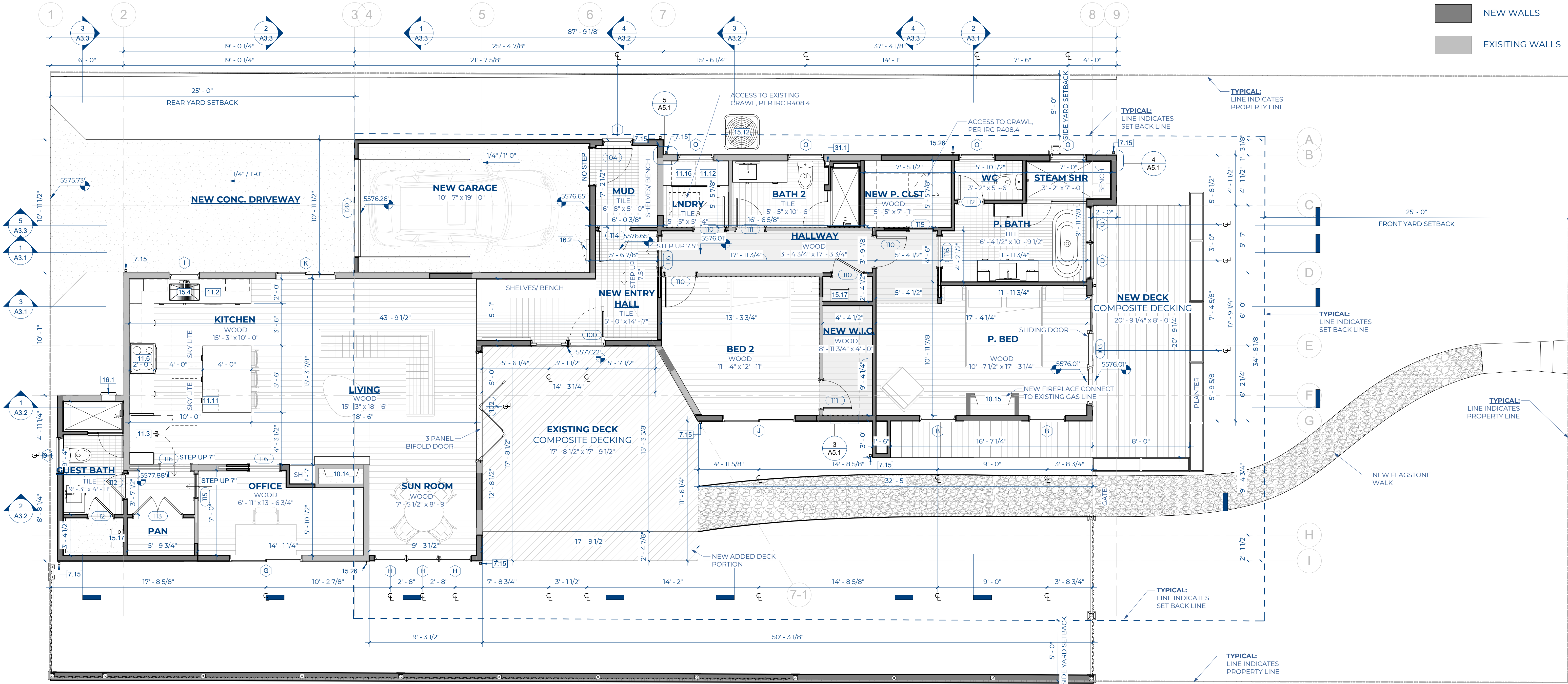
A1.2

FLOOR PLAN NOTES						
1. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING.						
2. AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES. INSULATED PORTIONS OF THE GARAGE SEPARATION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R303, AND R402.2.7, 2024 COBECC.						
3. ALL HOLES CREATED BY WIRING, PLUMBING OR OTHER OBSTRUCTIONS IN THE AIR BARRIER ASSEMBLY SHALL BE AIR SEALED. BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.						
4. SHOWER DRAIN TRAP PENETRATIONS THROUGH THE SUBFLOOR SHALL BE AIR SEALED. EXTERIOR WALLS ADJACENT TO SHOWERS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM SHOWERS.						
5. ACCESS HATCHES AND DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS VENTED ATTICS AND CRAWL SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO THE SAME R-VALUE REQUIRED BY TABLE R402.1.2 OR SECTION R406, 2024 COBECC FOR THE WALL OR CEILING IN WHICH THEY ARE INSTALLED. WHERE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED. THE BAFFLE OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE REQUIRED INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION. ACCESS THAT PREVENTS DAMAGING OR COMPRESSION OF THE REQUIRED INSULATION R-VALUE SHALL BE PROVIDED TO ALL EQUIPMENT INSTALLED IN THE SPACE. EQUIPMENT PLATFORMS INSTALLED IN THE SPACE SHALL BE INSTALLED TO PREVENT DAMAGING OR COMPRESSION OF THE REQUIRED INSTALLED INSULATION R-VALUE.						

DOOR SCHEDULE							
TYPE	COUNT	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	OPERATION	COMMENTS
100	1	3'-0"	8'-0"	3'-0 3/4"	8'-0 1/2"	HINGED PATIO DOOR	
102	1	9'-0"	8'-0"	9'-1"	8'-0 1/2"	BIFOLD	
103	1	9'-0"	7'-0"	9'-1"	7'-0 1/2"	SLIDING GLASS	
104	1	3'-0"	8'-0"	3'-2"	8'-1"	SWING	20-MIN FIRE RATED
110	4	2'-6"	6'-8"	2'-8"	6'-9"	SWING	
111	2	2'-4"	6'-8"	2'-6"	6'-9"	SWING	
112	3	2'-0"	6'-8"	2'-2"	6'-9"	SWING	
113	1	4'-0"	6'-8"	4'-2"	6'-9"	DOUBLE SWING	
114	1	2'-6"	8'-0"	2'-8"	8'-1"	SWING	
115	2	2'-0"	6'-8"	4'-1"	7'-0 1/2"	POCKET	
116	4	2'-6"	6'-8"	5'-1"	7'-0 1/2"	POCKET	
120	1	8'-0"	8'-0"	8'-2"	8'-1"	OVERHEAD GARAGE	

WINDOW SCHEDULE							
TYPE	COUNT	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	OPERATION	COMMENTS
B	4	3'-0"	4'-0"	3'-1"	4'-0 1/2"	FIXED	
C	1	5'-6"	4'-0"	5'-7"	4'-0 1/2"	FIXED	
D	4	3'-0"	3'-0"	3'-1"	3'-0 1/2"	FIXED	
E	1	3'-0"	3'-8"	3'-1"	3'-8 11/16"	FIXED	
E-1	1	3'-0"	2'-8"	3'-1"	2'-8 11/16"	FIXED	
E-2	1	3'-0"	1'-8"	3'-1"	1'-8 11/16"	FIXED	
F	2	3'-0"	2'-6"	3'-1"	2'-6 11/16"	FIXED	
F-1	1	3'-0"	1'-6"	3'-1"	1'-6 11/16"	FIXED	
F-2	1	3'-0"	3'-6"	3'-1"	3'-6 11/16"	FIXED	
F-3	1	3'-0"	4'-6"	3'-1"	4'-6 11/16"	FIXED	
G	1	5'-11 1/2"	2'-11 1/2"	6'-0"	3'-0"	SLIDER	EGRESS
H	3	2'-8"	6'-0"	2'-9"	6'-0 1/2"	FIXED	
I	2	2'-6"	4'-0"	2'-7"	4'-0 1/2"	FIXED	
J	1	5'-11 1/2"	4'-11 1/2"	6'-0"	5'-0"	SLIDER	EGRESS
K	1	4'-11 1/2"	3'-11 1/2"	5'-0"	4'-0"	SLIDER	
L	2	2'-2 21/32"	4'-2 21/32"	1'-10 1/2"	3'-10 1/2"	SKYLIGHT	
M	2	3'-0"	2'-9"	3'-1"	2'-9 1/2"	AWNING	
O	4	3'-0"	2'-0"	3'-1"	2'-0 1/2"	AWNING	
O-1	1	3'-0"	2'-0"	3'-1"	2'-0 1/2"	FIXED	

KEYNOTE LEGEND	
#	TEXT
7.15	DOWNSPOUT
10.14	36" FIREPLACE
10.15	MARQUIS BENTLEY FIREPLACE
11.2	24" DISHWASHER
11.3	36" REFRIGERATOR
11.6	30" RANGE
11.11	MICROWAVE
11.12	WASHER
11.16	DRYER
15.4	30" KITCHEN SINK
15.12	CONDENSING UNIT
15.17	TANKLESS WATER HEATER
15.26	HOSE BIBB
16.1	ELECTRICAL METER
16.2	ELECTRICAL PANEL
31.1	RADON MITIGATION



1  
A1.2  
PROPOSED LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



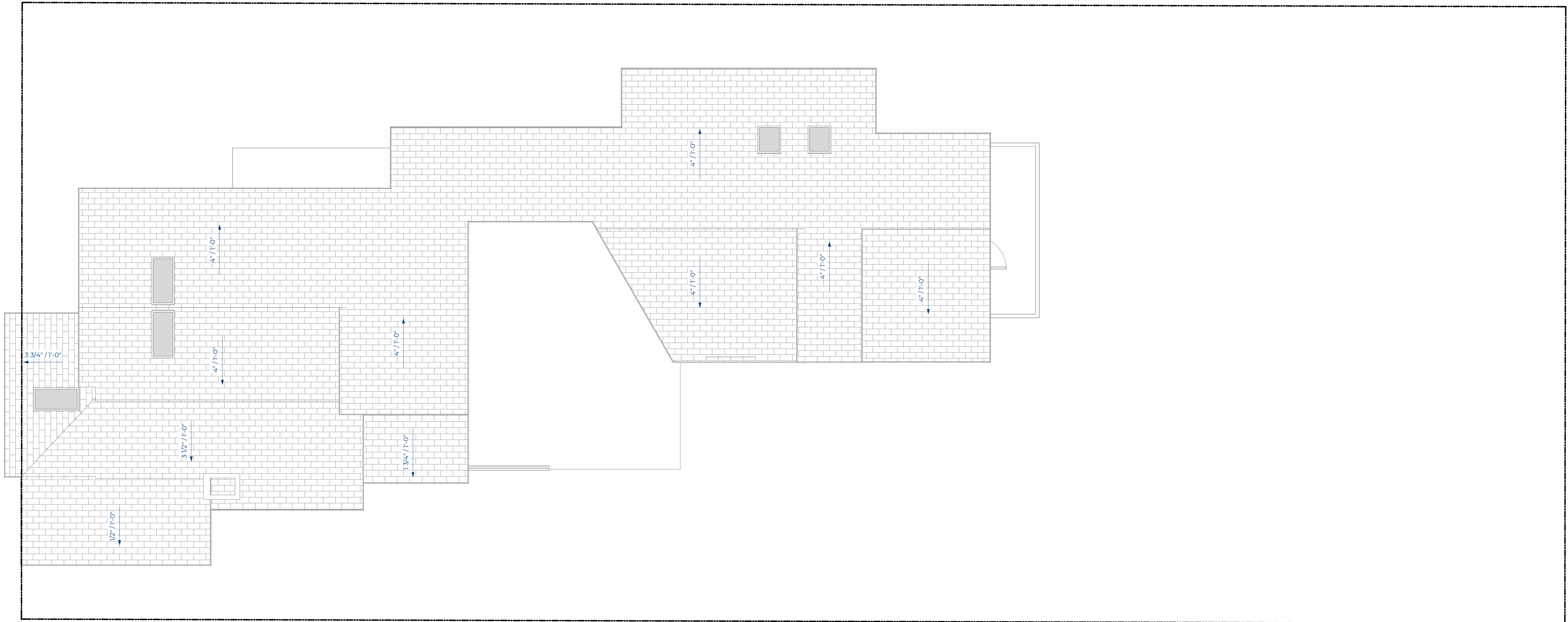
**875 GRANT PL**  
**BOULDER, CO 80302**

[illegible]

### A1.3

## EXISTING ROOF PLAN

05/22/2025



**1** **EXISTING ROOF PLAN**  
A1.3 1/4" = 1'-0"



ROOF PLAN NOTES  
1. DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. INSULATION SHALL BE FITTED TIGHTLY AROUND UTILITIES PASSING THROUGH SHAFTS AND PENETRATIONS IN THE BUILDING THERMAL ENVELOPE TO MAINTAIN REQUIRED R-VALUE.

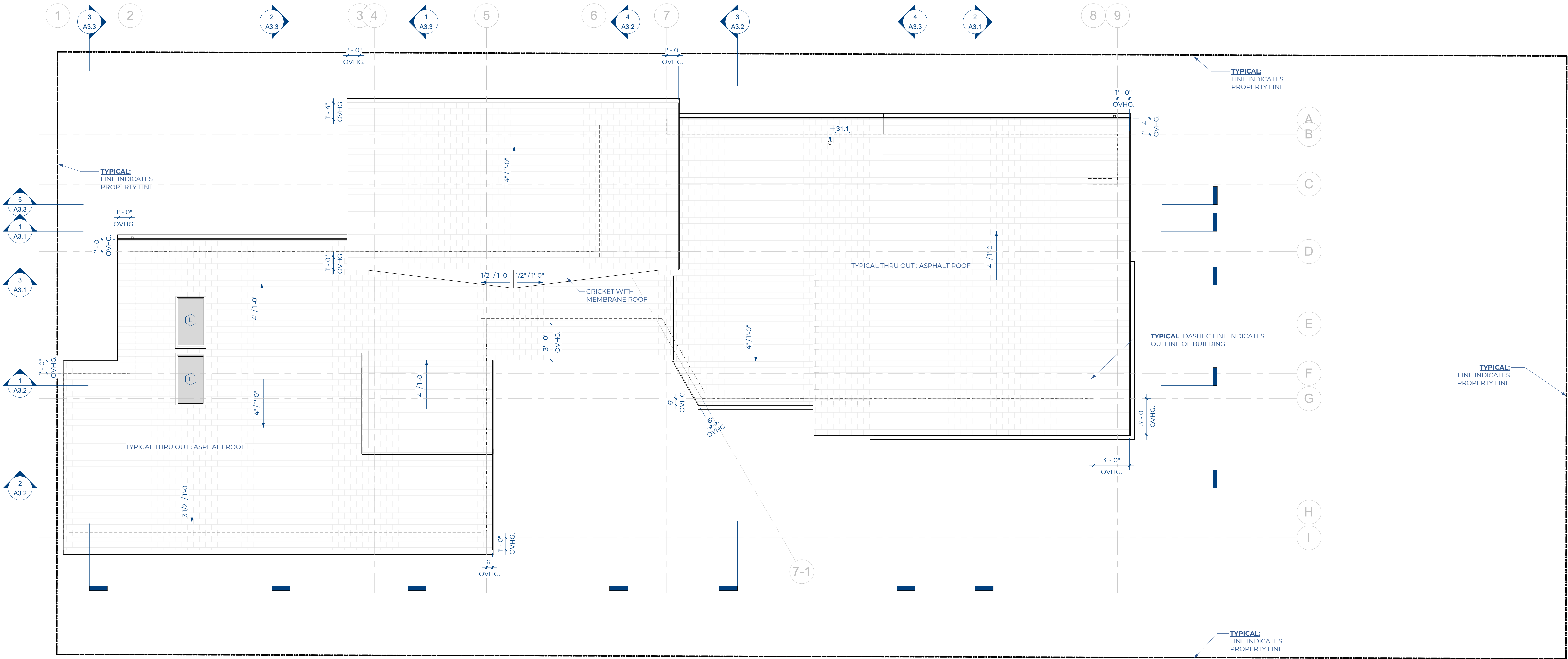
REVISIONS

No.	Description	Date

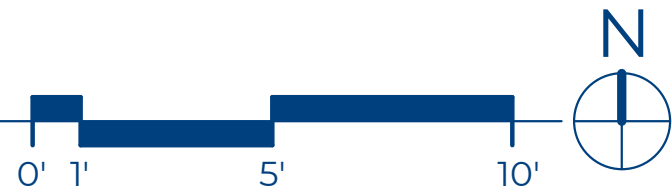
**A1.4**

PRPROPOSED  
ROOF PLAN

05/22/2025



**1 PROPOSED ROOF PLAN**  
A1.4 1/4" = 1'-0"



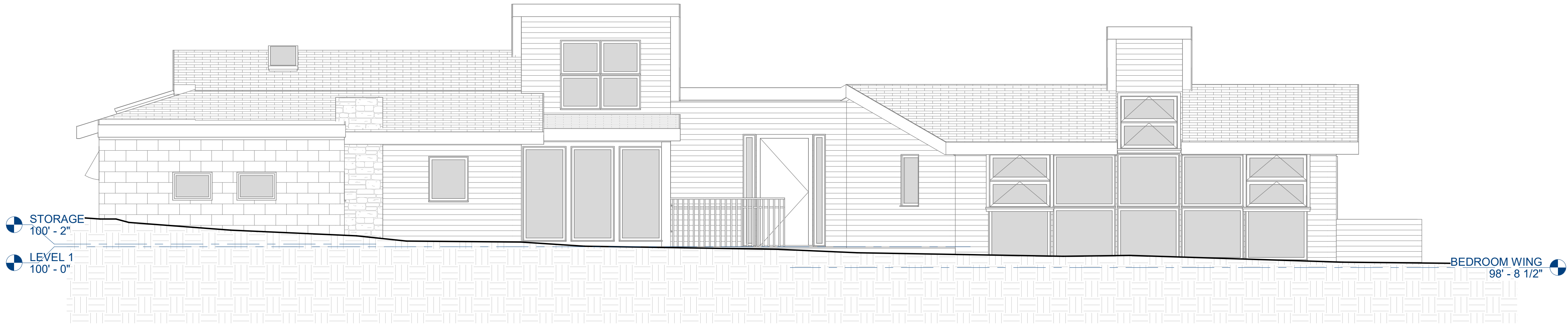
REVISIONS

No.	Description	Date

A2.0

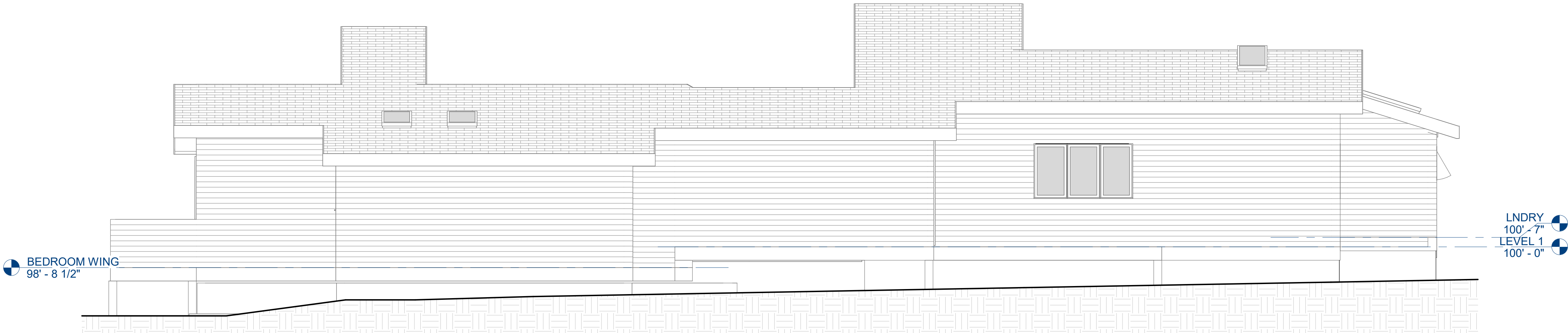
EXISTING  
ELEVATIONS

05/22/2025



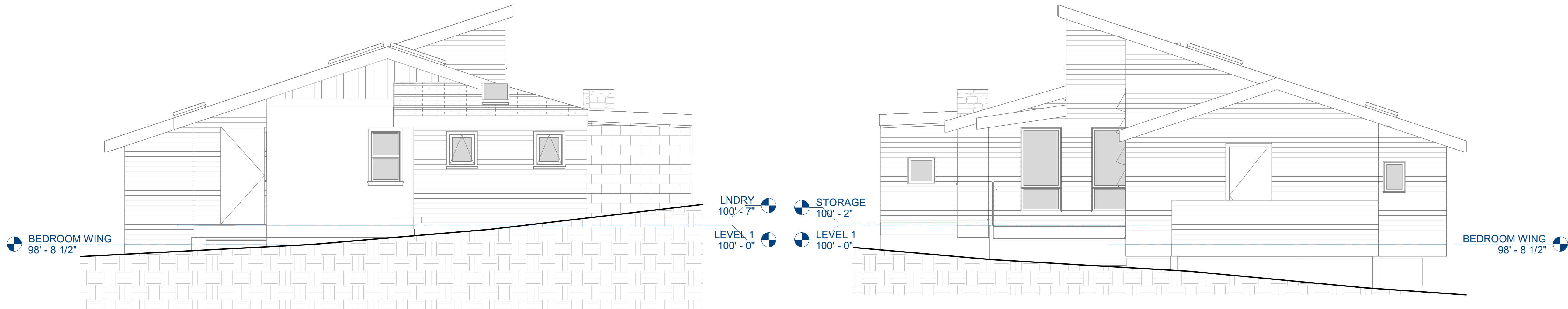
3  
A2.0  
1/4" = 1'-0"

**EXISTING SOUTH ELEVATION**



2  
A2.0  
1/4" = 1'-0"

**EXISTING NORTH ELEVATION**



4  
A2.0  
1/4" = 1'-0"

**EXISTING WEST ELEVATION**

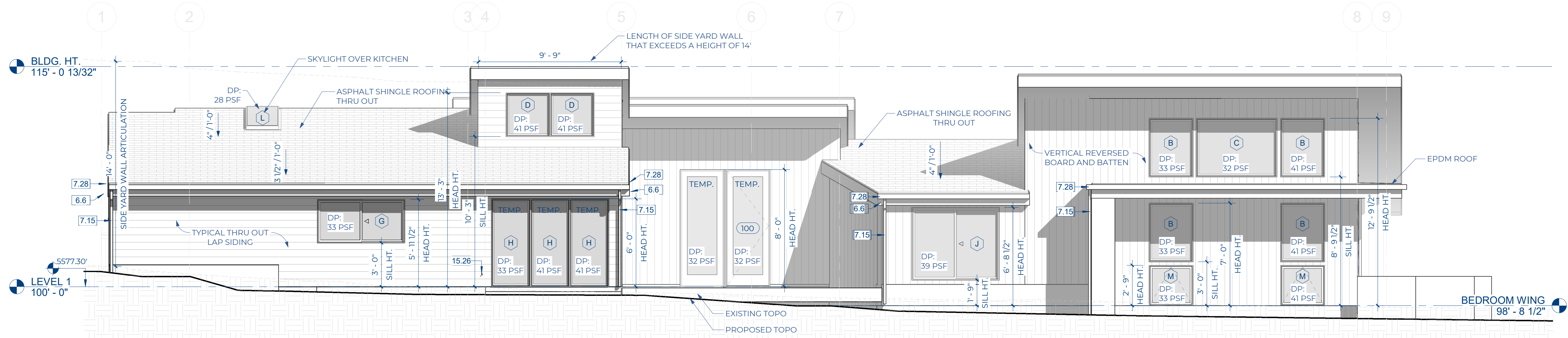
1  
A2.0  
1/4" = 1'-0"

**EXISTING EAST ELEVATION**

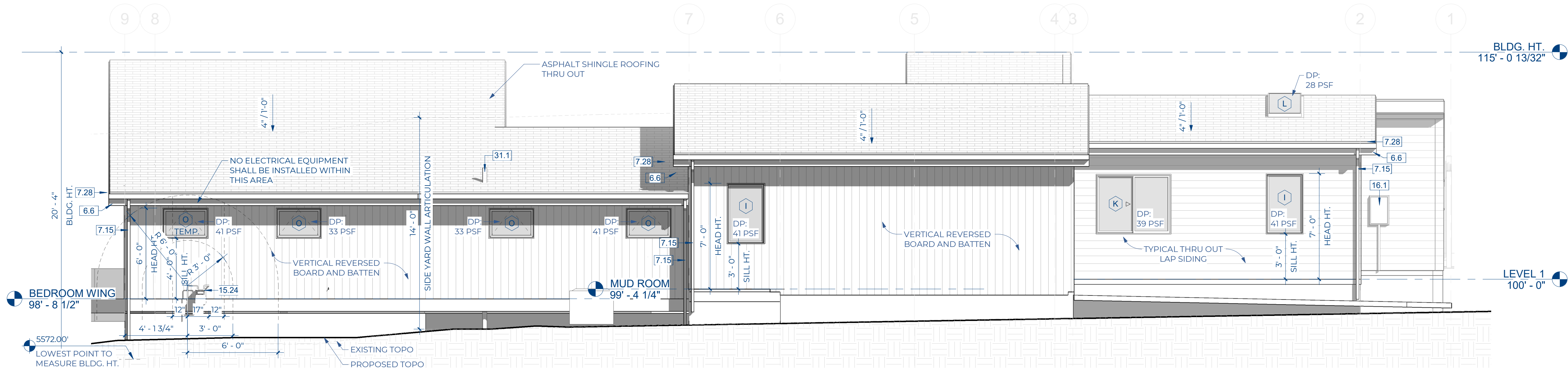




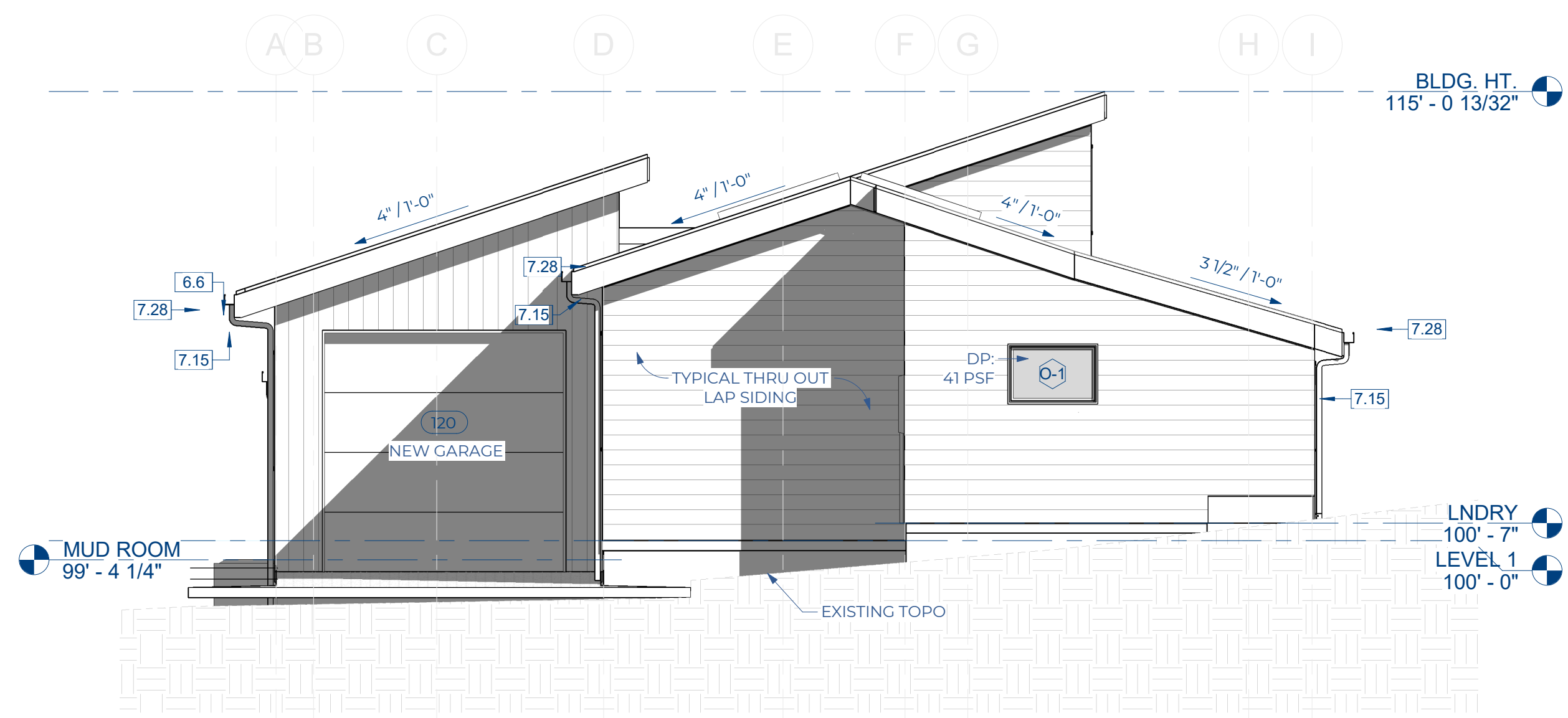
KEYNOTE LEGEND	
#	TEXT
6.6	ROOF FASCIA
7.15	DOWNSPOUT
7.28	METAL GUTTER
15.24	GAS METER
15.26	HOSE BIBB
16.1	ELECTRICAL METER
31.1	RADON MITIGATION



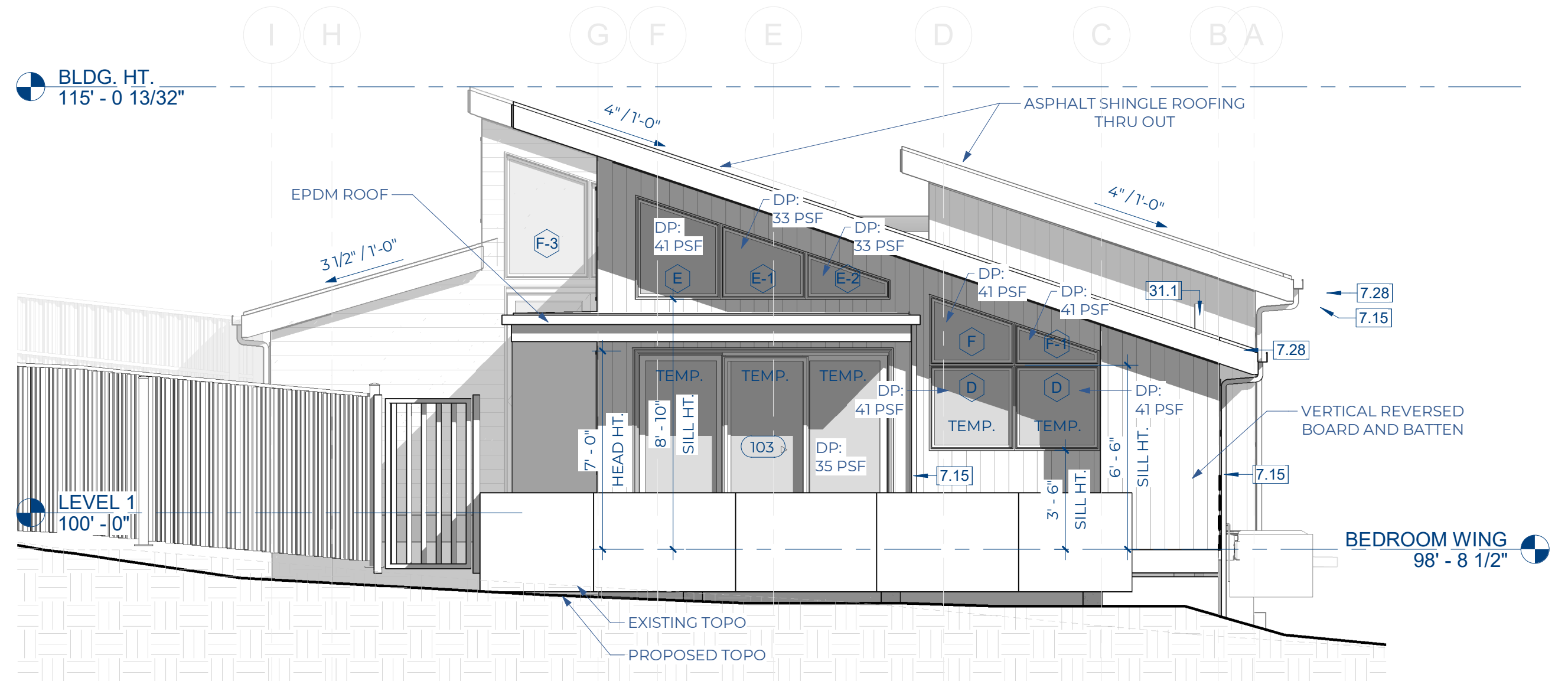
1  
A2.1  
1/4" = 1'-0"



4  
A2.1  
1/4" = 1'-0"



3  
A2.1  
1/4" = 1'-0"



2  
A2.1  
1/4" = 1'-0"



REVISIONS

No.	Description	Date

A2.1

PROPOSED  
ELEVATIONS  
05/22/2025

Mary Dubé  
875 Grant Place  
Boulder, CO 80302

May 22, 2025

Dear Neighbor,

I moved to Grant Place last year, and I love this neighborhood! I also love my house but am remodeling it to make modest improvements to meet some basic needs, such as a garage that follows the side yard setback, fixing the existing drainage and encroachment issues at the alley, and dealing with water intrusion on the west side of the house. Also, I'm removing the existing storage structure to bring the property into compliance with the side yard setback, which will also provide additional relief to the neighboring property. These problems came with the property, and I'm trying to address them in a way that respects the existing structure rather than tearing it down and building a taller two-story home that could have a bigger impact on the neighborhood.

Doing these modifications triggers me to comply with the modern-day setback (25' feet) rules, which are much different than they were 100 years ago when the house was built. I must apply for a variance on the rear setback with the city. I have met with city planners, and they have expressed support for the variance.

The current roof overhang of the back bumpout (200 square foot room) intrudes into the alley about 12 inches. With the remodel, I would demolish and reconstruct the rear wall and eliminate the roof overhang to mitigate any encroachment into the alley. The roof will no longer drain into the alley as it does now.

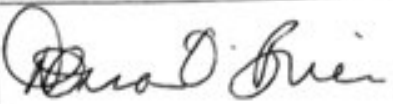

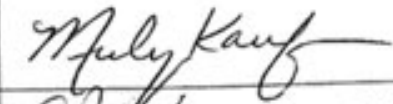




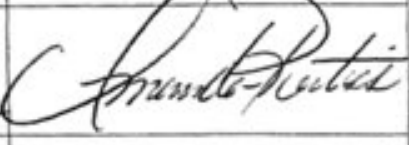

My variance is likely to be approved by the Board if I have the support of my neighbors, so I hope you will let the city know that you are okay with the variance.

I am happy to answer any questions about this or the remodel. You can reach me at 979 - 255-1303 or marydube@gmail.com

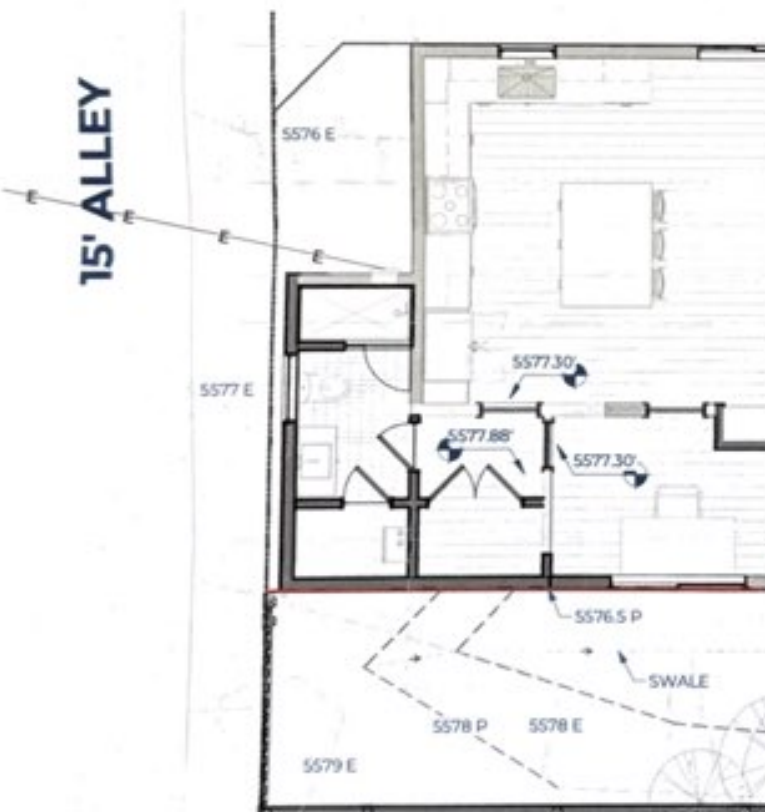
Thank you!  
Mary



I am in support of the rear-yard setback variance at 875 Grant Place, Boulder.

Name	Address	Signature
Donna O'Brien	884 GRANT PL Boulder Co 80302	
Linda Chilson	829 Grant Pl Boulder, CO 80302	
Mindy Kaufman	870 GRANT PL. Boulder, CO 80302	
Christina Alexander	978 Grant place Boulder, CO 80302	
Melissa Heidman	934 Aurora Ave Boulder, CO.	
Jennifer Forman	861 Grant Pl. Boulder CO 80302	
Bridget Carlin	878 Grant Pl Boulder 80302	
Amanda Prentiss	834 7th St Boulder CO 80302	
Bron Wise	869 GRANT PL	

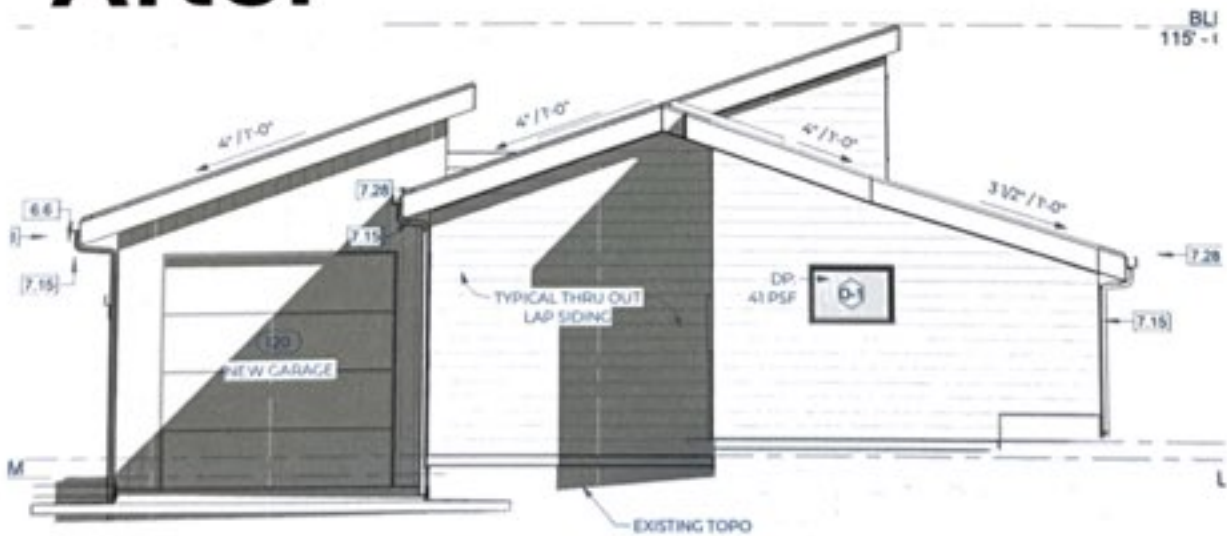
Floor plan of the second floor showing the layout of the kitchen, bath, and storage areas. The kitchen is at the top right, featuring a sink, stove, and refrigerator. Bath 2 is located to the left of the kitchen, containing a toilet and a bathtub. The storage area is at the bottom, with a closet (CL) and a linen closet (CL). The plan includes various ceiling heights (CLG HT) and skylight locations.



# Before



# After



**CITY OF BOULDER**  
**BOARD OF ZONING ADJUSTMENT**  
**ACTION MINUTES**  
**June 17, 2025**  
**Virtual Meeting**

**Board Members Present:** Nikki McCord (Chair), Katie Crane,  
Drew Eisenberg, Ben Doyle (Vice Chair), Sean  
Haney

**Board Members Absent:**

**City Attorney Representing Board:** Chris Reynolds

**Staff Members Present:** Robbie Wyler, Aubrey Noble

**1. CALL TO ORDER:**

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

**2. BOARD HEARINGS:**

**A. Docket No.: BOZ2025-00003**

**Address:** 3210 20th Street

**Applicant:** Margaret (Peggy) Walker

Setback Variance: (This is a returning item issued a continuance at the April 08, 2025 BOZA meeting) As part of a proposal to recognize & establish recent “after-the-fact” or non-permitted additions/construction to the single-family home, the applicant is requesting a variance to the rear/east yard setback standard for a principal structure in the RL-1 zoning district. The rear yard setback variance request is for two attached covered patios and an attached single-car garage/carport. The resulting rear/east setback will be approximately 20.2 feet (taken from the closest setback marker to the rear property line amongst the three additions) where 25 feet is required and approximately 20.2 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981

**Staff Presentation:**

R. Wyler presented the item to the board.

**Board Questions:**

R. Wyler answered questions from the board.

**Applicant’s Presentation:**

Scott Robinson, Architect; Jeff Van Sambeek, Architect; Peggy and Evan & Kiara Walker, homeowners, presented the item to the board.

**Public Comment:**

1. Amina Simon
2. Joanie Simon

**Board Discussion:**

The board agreed that the proposal meets the necessary criteria.

**Motion:**

On a motion by **Ben Doyle** and seconded by **Katie Crane**, the Board of Zoning Adjustment approved 4-1 the application **Docket BOZ2025-00003** as presented by staff.

**3. GENERAL DISCUSSION:**

**A. Approval of Minutes**

**Katie Crane** made a motion seconded by **Ben Doyle** to approve the May 13, 2025 Board of Zoning Adjustment Meeting minutes. BOZA voted 5-0. Motion passed.

**B. Matters from the Board**

There were no matters from the board.

**C. Matters from the City Attorney**

There were no matters from the City Attorney.

**D. Matters from Planning and Development Services**

Next meeting scheduled for July 8th

**4. ADJOURNMENT:**

There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 5:26 P.M

APPROVED BY

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
DATE