



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

**DATE:** Tuesday, December 13, 2022

**TIME:** Meeting to begin at 4 p.m.

**PLACE:** Virtual Meeting

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

## 1. CALL TO ORDER

## 2. BOARD HEARINGS

- A. Docket No.: BOZ2022-00018 Address: 423 Marine Street, Applicant: Jason Lettmann, Setback Variance:** As part of a proposal to recognize and establish an existing single-story nonconforming detached building, the applicant is requesting a variance to the minimum interior side yard setback standards for an accessory structure in the RL-1 zoning district. The resulting interior side (west) setback will be approximately 1.7 feet (taken from the closest point of the subject building) where 3 feet is required and where approximately 1.7 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.
- B. Docket No.: BOZ2022-00019 Address: 508 Pleasant Street, Applicants: Eric Raffini & Steven Aronowitz, Setback Variances:** As part of a proposal to recognize and establish an existing but non-permitted elevated bridge connecting the single-family house to a detached garage - therefore making both structures a single structure when it comes to land use standards and compliance - the applicants are requesting a variance to the principal structure rear (south), interior side (west), and combined side (west) yard setback standards for a house in the RL-1 zoning district. The resulting rear (south) setback will be approximately 12 feet (taken from the closest point of the garage) where 25 feet is required and where approximately 12 feet exists today. The resulting interior side (west) setback will be approximately 3.6 feet (taken from the closest point of the garage) where 5 feet is required and where approximately 5 feet exists today. The resulting combined side (west) setback will be approximately 3.6 feet (taken from the closest point of the garage) where 7.1 feet is required and where approximately 3.6 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:**
- 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 Devin Saunders ([saundersd@bouldercolorado.gov](mailto:saundersd@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**  
 PO Box 791 • Boulder, CO 80306 Phone: 303-441-1880  
 • Web: boulderplandevlop.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: 423 Marine St
- Legal Description: Lot 5 Block C Subdivision Highland Lawn (Or attach description.)
- Lot Size: 7,281
- Existing Use of Property: Residential
- 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):  
This BOZA variance application is in front of the board to recognize and establish the existing side setback of 1.7' at the closest point. There will be no addition or expansion or changes to the exterior of this existing structure. The existing garage is in the process of an an ADU application.

*Total gross floor area existing: <u>521</u>	*Total gross floor area proposed:
*Total gross building coverage existing: <u>632</u>	*Total gross building coverage proposed:
*Building height existing: <u>5,419.8'</u>	*Building height proposed:

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

- ◆ **Name of Owner:** Jason Lettman
- Address: 423 Marine St Telephone: 650-862-7731
- City: Boulder State: CO Zip Code: 80302 Email: jlettman@gmail.com
- ◆ **Name of Contact (if other than owner):** Sebastien Barlerin
- Address: 865 34th st Telephone: 303-931-8746
- City: Boulder State: CO Zip Code: 80303 Email: seb@buildwell.biz

## 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-developop](http://bouldercolorado.gov/plan-developop));

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

Applicant Signature Sebastien Barlerin Date 10/10/22

Owner (if other than Applicant) Signature

JASON Lettmann Date November 7, 2022

**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, Sebastien Barlerin, am filing a Land Use Review, Administrative Review, Technical Document Review, or BOZA application [on behalf of] \_\_\_\_\_ for the property \_\_\_\_\_ located at 423 Marine St. I have read the city's sign posting requirements above and acknowledge and agree to the following:

(PRINT NAME OF APPLICANT OR CONTACT PERSON)  
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)  
(PRINT PROPERTY ADDRESS OR LOCATION)

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.

Sebastien Barlerin

NAME OF APPLICANT OR CONTACT PERSON

10/10/22

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.



**CITY OF BOULDER**

**Planning and Development Services**

P.O. Box 791, Boulder, Colorado 80306

Phone: 303-441-1880 • Fax: 303-441-3241

Web: [www.boulderplandevlop.net](http://www.boulderplandevlop.net)

**NOTICE TO APPLICANTS**

***\*\*\*The Following Application Form Pages Do Not Need to be Submitted with Application Materials\*\*\****

Dear Applicant,

As you begin to prepare your “Variance Application,” the Board of Zoning Adjustment would like to offer you some information and suggestions that we hope you will find helpful.

The Board of Zoning Adjustment is made up of five members who are appointed to five-year terms by the Boulder City Council. Our purpose is to grant or deny your application for a variance. Our rules and procedures require a positive vote of at least three members of the board in order for your application to be approved.

Please also note that the board is not a policy-making board such as the City Council or Planning Board. The purpose of the Board of Zoning Adjustment is to implement policy. So, while we understand that there may be social/ economic/ political issues that you believe are relevant to your application, those issues are not part of the criteria by which your application will be judged.

Remember that you are asking the board to change the “standard” code requirements for you because of your unique situation. It is important for you to realize that the “burden of proof” lies with you, and that only if you are successful in convincing us that you have met the criteria, will you receive the variance that you are requesting. Please be as complete as you can in furnishing us the necessary information to properly consider your application. Depending on the complexity or scale of the project, you might consider providing information in addition to that required by the “Application Requirements.” This additional information could include renderings (artistic-type drawings that are often in color), models, and written information as to the existing and proposed square footage of the structure.

Lastly, the board tries to maintain a relaxed, somewhat informal atmosphere. However, we are a quasi-judicial board, and our decisions are for all intents and purposes final, and the only appeal of our decision is in District Court, provided that appeal is filed within 30 days from the date of our decision. Also, you should keep in mind that if your request is denied because you have, in our opinion, failed to meet one of more of our criteria, you may not resubmit the same request for a variance for one year, unless it contains “substantial” revisions.

While you can be assured that we will give you and any other parties a full hearing, we occasionally must end discussion either when the discussion is not providing any new information or when practical time constraints require us to move on.

Planning and Development Services can provide you with additional information and input for the application prior to and during the application process. We suggest that you schedule a review of your proposal(s) and application materials with the staff prior to submitting and allow yourself enough time to take their feedback into account. The staff will let you know their recommendation to the board if you contact them 48 hours prior to the hearing time. Please do not contact board members prior to the meeting to discuss your case. We can only answer the most general procedural questions and are not permitted to discuss the specifics of your case outside of the public hearing.

We hope these comments are helpful in the preparation of your application.

Sincerely,  
Board of Zoning Adjustment

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Section 9-2-3 (d) B.R.C. (1981)

(d) Board of Zoning Adjustment (BOZA): The BOZA may grant variances from the requirements of:

- (1) The setback and separation requirements listed in section 9-7-1, "Schedule of Form and Bulk Standards", B.R.C. 1981;
- (2) The porch setback and size requirements of section 9-7-4 "Setback Encroachments for Front Porches", B.R.C. 1981;
- (3) The total cumulative building coverage requirements for accessory buildings of section 9-7-8, "Accessory Buildings in Residential Zones", B.R.C. 1981;
- (4) The side yard bulk plane and side yard wall articulation requirements listed in section 9-7-9 "Side Yard Bulk Plane", B.R.C. 1981 and section 9-7-10 "Side Yard Wall Articulation", B.R.C. 1981;
- (5) The building coverage requirements of section 9-7-11 "Maximum Building Coverage" or section 9-10, "Nonconformance Standards", B.R.C. 1981;
- (6) The setback and spacing requirements for mobile homes of section 9-7-13, "Mobile Home Park Form and Bulk Standards", B.R.C. 1981;
- (7) The size requirements for accessory units of subsection 9-6-3(a) "Accessory Units", B.R.C.;
- (8) The parking requirements of subsection 9-9-6(d), B.R.C. 1981, with regards to parking in landscaped front yard setbacks;
- (9) Sign code variances and appeals as permitted by subsection 9-9-21(s), B.R.C. 1981;
- (10) The use of a mobile home for nonresidential purposes subject to the requirements of subsection 10-12-6(b), B.R.C. 1981;

In granting any variance, the board may attach such reasonable conditions and safeguards as it deems necessary to implement the purposes of this title.



## **BOZA VARIANCE CRITERIA**

### **(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
  - (ii)** There is a physical disability affecting the owners of the property or any member of the family of an owner who resides on the property which impairs the ability of the disabled person to utilize or access the property; and
- (B)** The unusual circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located; and
- (C)** Because of such physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this chapter; and
- (D)** Any unnecessary hardship has not been created by the applicant.

#### **(2) Energy Conservation**

- (A)** The variance will permit construction of an addition to a building that was constructed on or before January 1, 1983;
- (B)** The proposed addition will be an integral part of the structure of the building;
- (C)** The proposed addition will qualify as a "solar energy system" as defined in Section 9-16, "Definitions," B.R.C. 1981, or will enable the owner of the building to reduce the net use of energy for heating or cooling purposes by a minimum of 10% over the course of a year of average weather conditions for the entire building; and
- (D)** The costs of constructing any comparable addition within existing setback lines so as to achieve comparable energy purposes would be substantially greater than the cost of constructing the addition which is proposed for the variance.

**(3) Solar Access**

- (A)** The volume of that part of the lot in which buildings may be built consistent with this code has been reduced substantially as a result of the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981;
- (B)** The proposed building or object would not interfere with the basic solar access protection provided in Section 9-9-17, "Solar Access," B.R.C. 1981; and
- (C)** The volume of the proposed building to be built outside of the building setback lines for the lot will not exceed the amount by which the buildable volume has been reduced as a result of the provisions of Section 9-9-17, "Solar Access," B.R.C. 1981.

**(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.

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

- (A)** Would not alter the essential character of the neighborhood or district in which the lot is located;
- (B)** Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;
- (C)** Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and
- (D)** Would not conflict with the provisions of Section 9-9-17, "Solar Access," B.R.C.1981.

**(i) FLOOR AREA VARIANCES FOR ACCESSORY UNITS**

The BOZA may grant a variance to the maximum floor area allowed for an attached accessory dwelling unit or for a detached accessory dwelling unit under Subsection 9-6-3(a) "Accessory Units," B.R.C. 1981, only if it finds that the application satisfies all of the following applicable requirements of either subparagraph (i)(1) or (i)(2):

- (1)
  - (A) That the interior configuration of the structure is arranged in such a manner that the space to be used as the attached accessory dwelling unit or detached accessory dwelling unit cannot feasibly be divided in conformance with the size requirements;
  - (B) That the variance, if granted, meets the essential intent of this title, and would be the minimum variance that would afford relief; and
  - (C) That the strict application of the provisions at issue would impose an undue and unnecessary hardship on the individual and that such hardship has not been created by the applicant;

*or*

- (2)
  - (A) That there are unusual physical circumstances or conditions in the design of the existing structure the accessory unit would be in, including without limitation the thickness of exterior walls or framing, that affect the total allowed interior floor area of the accessory unit;
  - (B) That the unusual circumstances or conditions do not exist through the neighborhood or the zoning district in which the property is located;
  - (C) That the variance, if granted, would not alter the essential character of the neighborhood or zoning district the property is in;
  - (D) That the variance, if granted, would be the minimum variance that would afford relief; and
  - (E) That the accessory unit would be clearly incidental to the principal dwelling unit.

**(j) VARIANCES FOR PARKING SPACES IN FRONT YARD SETBACKS**

The BOZA may grant a variance to the requirements of Section 9-9-6, "Parking Standards," to allow a required parking space to be located within the front yard setback if it finds that the application satisfies all of the following requirements:

- (1) The dwelling unit was built in a RR-1, RR-2, RE, or RL-1 zoning district.
- (2) The dwelling unit originally had an attached carport or garage that met the off-street parking requirements at the time of initial development or, at the time of initial construction, an off-street parking space was not required and has not been provided;
- (3) The garage or carport was converted to living space prior to January 1, 2005;
- (4) The current property owner was not responsible for the conversion of the parking space to living area and can provide evidence as such;

- (5) A parking space in compliance with the parking regulations of Section 9-9-6 cannot reasonably be provided anywhere on the site due to the location of existing buildings, lack of alley access, or other unusual physical conditions;
- (6) Restoring the original garage or carport to a parking space would result in a significant economic hardship when comparing the cost of restoration to the cost of any other proposed improvements on the site; and
- (7) The proposed parking space to be located within the front yard setback space shall be paved, shall comply with Section 9-9-5, "Site Access Control," shall not be less than 9 feet in width or more than 16 feet in width, and shall not be less than 19 feet in length. No parking space shall encroach into a public right of way or obstruct a public sidewalk.

**SOLAR ACCESS EXCEPTIONS**  
*(Excerpt from Section 9-9-17(f), B.R.C. 1981)*

**(f) EXCEPTIONS**

- (1) Purpose: Any person desiring to erect an object or structure or increase or add to any object or structure, in such a manner as to interfere with the basic solar access protection, may apply for an exception.
- (2) Application Requirements: An applicant for an exception shall pay the application fee prescribed by subsection 4-20-33(b), B.R.C. 1981, and apply on a form furnished by the city manager that includes, without limitation:
  - (A) The applicant's name and address, the owner's name and address, and a legal description of the lot for which an exception is sought;
  - (B) Survey plats or other accurate drawings showing lot lines, structures, solar systems, dimensions and topography as necessary to establish the reduction of basic solar access protection expected on each lot that would be affected by the exception, together with a graphic representation of the shadows that would be cast by the proposed structure during the period from two hours before to two hours after local solar noon on a clear winter solstice day. The requirements of this subparagraph may be modified by the city manager, depending upon the nature of the exception sought;
  - (C) A list of all lots that may be affected by the exception, including the names and addresses of all owners of such lots;
  - (D) A statement and supporting information describing the reasons that less intrusive alternatives, if any, to the action that would be allowed by the exception cannot or should not be implemented; and
  - (E) A statement certifying that the proposed structure would not obstruct solar access protected by permit.

- (3)** Public Notice: The city manager shall provide public notice pursuant to section 9-4-3, "Public Notice Requirements," B.R.C. 1981.
- (4)** City Manager Action: The city manager may grant an exception of this section following the public notification period if:

  - (A)** The applicant presents the manager with an affidavit of each owner of each affected lot declaring that such owner is familiar with the application and the effect the exception would have on the owner's lot, and that the owner has no objection to the granting of the exception, and
  - (B)** The manager determines that the application complies with the requirements in paragraph (f)(2) of this section, and
  - (C)** The manager finds that each of the requirements of paragraph (f)(6) of this section has been met.
- (5)** Appeal of City Manager's Decision: The city manager's decision may be appealed to the BOZA pursuant to the procedures of Section 9-4-4, "Appeals, Call-Ups and Public Hearings," B.R.C. 1981. Public notification of the hearing shall be provided pursuant to Section 9-4-3, "Public Notice Requirements," B.R.C. 1981. The sign posted shall remain posted until the conclusion of the hearing.
- (6)** Review Criteria: In order to grant an exception, the approving authority must find that each of the following requirements has been met:

  - (A)** Because of basic solar access protection requirements and the land use regulations:

    - (i)** Reasonable use cannot otherwise be made of the lot for which the exception is requested;
    - (ii)** The part of the adjoining lot or lots that the proposed structure would shade is inherently unsuitable as a site for a solar energy system; or
    - (iii)** Any shading would not significantly reduce the solar potential of the protected lot; and
    - (iv)** Such situations have not been created by the applicant;
  - (B)** Except for actions under subparagraphs (f)(6)(D), (f)(6)(E), and (f)(6)(F) of this section, the exception would be the minimal action that would afford relief in an economically feasible manner;
  - (C)** The exception would cause the least interference possible with basic solar access protection for other lots;
  - (D)** If the proposed structure is located in a historic district designated by the city council according to section 9-11-2, "City Council May Designate or Amend Landmarks and Historic Districts," B.R.C. 1981, and if it conformed with the requirements of this section, its roof

design would be incompatible with the character of the development in the historic district;

- (E) If part of a proposed roof which is to be reconstructed or added to would be incompatible with the design of the remaining parts of the existing roof so as to detract materially from the character of the structure, provided that the roof otherwise conformed with the requirements of this section;
  - (F) If the proposed interference with basic solar access protection would be due to a solar energy system to be installed, such system could not be feasibly located elsewhere on the applicant's lot;
  - (G) If an existing solar system would be shaded as a result of the exception, the beneficiary of that system would nevertheless still be able to make reasonable use of it for its intended purpose;
  - (H) The exception would not cause more than an insubstantial breach of solar access protected by permit as defined in paragraph (d)(3) of this section; and
  - (I) All other requirements for the issuance of an exception have been met. The applicant bears the burden of proof with respect to all issues of fact.
- (7) Conditions of Approval: The approving authority may grant exceptions subject to such terms and conditions as the authority finds just and equitable to assist persons whose protected solar access is diminished by the exception. Such terms and conditions may include a requirement that the applicant for an exception take actions to remove obstructions or otherwise increase solar access for any person whose protected solar access is adversely affected by granting the exception.
- (8) Planning Board: Notwithstanding any other provisions of this subsection, if the applicant has a development application submitted for review that is to be heard by the planning board and that would require an exception, the planning board shall act in place of the BOZA, with authority to grant exceptions concurrent with other actions on the application, pursuant to the procedures and criteria of this section.

### **SIGN CODE VARIANCE CRITERIA**

*(Excerpt from Section 9-9-21(s), B.R.C. 1981)*

#### **(s) APPEALS AND VARIANCES**

- (1) Any aggrieved person who contests an interpretation of this chapter which causes denial of a permit, or who believes a violation alleged in a notice of violation issued pursuant to paragraph 9-9-21(t)(2) or (3), B.R.C. 1981, to be factually or legally incorrect, may appeal the denial or notice of violation to the BOZA or Board of Building Appeals in a manner provided by either such board under the procedures prescribed by Chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981, or may, in the case of a denial, request that a

variance be granted. An appeal from a denial and a request for a variance may be filed in the alternative.

- (A)** An appeal from an interpretation which causes denial of a permit or from a notice alleging a violation of Subsections 9-9-21(l), "Structural Design Requirements," 9-9-21(m), "Construction Standards," 9-9-21(n), "Electric Signs," and 9-9-21(o), "Sign Maintenance," B.R.C. 1981, shall be filed with the BOZA.
  - (B)** An appeal from any other interpretation alleging any other violation of this chapter shall be filed with the BOZA.
  - (C)** An appellant shall file the appeal, request for variance, or both in the alternative with the BOZA within fifteen days from the date of notice of the denial or the date of service of the notice of violation. The appellant may request more time to file. If the appellant makes such request before the end of the time period and shows good cause therefore, the City Manager may extend for a reasonable period the time to file with either board.
- (2)** No person may appeal to or request a variance from the BOZA if the person has displayed, constructed, erected, altered, or relocated a sign without a sign permit required by paragraph 9-9-21(b)(2), B.R.C. 1981. The boards have no jurisdiction to hear an appeal nor authority to grant any variance from the permit requirements of this chapter. But the BOZA has jurisdiction to hear an appeal of a notice of violation alleging violation of the permit requirements if the appeal is from the manager's interpretation that a permit is required, and the appellant's position is that the device is not a sign or that it is exempt from the permit requirements under Subsection 9-9-21(c), "Signs Exempt from Permits," B.R.C. 1981.
- (3)** An applicant for an appeal or a variance under this Section shall pay the fee prescribed by Subsection 4-20-47(b), B.R.C. 1981.
- (4)** Setbacks, spacing of freestanding and projecting signs, and sign noise limitations are the only requirements which the BOZA may vary. If an applicant requests that the BOZA grant such a variance, the board shall not grant a variance unless it finds that each of the following conditions exists:
  - (A)** There are special physical circumstances or physical conditions, including, without limitation, buildings, topography, vegetation, sign structures, or other physical features on adjacent properties or within the adjacent public right of way that would substantially restrict the effectiveness of the sign in question, and such special circumstances or conditions are peculiar to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area; or
  - (B)** For variances from the noise limitations of subparagraph 9-9-21(b)(3)(L), "Sound," B.R.C. 1981, the proposed variance is temporary in duration (not to exceed 30 days) and consists of a temporary exhibition of auditory art; and

- (C) The variance would be consistent with the purposes of this chapter and would not adversely affect the neighborhood in which the business or enterprise or exhibition to which the applicant desires to draw attention is located; and
  - (D) The variance is the minimum one necessary to permit the applicant reasonably to draw attention to its business, enterprise, or exhibition.
- (5) If an applicant requests that the Board of Building Appeals approve alternate materials or methods of construction or modifications from the requirements of Subsections 9-9-21(l), "Structural Design Requirements," 9-9-21(m), "Construction Standards," 9-9-21(n), "Electric Signs," and 9-9-21(o), "Sign Maintenance," B.R.C. 1981, the board may approve the same under the standards and procedures provided in the city building code, Chapter 10-5, "Building Code," B.R.C. 1981.
- (6) Except as provided in Subsection (8) of this Section, the BOZA has no jurisdiction to hear a request for nor authority to grant a variance that would increase the maximum permitted sign area on a single property or building, or from the prohibitions of paragraph 9-9-21(b)(3), "Specific Signs Prohibited," B.R.C. 1981. But the BOZA has jurisdiction to hear an appeal of a permit denial or of a notice of violation alleging that a sign would exceed the maximum permitted sign area or is prohibited if the appellant's position is that the sign does not exceed such area or is not prohibited by such Subsection.
- (7) The BOZA or Board of Building Appeals may make any variance or alternate material or method approval or modification it grants subject to any reasonable conditions that it deems necessary or desirable to make the device that is permitted by the variance compatible with the purposes of this chapter.
- (8) The City Manager's denial or notice of violation becomes a final order of the BOZA or Board of Building Appeals if:
- (A) The applicant fails to appeal the manager's denial or order to the board within the prescribed time limit;
  - (B) The applicant fails to appeal the order of the board to a court of competent jurisdiction within the prescribed time limit; or
  - (C) A court of competent jurisdiction enters a final order and judgment upon an appeal filed from a decision of the board under this chapter.



423 Marine Street

BOZA Variance Application

10/31/22

This is a BOZA Variance Application for an existing garage located at 423 Marine Street in the subdivision of Highland Lawn on Lot 5, Block C. This is in front of the board to recognize and establish the existing side setback of 1.7' at the closest point. This variance application is in the interest of an ADU application to convert the interior of the original garage into an ADU. There will be no expansion, addition, or change to the exterior of the structure.

The property at 423 Marine street was purchased on 5/25/21 by Jason Lettmann who had recently moved to Boulder. The previous owner had converted the interior of the garage into a workshop with some electrical upgrades and interior walls. Unaware of the rules surrounding the building permitting or ADU process Jason had a local carpenter upgrade the interior of the existing detached garage with the intention of creating a conditioned work-from-home office space. A neighbor notified the city that work was being done without a permit and the city issued a stop work order. Jason then reached out to Buildwell (the BOZA applicant) to aid in the ADU application and permitting process. Buildwell submitted an ADU application and the city responded with the need to apply for a BOZA variance application.

Boza Variance Criteria:

(h)(1)

(A) Based on building technique, materials used, and exterior façade we estimate that the building was built thirty to fifty years ago. There are no records of a permit or application having ever been filed with the city. There will be no changes to the exterior structure of the building, no additional footprint or expansion will take place.

(B) The surrounding neighborhood has several structures that are outside of setback variances and some that appear to be within setback variances. Several properties have similar detached garages that face alley ways or are tucked towards the edge of a property. The unusual circumstances that surround the garage at 423 Marine relate to the age of the structure.

(C) Because the estimated time of construction of 30-50 years ago meeting the setback variance code would require the demolition and deconstruction of the entire structure and would come at a large financial and environmental cost.

(D) Jason Lettemann the current owner of 423 Marine street bought the property when the garage had already been in place for several decades. He also did not know that the property did not meet setback variances. Because Jason would like to use the interior of the garage we need to apply for the setback variance in order to proceed.

(h)(5)

(A) The architectural style of the garage matches that of the house and the surrounding neighborhood. A setback variance would allow the interior of the structure to be updated to building and energy code and add value to the neighborhood and property.

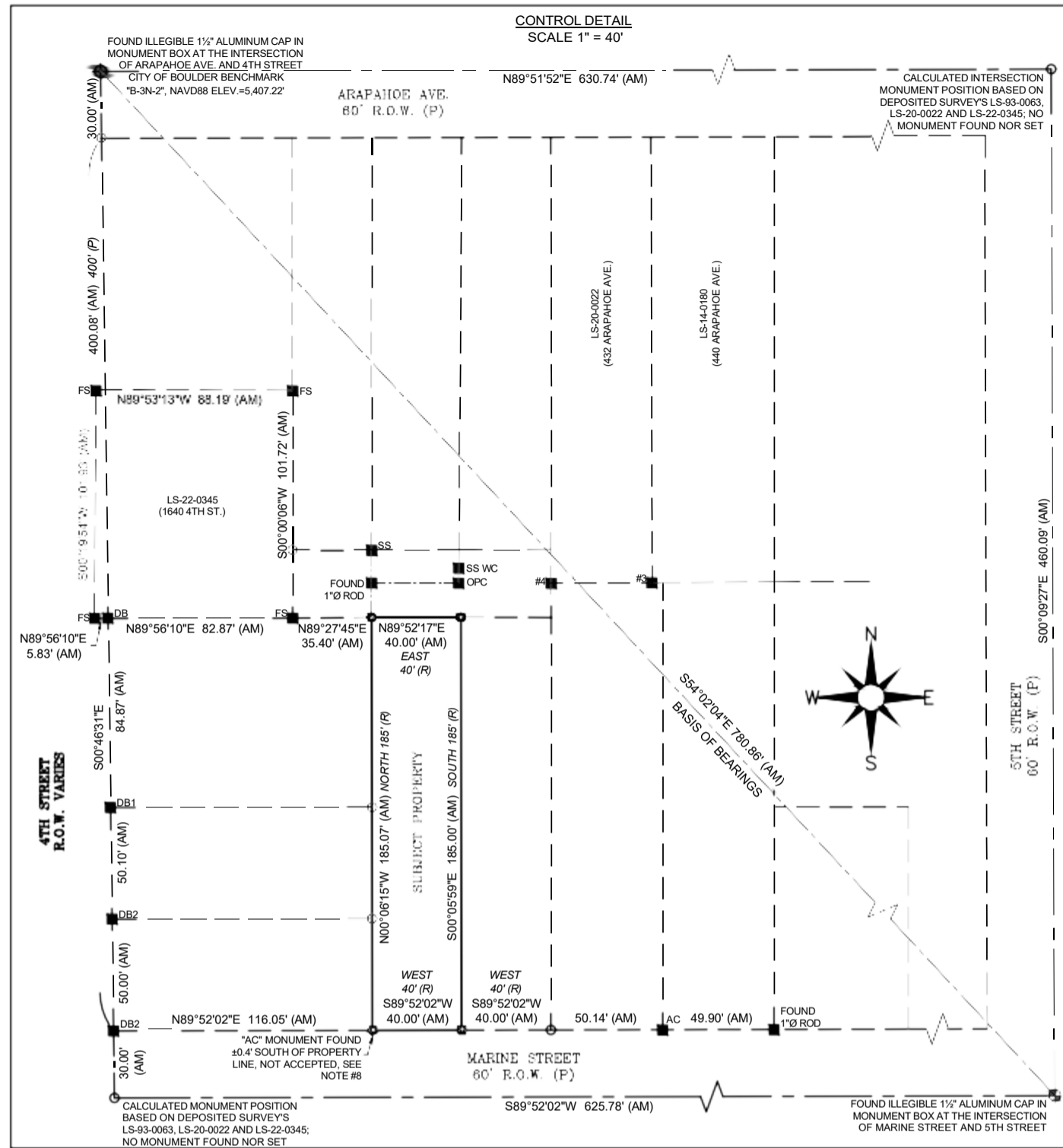
(B) There will be no building up or out on the existing garage and there will be no impairment to the reasonable use or enjoyment of the neighboring property.

(C) The structure has existed on the lot for an estimated thirty to fifty years. With no expansion either up or out establishing the existing setbacks will allow the interior of the structure to meet building and energy code without demolition of the entire building.

(D) The building will not cast a shadow on the neighboring lot higher than 12'. The ridge of the gabled roof is 13.7' from the West property line and is 12.6' higher than grade and therefore will not create a solar access issue.

# A LAND SURVEY PLAT OF 423 MARINE STREET

PART OF LOT 5, BLOCK C, HIGHLAND LAWN, LOCATED IN THE NORTHEAST 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



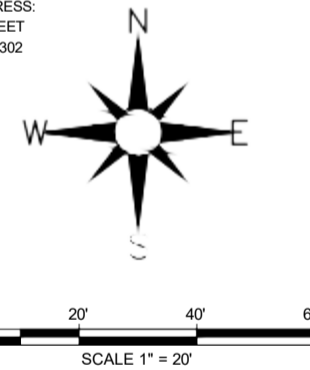
### LEGAL DESCRIPTION (PER WARRANTY DEED AT RECEPTION NO. 03888122, DATED 05/26/2021)

**PARCEL I:** PART OF LOT 5, BLOCK C, HIGHLAND LAWN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE WEST ON THE NORTH LINE OF MARINE STREET 40 FEET TO THE TRUE POINT OF BEGINNING, THENCE WEST ON THE NORTH LINE OF MARINE STREET 40 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 5, 185 FEET, THENCE EAST AND PARALLEL WITH THE NORTH LINE OF MARINE STREET 40 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF LOT 5, 185 FEET TO THE TRUE POINT OF BEGINNING, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2 AT PAGE 29.

**PARCEL II:** A NON-EXCLUSIVE EASEMENT FOR VEHICULAR, PEDESTRIAN OR ANY OTHER MEANS OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 30 FEET OF THE SOUTH 215 FEET OF LOT 5, AND THE EAST 21 FEET OF THE SOUTH 15 FEET OF THE NORTH 200 FEET, AND THE EAST 21 FEET OF THE NORTH 15 FEET OF THE SOUTH 200 FEET OF LOT 6, ALL IN BLOCK "C" HIGHLAND LAWN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2 AT PAGE 29.

**PARCEL III:** A NON-EXCLUSIVE EASEMENT FOR INGRESS AND THE SOUTHERLY 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK C, HIGHLAND LAWN, AN ADDITION TO THE CITY OF BOULDER ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 0°40'30" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 113.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°48' EAST A DISTANCE OF 84.21 FEET; THENCE DUE SOUTH A DISTANCE OF 101.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 185 FEET OF SAID LOT 6; THENCE SOUTH 89°58'30" WEST ALONG SAID NORTH LINE OF THE SOUTH 185 FEET OF SAID LOT 6 A DISTANCE OF 88.71 FEET; THENCE NORTH 0°09'30" EAST A DISTANCE OF 102.06 FEET; THENCE SOUTH 89°48' EAST A DISTANCE OF 3.92 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

PROPERTY ADDRESS:  
423 MARINE STREET  
BOULDER, CO 80302



(AM) AS MEASURED BEARING AND DISTANCE AT THE TIME OF SURVEY

(P) PLATTED BEARING AND DISTANCE PER HIGHLAND LAWN, RECEPTION NO. 8800000018 (PLAT BOOK 2, PAGE 29) OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER

- MONUMENT FOUND AS DESCRIBED
- #4 MONUMENT FOUND, 1/2" REBAR
- SS MONUMENT FOUND, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "SELLARS LS 27615"
- FS MONUMENT FOUND, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "FLATIRONS SURV LS 38409"
- DB MONUMENT FOUND, 1/2" REBAR WITH ILLEGIBLE ALUMINUM COLLAR
- DB1 MONUMENT FOUND, 1/2" REBAR WITH ALUMINUM COLLAR MARKED "D.B. & CO. LS 17664"
- DB2 MONUMENT FOUND, 5/8" REBAR WITH 2" ALUMINUM CAP MARKED "D.B. & CO. PLS 27275"
- AC MONUMENT FOUND, 5/8" REBAR WITH ILLEGIBLE 1 1/2" ALUMINUM CAP

- OPC MONUMENT FOUND, REBAR WITH 1 1/2" ORANGE PLASTIC CAP MARKED "RUBINHO"
- CALCULATED CORNER POSITION NO MONUMENT FOUND NOR SET
- R# BOULDER COUNTY CLERK AND RECORDER RECEPTION NUMBER
- LS-01-2345 REFERENCE TO BOUNDARY SURVEY DEPOSITED AT THE BOULDER COUNTY COMMUNITY PLANNING AND PERMITTING DEPARTMENT
- ⊙ WATER METER
- ⊞ GAS METER
- ⊞ ELECTRIC METER
- ⊞ WOOD PRIVACY FENCE (6FT TALL)
- ⊞ WIRE FENCE
- ⊞ EDGE OF ASPHALT ROAD
- ⊞ UTILITY POLE
- OHU— OVERHEAD UTILITY LINE

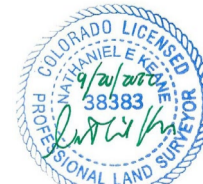
- 5430 — MAJOR CONTOUR (5FT INTERVAL)
- 5428 - - - MINOR CONTOUR (1FT INTERVAL)
- DECIDUOUS TREE (APPROXIMATE DIAMETER AT CHEST HEIGHT)
- ⊙ CONIFEROUS TREE (APPROXIMATE DIAMETER AT CHEST HEIGHT)
- ▭ CONCRETE
- ▭ WOOD DECK
- ▭ FLAGSTONE
- ▭ BRICK

### SURVEYOR'S CERTIFICATION:

I, NATHANIEL E. KEANE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE J & J LETTMANN FAMILY TRUST AND BUILDWELL, LLC, THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE ABOVE DESCRIBED PREMISES COMPLETED ON SEPTEMBER 20, 2022 WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT IT IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE, AND THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

NATHANIEL E. KEANE  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 38383  
FOR, AND ON BEHALF OF,  
BENCHMARK SURVEYING LLC.  
DATE: SEPTEMBER 20, 2022

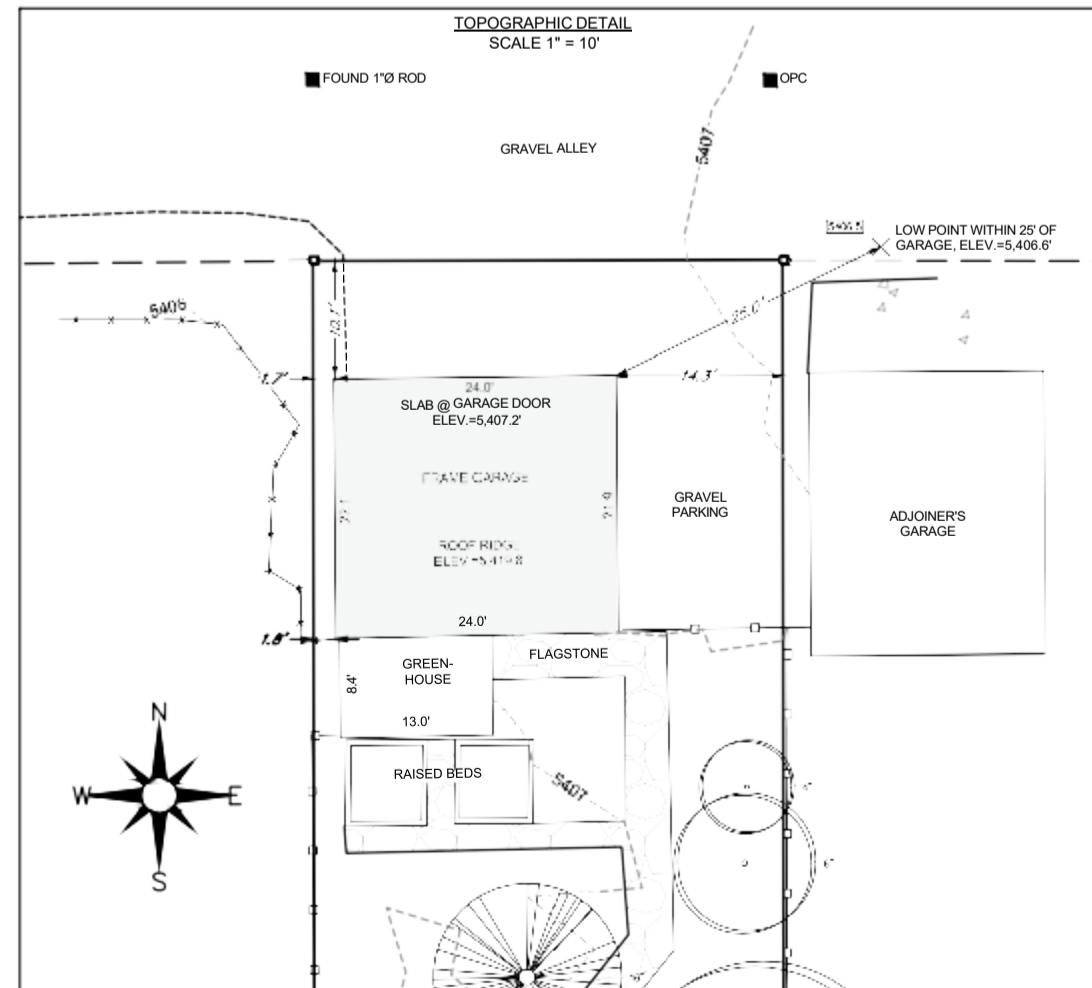
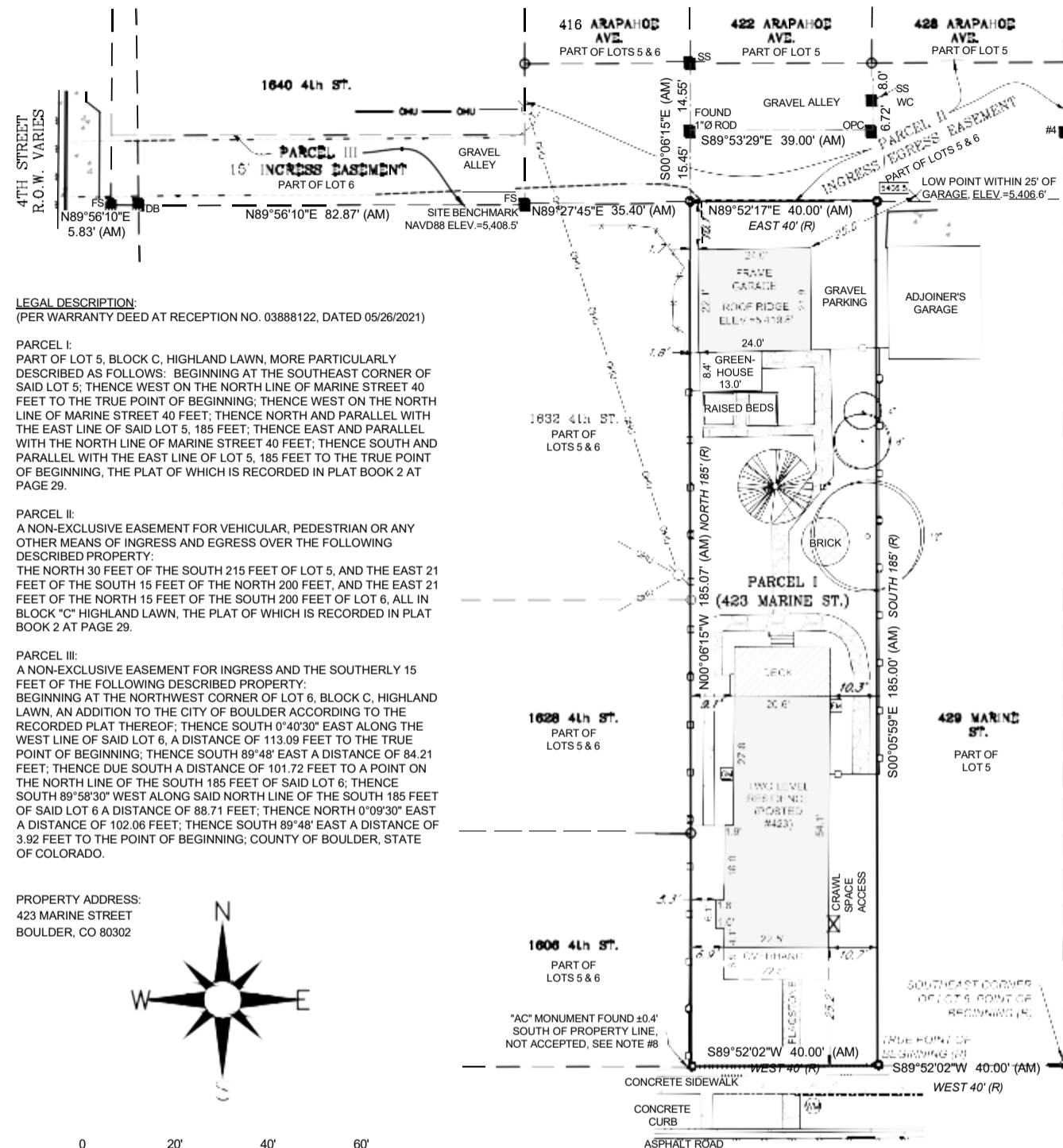
BMS LLC PROJECT #22,643-ISP  
423 MARINE ST.  
BOULDER, CO 80302



THIS MAP WAS PREPARED BY

## BENCHMARK SURVEYING

PROFESSIONAL LAND SURVEYING  
4150 DARLEY AVE, UNIT 7  
BOULDER, CO 80305  
(720) 328-8048  
www.BMSURV.com  
NATE@BMSURV.COM

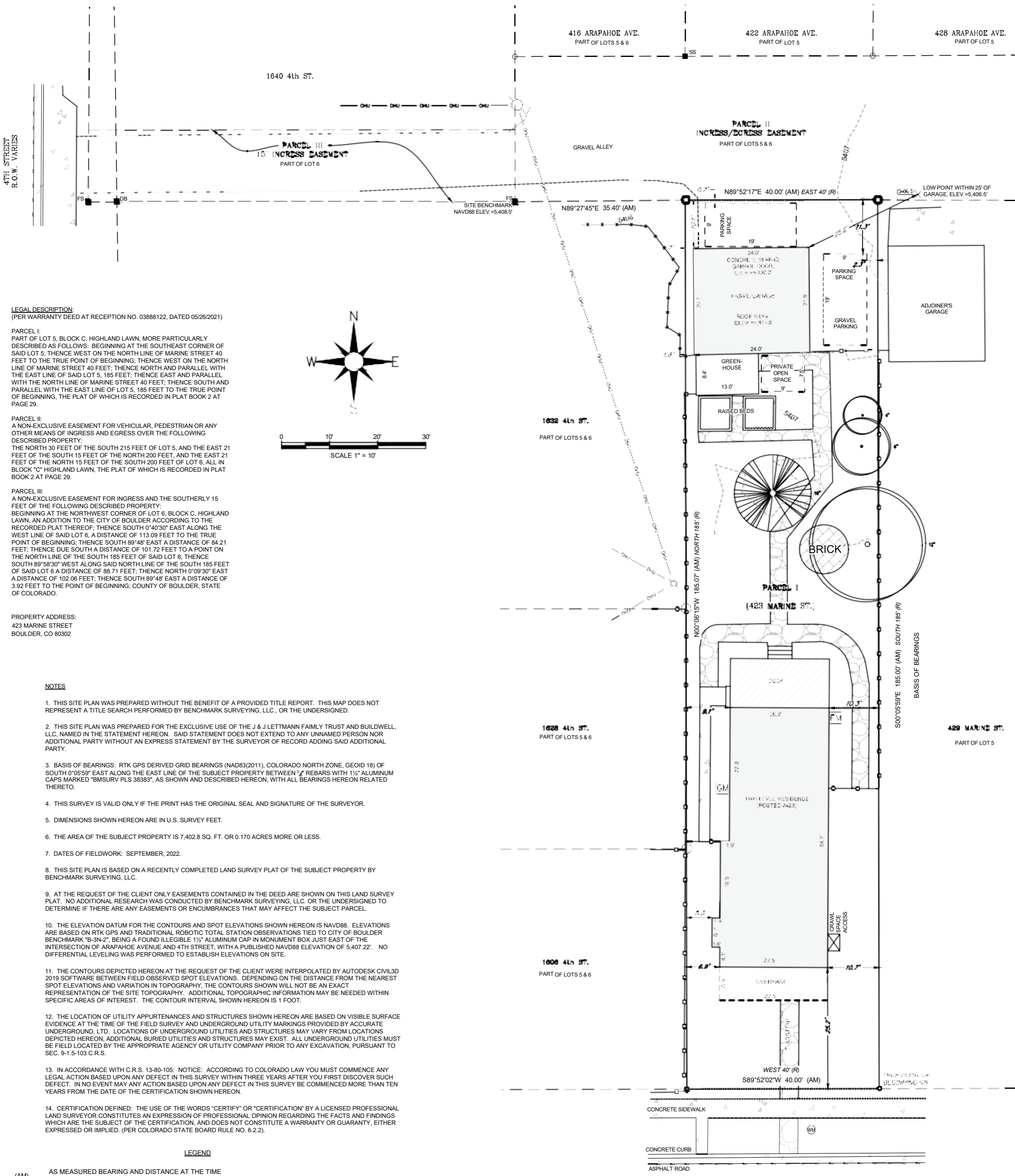


### NOTES

1. THIS LAND SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE REPORT. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BENCHMARK SURVEYING, LLC, OR THE UNDERSIGNED.
2. THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE J & J LETTMANN FAMILY TRUST AND BUILDWELL, LLC, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.
3. BASIS OF BEARINGS: RTK GPS DERIVED GRID BEARINGS (NAD83(2011), COLORADO NORTH ZONE, GEOID 18) OF SOUTH 54°02'04" EAST BETWEEN THE INTERSECTION MONUMENT FOUND NEAR THE EAST RIGHT-OF-WAY LINE OF 4TH STREET EXTENDED NORTH AT THE INTERSECTION OF ARAPAHOE AVENUE AND 4TH STREET, BEING AN ILLEGIBLE 1/2" ALUMINUM CAP IN MONUMENT BOX, AND THE INTERSECTION MONUMENT FOUND AT MARINE STREET AND 4TH STREET, BEING AN ILLEGIBLE 1/2" ALUMINUM CAP IN MONUMENT BOX, AS SHOWN AND DESCRIBED HEREON, WITH ALL BEARINGS HEREON RELATED THERETO.
4. THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE AREA OF THE SUBJECT PROPERTY IS 7,402.8 SQ. FT. OR 0.170 ACRES MORE OR LESS.
7. DATES OF FIELDWORK: SEPTEMBER, 2022.
8. SURVEYOR NARRATIVE: SURVEY MONUMENTATION WAS FOUND THROUGHOUT BLOCK C, HIGHLAND LAWN, AS SHOWN HEREON. AS SHOWN ON PREVIOUS SURVEYS THE CENTERLINE MONUMENTATION IS INCOMPLETE WITH TWO OF THE FOUR INTERSECTION/CENTERLINE MONUMENTS NOT FOUND, THE POSITION FOR SAID MONUMENTS WAS CALCULATED BASED ON PREVIOUS SURVEYS AND RECORD DIMENSIONS. SURVEY MONUMENTS FOUND ON BLOCK C WERE FOUND WITHIN ACCEPTABLE TOLERANCES AND GENERALLY ACCEPTED UNLESS OTHERWISE NOTED. THE ILLEGIBLE 1/2" ALUMINUM CAP LOCATED JUST SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY WAS FOUND TO BE APPROXIMATELY 0.4' SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF MARINE STREET AND WAS NOT ACCEPTED FOR THE CORNER POSITION BUT WAS USED FOR ESTABLISHING THE WEST LINE OF THE SUBJECT PROPERTY. NO OTHER CONFLICTING MONUMENTATION WAS FOUND DURING THE COURSE OF THE SURVEY.
9. AT THE REQUEST OF THE CLIENT ONLY EASEMENTS CONTAINED IN THE DEED ARE SHOWN ON THIS LAND SURVEY PLAT. NO ADDITIONAL RESEARCH WAS CONDUCTED BY BENCHMARK SURVEYING, LLC, OR THE UNDERSIGNED TO DETERMINE IF THERE ARE ANY EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PARCEL.
10. BOUNDARY SURVEYS DEPOSITED AT THE BOULDER COUNTY COMMUNITY PLANNING AND PERMITTING DEPARTMENT RESEARCHED IN THE PREPARATION OF THIS SURVEY: LS-93-0063, LS-14-0180, LS-15-0199, LS-20-0022 AND LS-22-0345.
11. THE ELEVATION DATUM FOR THE CONTOURS AND SPOT ELEVATIONS SHOWN HEREON IS NAVD88. ELEVATIONS ARE BASED ON RTK GPS AND TRADITIONAL ROBOTIC TOTAL STATION OBSERVATIONS TIED TO CITY OF BOULDER BENCHMARK "B-3N-2", BEING A FOUND ILLEGIBLE 1/2" ALUMINUM CAP IN MONUMENT BOX JUST EAST OF THE INTERSECTION OF ARAPAHOE AVENUE AND 4TH STREET, WITH A PUBLISHED NAVD88 ELEVATION OF 5,407.22'. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH ELEVATIONS ON SITE.
12. THE CONTOURS DEPICTED HEREON AT THE REQUEST OF THE CLIENT WERE INTERPOLATED BY AUTODESK CIVIL3D 2019 SOFTWARE BETWEEN FIELD OBSERVED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM THE NEAREST SPOT ELEVATIONS AND VARIATION IN TOPOGRAPHY, THE CONTOURS SHOWN WILL NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. ADDITIONAL TOPOGRAPHIC INFORMATION MAY BE NEEDED WITHIN SPECIFIC AREAS OF INTEREST. THE CONTOUR INTERVAL SHOWN HEREON IS 1 FOOT.
13. THE LOCATION OF UTILITY APPURTENANCES AND STRUCTURES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AT THE TIME OF THE FIELD SURVEY AND UNDERGROUND UTILITY MARKINGS PROVIDED BY ACCURATE UNDERGROUND, LTD. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS DEPICTED HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY EXIST. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO SEC. 9-1.5-103 C.R.S.
14. IN ACCORDANCE WITH C.R.S. 13-80-105; NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
15. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2.)

# A SITE PLAN OF 423 MARINE STREET

PART OF LOT 5, BLOCK C, HIGHLAND LAWN, LOCATED IN THE NORTHEAST 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



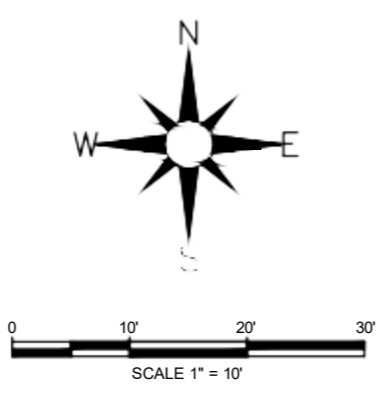
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**PARCEL II:**  
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR, PEDESTRIAN OR ANY OTHER MEANS OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:  
THE NORTH 30 FEET OF THE SOUTH 215 FEET OF LOT 5, AND THE EAST 21 FEET OF THE SOUTH 15 FEET OF THE NORTH 200 FEET, AND THE EAST 21 FEET OF THE NORTH 15 FEET OF THE SOUTH 200 FEET OF LOT 6, ALL IN BLOCK "C" HIGHLAND LAWN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2 AT PAGE 29.

**PARCEL III:**  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND THE SOUTHERLY 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK C, HIGHLAND LAWN, AN ADDITION TO THE CITY OF BOULDER ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 0°40'30" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 113.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°48' EAST A DISTANCE OF 84.21 FEET; THENCE DUE SOUTH A DISTANCE OF 101.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 185 FEET OF SAID LOT 6; THENCE SOUTH 89°58'30" WEST ALONG SAID NORTH LINE OF THE SOUTH 185 FEET OF SAID LOT 6 A DISTANCE OF 88.71 FEET; THENCE NORTH 0°09'30" EAST A DISTANCE OF 102.06 FEET; THENCE SOUTH 89°48' EAST A DISTANCE OF 3.92 FEET TO THE POINT OF BEGINNING; COUNTY OF BOULDER, STATE OF COLORADO.

PROPERTY ADDRESS:  
423 MARINE STREET  
BOULDER, CO 80302



### NOTES

1. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE REPORT. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BENCHMARK SURVEYING, LLC., OR THE UNDERSIGNED.
2. THIS SITE PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE J & J LETTMANN FAMILY TRUST AND BUILDWELL, LLC, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.
3. BASIS OF BEARINGS: RTK GPS DERIVED GRID BEARINGS (NAD83/2011), COLORADO NORTH ZONE, GEOID 18) OF SOUTH 0°05'59" EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY BETWEEN 1/2" REBARS WITH 1/2" ALUMINUM CAPS MARKED "BMSURV PLS 38383", AS SHOWN AND DESCRIBED HEREON, WITH ALL BEARINGS HEREON RELATED THERETO.
4. THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE AREA OF THE SUBJECT PROPERTY IS 7,402.8 SQ. FT. OR 0.170 ACRES MORE OR LESS.
7. DATES OF FIELDWORK: SEPTEMBER, 2022.
8. THIS SITE PLAN IS BASED ON A RECENTLY COMPLETED LAND SURVEY PLAT OF THE SUBJECT PROPERTY BY BENCHMARK SURVEYING, LLC.
9. AT THE REQUEST OF THE CLIENT ONLY EASEMENTS CONTAINED IN THE DEED ARE SHOWN ON THIS LAND SURVEY PLAT. NO ADDITIONAL RESEARCH WAS CONDUCTED BY BENCHMARK SURVEYING, LLC, OR THE UNDERSIGNED TO DETERMINE IF THERE ARE ANY EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PARCEL.
10. THE ELEVATION DATUM FOR THE CONTOURS AND SPOT ELEVATIONS SHOWN HEREON IS NAVD88. ELEVATIONS ARE BASED ON RTK GPS AND TRADITIONAL ROBOTIC TOTAL STATION OBSERVATIONS TIED TO CITY OF BOULDER BENCHMARK "B-3N-2", BEING A FOUND ILLIGIBLE 1/2" ALUMINUM CAP IN MONUMENT BOX JUST EAST OF THE INTERSECTION OF ARAPAHOE AVENUE AND 4TH STREET, WITH A PUBLISHED NAVD88 ELEVATION OF 5,407.22'. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH ELEVATIONS ON SITE.
11. THE CONTOURS DEPICTED HEREON AT THE REQUEST OF THE CLIENT WERE INTERPOLATED BY AUTODESK CIVIL3D 2019 SOFTWARE BETWEEN FIELD OBSERVED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM THE NEAREST SPOT ELEVATIONS AND VARIATION IN TOPOGRAPHY, THE CONTOURS SHOWN WILL NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. ADDITIONAL TOPOGRAPHIC INFORMATION MAY BE NEEDED WITHIN SPECIFIC AREAS OF INTEREST. THE CONTOUR INTERVAL SHOWN HEREON IS 1 FOOT.
12. THE LOCATION OF UTILITY APPURTENANCES AND STRUCTURES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AT THE TIME OF THE FIELD SURVEY AND UNDERGROUND UTILITY MARKINGS PROVIDED BY ACCURATE UNDERGROUND, LTD. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS DEPICTED HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY EXIST. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO SEC. 9-1.5-103 C.R.S.
13. IN ACCORDANCE WITH C.R.S. 13-80-105: NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
14. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2).

### LEGEND

(AM)	AS MEASURED BEARING AND DISTANCE AT THE TIME OF SURVEY	(M)	WATER METER
(P)	PLATTED BEARING AND DISTANCE PER HIGHLAND LAWN, RECEPTION NO. 880000018 (PLAT BOOK 2, PAGE 29) OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER	(G)	GAS METER
■	MONUMENT FOUND AS DESCRIBED	(E)	ELECTRIC METER
■#4	MONUMENT FOUND, 1/2" REBAR	□	WOOD PRIVACY FENCE (6FT TALL)
■SS	MONUMENT FOUND, 5/8" REBAR WITH 1/2" ALUMINUM CAP MARKED "SELLARS LS 27615"	—x—x—	WIRE FENCE
■FS	MONUMENT FOUND, 5/8" REBAR WITH 1/2" ALUMINUM CAP MARKED "FLATIRONS SURV LS 38409"	— — —	EDGE OF ASPHALT ROAD
■DB	MONUMENT FOUND, 1/2" REBAR WITH ILLEGIBLE ALUMINUM COLLAR	○	UTILITY POLE
○	MONUMENT FOUND, 5/8" X 18" REBAR WITH 1/2" ALUMINUM CAP MARKED "BMSURV PLS 38383"	—○—	MAJOR CONTOUR (5FT INTERVAL)
○	CALCULATED CORNER POSITION NO MONUMENT FOUND NOR SET	—○—	MINOR CONTOUR (1FT INTERVAL)
○	DECIDUOUS TREE (APPROXIMATE DIAMETER AT CHEST HEIGHT)	▭	CONCRETE
○	CONIFEROUS TREE (APPROXIMATE DIAMETER AT CHEST HEIGHT)	▭	WOOD DECK
		▭	FLAGSTONE
		▭	BRIC
		—○—	OVERHEAD UTILITY LINE

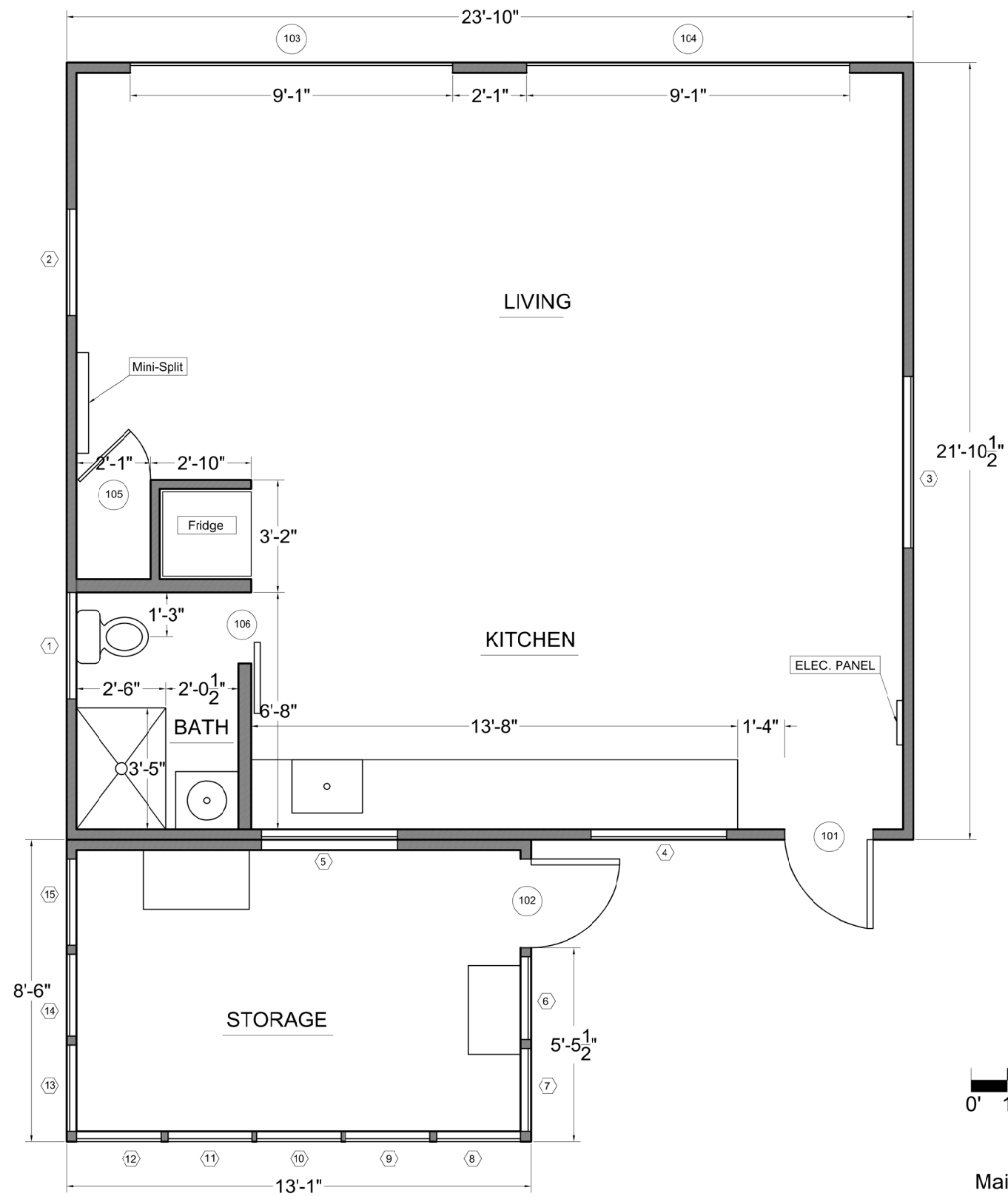
### SURVEYOR'S CERTIFICATION:

I, NATHANIEL E. KEANE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE J & J LETTMANN FAMILY TRUST AND BUILDWELL, LLC, THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE ABOVE DESCRIBED PREMISES (COMPLETED ON SEPTEMBER 20, 2022) WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT IT IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE, AND THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

NATHANIEL E. KEANE  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 38383  
FOR AND ON BEHALF OF  
BENCHMARK SURVEYING LLC.  
DATE: SEPTEMBER 21, 2022  
BMS LLC PROJECT #22.643-ISP  
423 MARINE ST.  
BOULDER, CO 80302



THIS MAP WAS PREPARED BY  
**BENCHMARK SURVEYING**  
PROFESSIONAL LAND SURVEYING  
4150 DARLEY AVE, UNIT 7  
BOULDER, CO 80305  
(720) 328-0048  
www.BMSURV.com  
NATE@BMSURV.COM



Main Level Floor Plan  
1/4"=1'

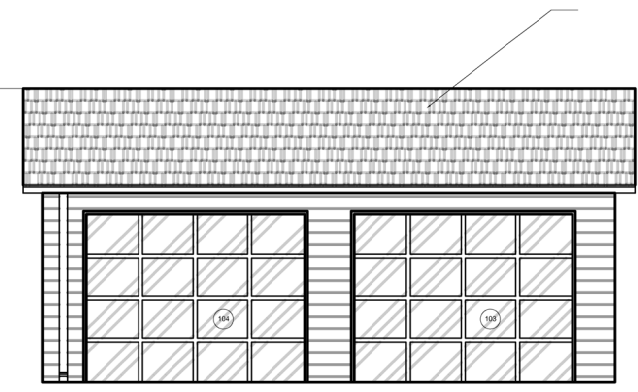
NO.	DATE	REVISION

**BUILDWELL**  
13905 BRUAN RD GOLDEN, CO 80401 720.838.6609

JOB TITLE: 423 Marine
DRAWING TITLE: Main Level
SCALE: 1/4"=1'
DRAWN BY: SB
DATE: 07/25/22

PAGE NO.

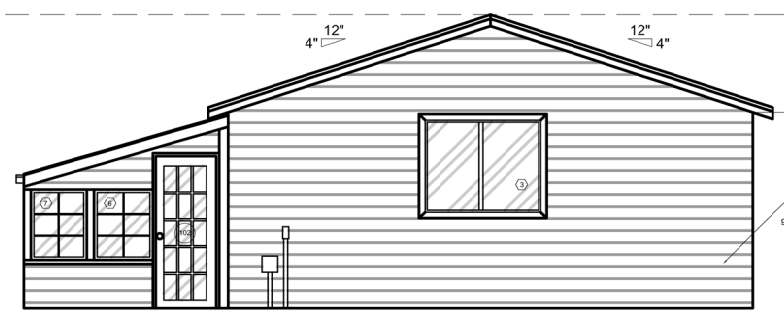
NO.	DATE	REVISION



1 (N) Elevation  
1/8"=1'

Composite Shingles

Detached ADU is a converted garage. Design and materials match the main house, a 1909 Victorian.



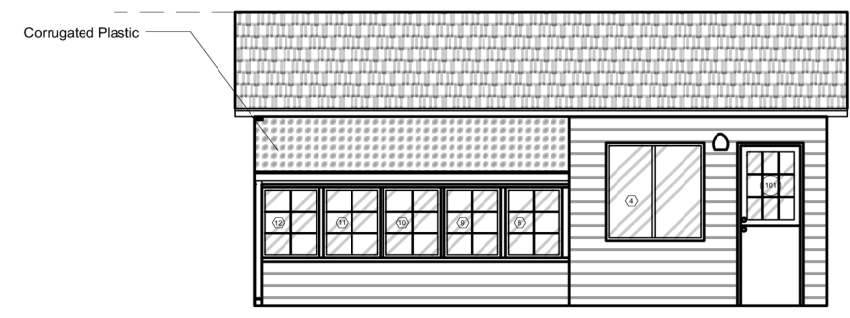
2 (E) Elevation  
1/8"=1'

Roof Ridge ELEV. 5,419.8'

Height of Roof to Height of Sidewall Ratio

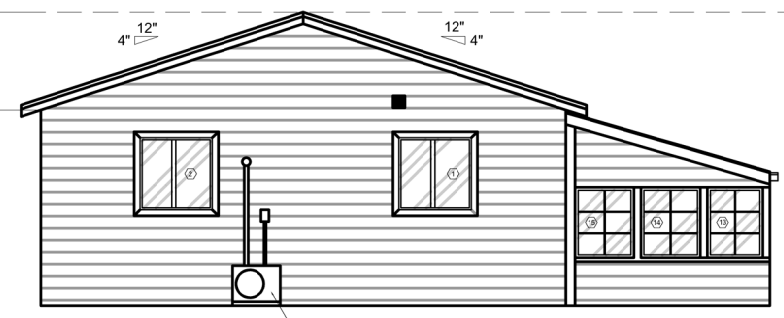
Wood Siding

Low Point within 25' 5,406.8'



3 (S) Elevation  
1/8"=1'

Height of Roof to Height of Sidewall Ratio

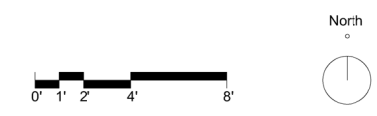


3 (W) Elevation  
1/8"=1'

Roof Ridge ELEV. 5,419.8'

Low Point within 25' 5,406.8'

Condenser



**BUILDWELL**  
13905 BRUAN RD GOLDEN, CO 80401 720.838.6609

JOB TITLE:  
**423 Marine**

DRAWING TITLE:  
**Building Elevations**

SCALE:  
**1/8" = 1'**

DRAWN BY:  
**SB**

DATE:  
**07/25/22**

PAGE NO.



City of Boulder Planning and Development Services
PO Box 791 • Boulder, CO 80306
Phone: 303-441-1880 • Web: boulderplandevop.net

BOARD OF ZONING ADJUSTMENT (BOZA)
VARIANCE APPLICATION

APPLICATION DEADLINE IS THE SECOND MONDAY OF EACH MONTH.
MEETING DATE IS 4:00 P.M. ON THE SECOND TUESDAY 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: 508 Pleasant Street, Boulder Colorado
Legal Description: Lot 2 Block 5 Subdivision Vermont (Or attach description.)
Lot Size: 6,830 sq ft
Existing Use of Property: Single Family Residential
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):

Current Home owner (since April 2021) was informed by City Code Enforcement staff of presence of unpermitted "bridge/breezeway" connection between garage and upper patio of the main house. According to staff, this connection was discovered in September, 2020 when prior owner submitted for a building permit to modify garage. Staff looked at historic aerial photography to determine that the bridge connection was placed sometime between 2016-2017 by a former owner (not the owner applying for building permit). Prior owner agreed to remove bridge as part of building permit, but instead decided to sell the property to current owner in April 2021 and did not go forward with proposed remodel and also did not disclose to current owner violation. Bridge connection with garage is be a violation of 25' property setback from back alley (BRC 9-7-1)

Table with 2 columns: Existing vs Proposed. Rows include Total floor area, Total building coverage, and Building height.

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

- Name of Owner: Eric Raffini and Steven Aronowitz
Address: 508 Pleasant Street Telephone: (415) 518-7484
City: Boulder State: CO Zip Code: 80302 Email: ericraffini@gmail.com
Name of Contact (if other than owner):
Address: Telephone:
City: State: Zip Code: Email:

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 9-6-4)
- 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 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 following pages;
- 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.);
- Sign Posting Acknowledgement Form - *see following page*.  
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-developop](http://bouldercolorado.gov/plan-developop));

---

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

Applicant Signature Eric Rappin Date 11/1/22

Owner (if other than Applicant) Signature \_\_\_\_\_ Date \_\_\_\_\_

**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, Eric Raffini, am filing a Land Use Review, Administrative Review, Technical Document Review, or BOZA application [on behalf of] \_\_\_\_\_ for the property  
(PRINT NAME OF APPLICANT OR CONTACT PERSON) (PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)  
located at 508 Pleasant Street, Boulder CO. 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

11/1/22

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.

**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 -**

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- (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, \_\_\_\_\_, am filing a Land Use Review, Administrative Review, Technical Document Review, or BOZA application [on behalf of] \_\_\_\_\_ for the property located at \_\_\_\_\_. I have read the city's sign posting requirements above and acknowledge and agree to the following:

(PRINT NAME OF APPLICANT OR CONTACT PERSON)

(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)

(PRINT PROPERTY ADDRESS OR LOCATION)

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.

*Eric Roppin*

NAME OF APPLICANT OR CONTACT PERSON

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.

# Materials in Support of BOZA Variance Application

508 Pleasant Street

11/1/22

## **Statement of Facts**

We are requesting a variance from the Board of Zoning Adjustment (BOZA) from the setback and separation requirements listed in Section 9-7-1, B.R.C 1981.

Our family purchased the single family home located at 508 Pleasant Street in April 2021 from the seller, Arch Robertson, who had owned the home since 2019. We were informed that the seller had submitted a building permit and plans to remodel the home and garage in September, 2020, but in late January, 2021, decided to forgo the remodel and instead put the home on the market.

At no time during the selling process did the previous owner disclose to us that the “bridge” connection from the upper deck patio to the garage was unpermitted or illegal. Attached you will see the seller’s disclosure statement, which does not include any information about a code violation (see highlighted section) and we were not made aware of any code violations on the property.

Last September, I received a call from Boulder City Code Enforcement staff informing me that the bridge connection to the garage was unpermitted and would need to be removed. He explained that this bridge connection was discovered and flagged during the building permit review for the proposed remodel in 2020. According to their review of historical aerial photography, the bridge connection was put into place in 2016 by a previous owner who sold the property in 2019. This was the first time we learned about any issue with the bridge connection.

I contacted the seller’s architects and consultants who submitted the building application and they shared their construction and remodel drawings and it was clear from the correspondence that they were aware of issue since the second set of remodel plans resubmitted in early January, 2021 had the railings removed from the connection.

## **Issue of Concern:**

As currently configured, the bridge attachment with the garage creates one large building envelope which does not comply with the 25’ setback from the back property line (back alley).

## **Criteria for Approving a Variance:**

We believe that our situation satisfies the following criteria for a variance:

### (1) Physical Conditions or Disability

- A) Although no member of our family has a disability which would require the use of a handicap entrance to the home, the current bridge connection is the only entrance into the home that is wheel-chair accessible. We do have friends who are confined to a wheelchair and use this entrance when they visit our home. Furthermore, our children have grandparents and great-grandparents who could utilize this entrance when they visit.
- B) The existence of the bridge access to the detached garage is an unusual circumstance and does not exist throughout the neighborhood or zoning district.
- C) The existing bridge access is an integral part of both the garage and patio, therefore the property cannot reasonably be modified or changed to come into conformity of the chapter. Removal of the connection structure would require major demolition and modification of both garage and back patio.
- D) As discussed above, removal of the bridge connection requires an expensive modification to our patio and garage that we feel is unfair since we had no knowledge of the code violation when we purchased the home. Furthermore, this modification was completed by a twice-removed prior owner of the home. We feel that this creates an unnecessary burden and hardship that was not created by us.

### (5) Requirements for Variance Approvals

- A) Alteration of Essential Character of neighborhood. We do not believe the bridge alters the character of our neighborhood since it is not visible from the street or alley.
- B) Would not impede the use or enjoyment of neighboring properties. We cannot see how this bridge connection would impact our adjacent neighbors. They have never registered a complaint with us and both have owned their properties for many years before we purchased our home.

C) Allowing the bridge would be the minimum variance that would afford relief and also is the least modification necessary.

D) The bridge does not impact solar access in any way.

**Supporting Documentation:**

- 1) Photographs
- 2) Site Plan and Architectural drawings that were part of the prior owner's building permit application. This is for illustrative purposes only since we are not going forward with his remodel plans.
- 3) Sellers Disclosure statement which does not indicate any code violation



Existing Bridge connection between patio deck and garage (facing East)



Existing Bridge Connection (Approximately 5'x5')



Existing Bridge Connection Facing East





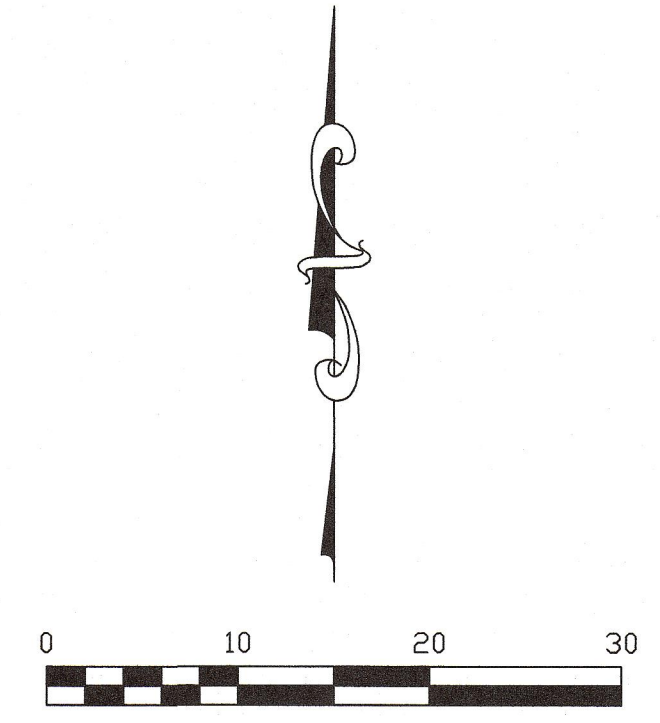
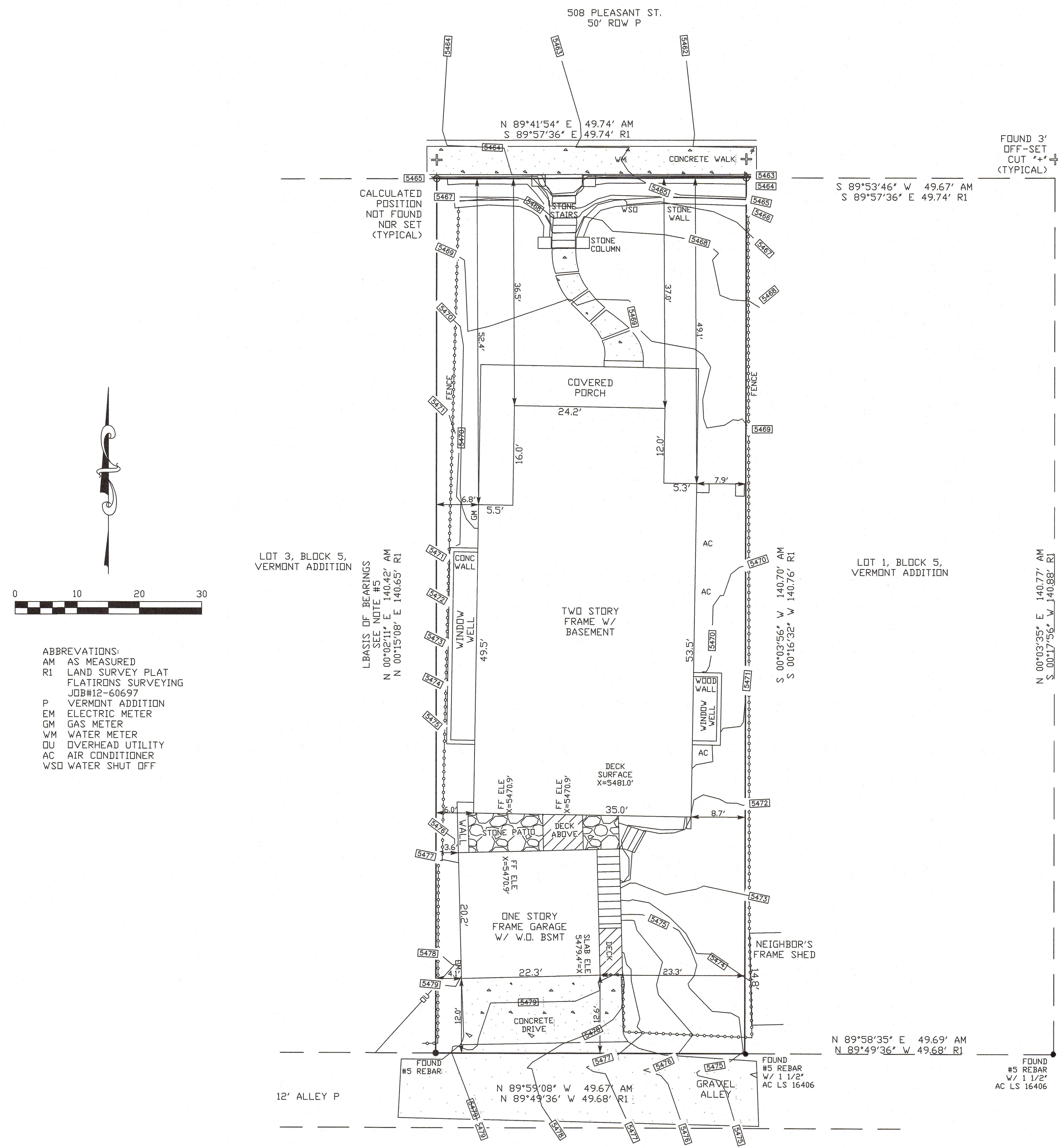
Existing Bridge Connection Facing West

LEGAL DESCRIPTION:  
PER BOULDER COUNTY DEED RECEPTION NUMBER: 3730744

LOT 2,  
BLOCK 5,  
VERMONT ADDITION,  
COUNTY OF BOULDER,  
STATE OF COLORADO.

**IMPROVEMENT SURVEY PLAT**  
**508 PLEASANT ST.**  
**LOT 2, BLOCK 5, VERMONT ADDITION,**  
**THE NORTHEAST QUARTER OF SECTION 36,**  
**TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6TH P.M.,**  
**COUNTY OF BOULDER, STATE OF COLORADO.**  
**SHEET 1 OF 1**

- NOTES:**
- LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY SHOWN HEREON IS BASED ON BOULDER COUNTY DEED RECEPTION NO. 3730744. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE REPORT AND DOES NOT PURPORT TO BE A TITLE SEARCH BY GREEN MOUNTAIN SURVEYING LLC TO DETERMINE ENCUMBRANCES NOT SHOWN BY THE PLAT NOR SAID DEED.
  - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE 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 THE THOMAS ARCH ROBERTSON LIVING TRUST AND ARCADEA ARCHITECTURE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.
  - THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON COLORADO STATE PLANE NORTH ZONE, NAD 83, GEOID 12A, BEING NORTH 00°02'11" EAST ALONG THE WEST LINE OF LOT 2, BLOCK 5, VERMONT ADDITION BETWEEN THE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 2, BEING A FOUND #5 REBAR AS SHOWN AND DESCRIBED HEREON, AND THE OFF-SET MONUMENT LOCATED 3' NORTH OF THE NORTHWEST CORNER OF SAID LOT 2, BEING A FOUND CUT "++" AS SHOWN AND DESCRIBED HEREON. WITH ALL OTHER BEARINGS AND DISTANCES SHOWN HEREON RELATED THERETO.
  - ONLY SURFACE EVIDENCE OF STRUCTURES AND UTILITIES VISIBLE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ANY UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY EXCAVATION, PURSUANT TO SEC. 9-15-103 C.R.S.
  - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO SEC. 18-4-508 C.R.S.
  - THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.
  - BUILDINGS OR IMPROVEMENTS ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE FEET FROM THE LOT LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
  - DATES OF FIELDWORK: NOVEMBER 2019.
  - TOTAL AREA OF THE SUBJECT PROPERTY IS 6,987 SQ. FT. OR 0.16 ACRES OR LESS.
  - THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
  - THE LEGAL DESCRIPTION IN BOULDER COUNTY RECORDED DEED RECEPTION NUMBER 3730744 INCLUDES A CALL OF THE NORTH HALF OF THE VACATED RIGHT OF WAY FOR HAPGOOD STREET ADJOINING THE LOT PER VERMONT ADDITION. THE HAPGOOD RIGHT OF WAY DOES NOT ADJOIN LOT 2, BLOCK 5, AND THEREFOR HAS NOT BEEN SHOWN TO BE PART OF THE SUBJECT PROPERTY.
  - THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY CARLSON SOFTWARE VERSION 2018 BETWEEN ACTUAL OBSERVED ELEVATIONS. DEPENDING ON THE DISTANCE FROM THE NEAREST MEASURED ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOURS SHOWN HEREON WILL NOT BE AN EXACT REPRESENTATION OF THE TOPOGRAPHY. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. DATE OF TOPOGRAPHIC SURVEY NOVEMBER 2019. TOPOGRAPHIC INFORMATION SUBJECT TO CHANGE.
  - BENCHMARK INFORMATION: NAVD 88 ELEVATION PER CITY OF BOULDER VERTICAL BENCHMARK B-3N-2 BEING A FOUND 2" ALUMINUM CITY OF BOULDER MONUMENT LOCATED NEAR THE INTERSECTION OF 4TH ST. AND ARAPAHOE AVE., HAVING A PUBLISHED ELEVATION OF 5407.22'. WITH AN ON SITE BENCHMARK BEING ESTABLISHED ON THE EXISTING FINISHED FLOOR OF THE HOUSE OF 5470.9 FEET. WITH ALL OTHER ELEVATION INFORMATION SHOWN HEREON BEING RELATED THERETO.



**ABBREVIATIONS:**  
AM AS MEASURED  
RI LAND SURVEY PLAT  
FLATIRONS SURVEYING  
JOB#12-60697  
P VERMONT ADDITION  
EM ELECTRIC METER  
GM GAS METER  
WM WATER METER  
OU OVERHEAD UTILITY  
AC AIR CONDITIONER  
WSD WATER SHUT OFF

LOT 3, BLOCK 5,  
VERMONT ADDITION

LOT 1, BLOCK 5,  
VERMONT ADDITION

**SURVEYOR'S STATEMENT:**  
I, SAMUEL A. KNIGHT, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF GREEN MOUNTAIN SURVEYING, TO THE THOMAS ARCH ROBERTSON LIVING TRUST, AND ARCADEA ARCHITECTURE, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME ON DECEMBER 12, 2019; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

  
 DATE 12/12/2019  
 SAMUEL A. KNIGHT  
 CO PLS #38,127  
 GREEN MOUNTAIN SURVEYING  
 1195 EDINBORO DR.  
 BOULDER CO, 80305  
 303-601-8588  
 COPYRIGHT GREEN MOUNTAIN SURVEYING 2019

## PROJECT INFORMATION

**OWNERS**  
 ARCH ROBERTSON  
 508 PLEASANT STREET  
 BOULDER, CO 80302  
 TEL: 602.350.1131

**ARCHITECT**  
 ARCADEA ARCHITECTURE, INC.  
 741A PEARL ST.  
 BOULDER, CO 80302  
 TEL: 303.449.6605  
 DAVID BIEK, PRINCIPAL-IN-CHARGE  
 MATTHEW SCHEXNYDER, ARCHITECT

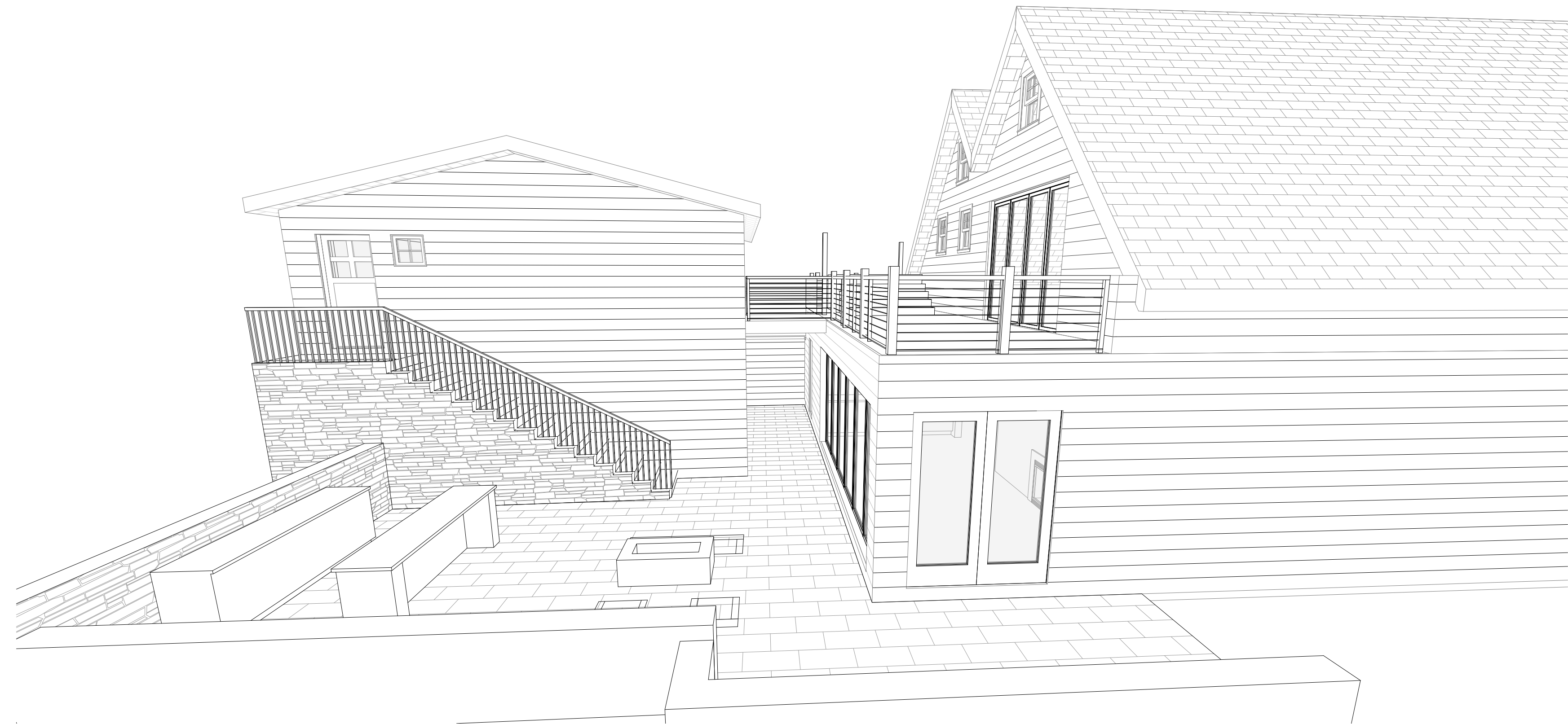
**GENERAL CONTRACTOR**  
 SLOAN CONSTRUCTION  
 1644 CONESTOGA ST SUITE 6  
 BOULDER, CO 80301  
 TEL: 720.549.0841

**STRUCTURAL ENGINEER**  
 JONATHAN SMOLENS, PE  
 LOPEZ SMOLENS ASSOCIATES  
 2400 CENTRAL AVE A-1 NORTH  
 BOULDER CO 80301  
 303.447.2813  
 LOPEZSMOLENSENGINEERS.COM

**MECH./PLUMBING ENGINEERING**  
 DESIGN-BUILD  
**ELECTRICAL ENGINEERING**  
 DESIGN-BUILD

## DRAWING INDEX

A0.0	COVER SHEET
A1.0	AREA PLANS
A1.3	CITY OF BOULDER ENERGY CONSERVATION CODE - MANDATORY
A1.4	CITY OF BOULDER ENERGY CONSERVATION CODE - PRESCRIPTIVE
A1.5	SITE PLAN / IMPERVIOUS PLAN
A1.6	MAIN LEVEL DEMOLITION PLAN
A1.7	UPPER LEVEL DEMOLITION PLAN
A2.1	MAIN LEVEL FLOOR PLAN
A2.2	UPPER LEVEL FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	BUILDING SECTIONS
G1.6	GARAGE DEMO PLANS
G2.1	GARAGE PLANS
G2.3	GARAGE EXTERIOR ELEVATIONS
G3.1	GARAGE AND STAIR SECTIONS
S1	STRUCTURAL PLANS
S2	STRUCTURAL SECTIONS



PERSPECTIVE 1

## PROJECT DESCRIPTION

REMODEL OF A SINGLE FAMILY RESIDENCE,  
 GARAGE, & LANDSCAPE

## PROJECT DATA

**APPLICABLE CODES:**  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FUEL/GAS CODE  
 2020 CITY OF BOULDER ENERGY CONSERVATION CODE  
 2017 NATIONAL ELECTRIC CODE  
 BOULDER REVISED CODE AMENDMENTS

## AREA & HEIGHT CALCULATIONS

**ZONING:** RL-1  
**LOT AREA PER ASSESSOR:** 6,830 SF

**EXISTING FLOOR AREAS:**  
 GARAGE MAIN (BELOW GRADE): 586 SF  
 GARAGE UPPER: 586 SF  
 LOWER LEVEL: 1,201 SF  
 MAIN LEVEL: 1,860 SF  
 UPPER LEVEL: 1,453 SF  
 DECK: 430 SF  
**TOTAL:** 6,116 SF

**ALTERATION FLOOR AREA: DEMO-REMODEL**  
 GARAGE MAIN (BELOW GRADE): 586 SF  
 GARAGE UPPER: 176 SF  
 LOWER LEVEL: 0 SF  
 MAIN LEVEL: 395 SF  
 UPPER LEVEL: 0 SF  
 DECK: 430 SF  
**TOTALS:** 1,157 SF

<b>TOTAL FLOOR AREA:</b>	<b>BRC 9-16-1</b>	<b>FAR AREA</b>
GARAGE MAIN (BELOW GRADE):	586 SF	228 SF
GARAGE UPPER:	586 SF	586 SF
LOWER LEVEL:	1,201 SF	0 SF
MAIN LEVEL:	1,860 SF	1,860 SF
UPPER LEVEL:	1,453 SF	1,453 SF
DECK:	430 SF	0 SF

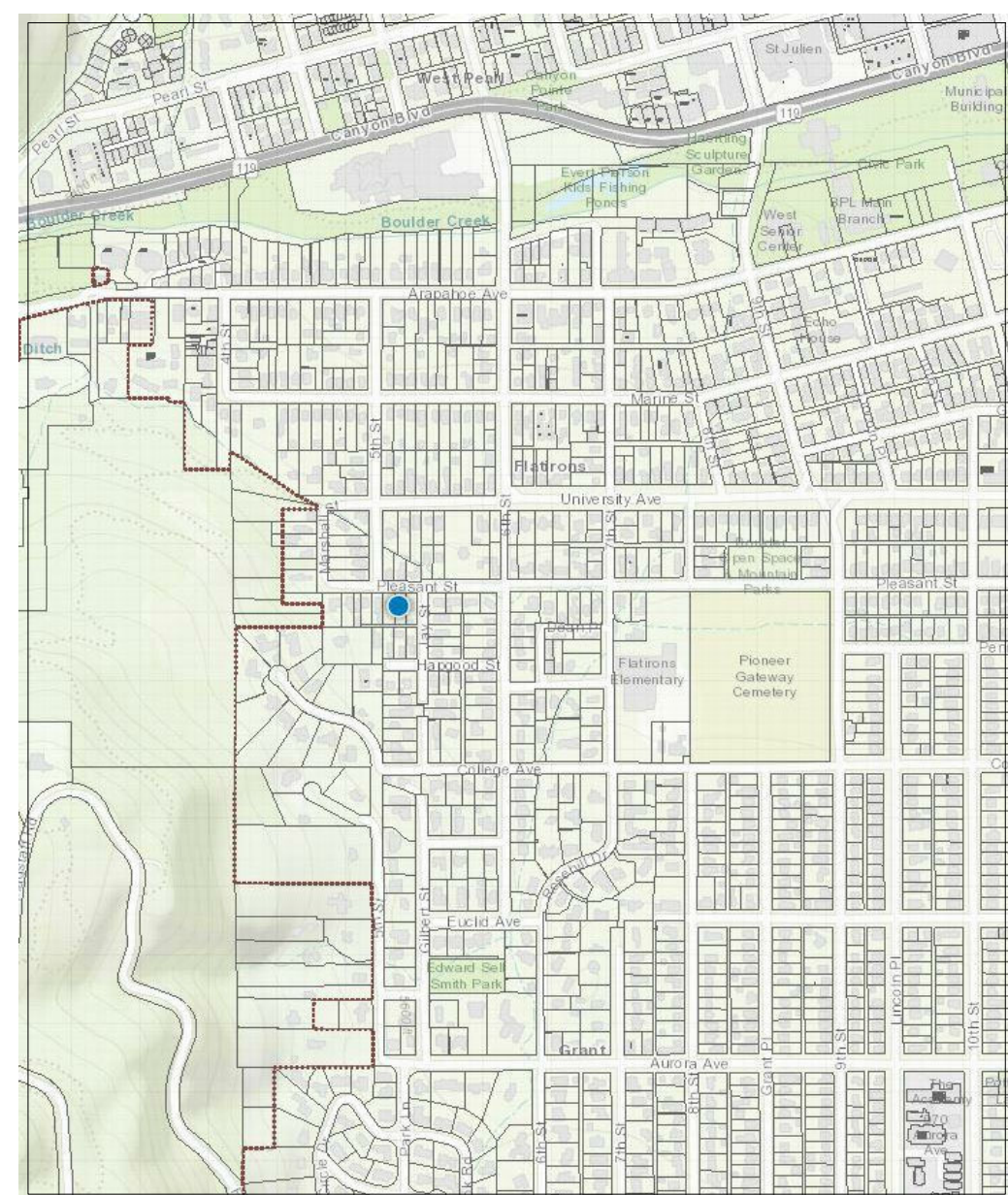
**TOTAL:** 6,116 SF 4,127 SF

**MAX ALLOWABLE FAR:** 3,466 SF

**FRONT PORCH AREA:** 84 SF

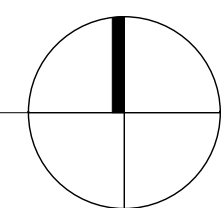
**BUILDING COVERAGE:**  
 EXISTING: 2,605 SF  
 PROPOSED: 2,605 SF  
 MAX ALLOWABLE: 2,416 SF

**NEW BUILDING HEIGHT:** NO CHANGE  
**MAX ALLOWABLE HEIGHT:** 35' - 0"



LOCATION PLAN

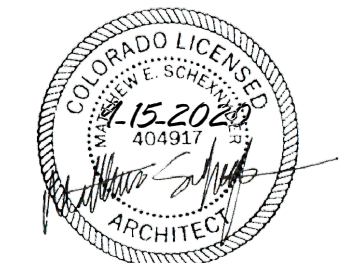
N.T.S.



ARCHITECTURE  
 741A PEARL STREET  
 BOULDER CO 80302  
 TEL 303.449.6605  
 ARCADEA.COM

## REVISIONS

REVISION DATE



ROBERTSON  
 RESIDENCE

SITE:  
 508 PLEASANT ST.  
 BOULDER, CO 80302

COVER SHEET

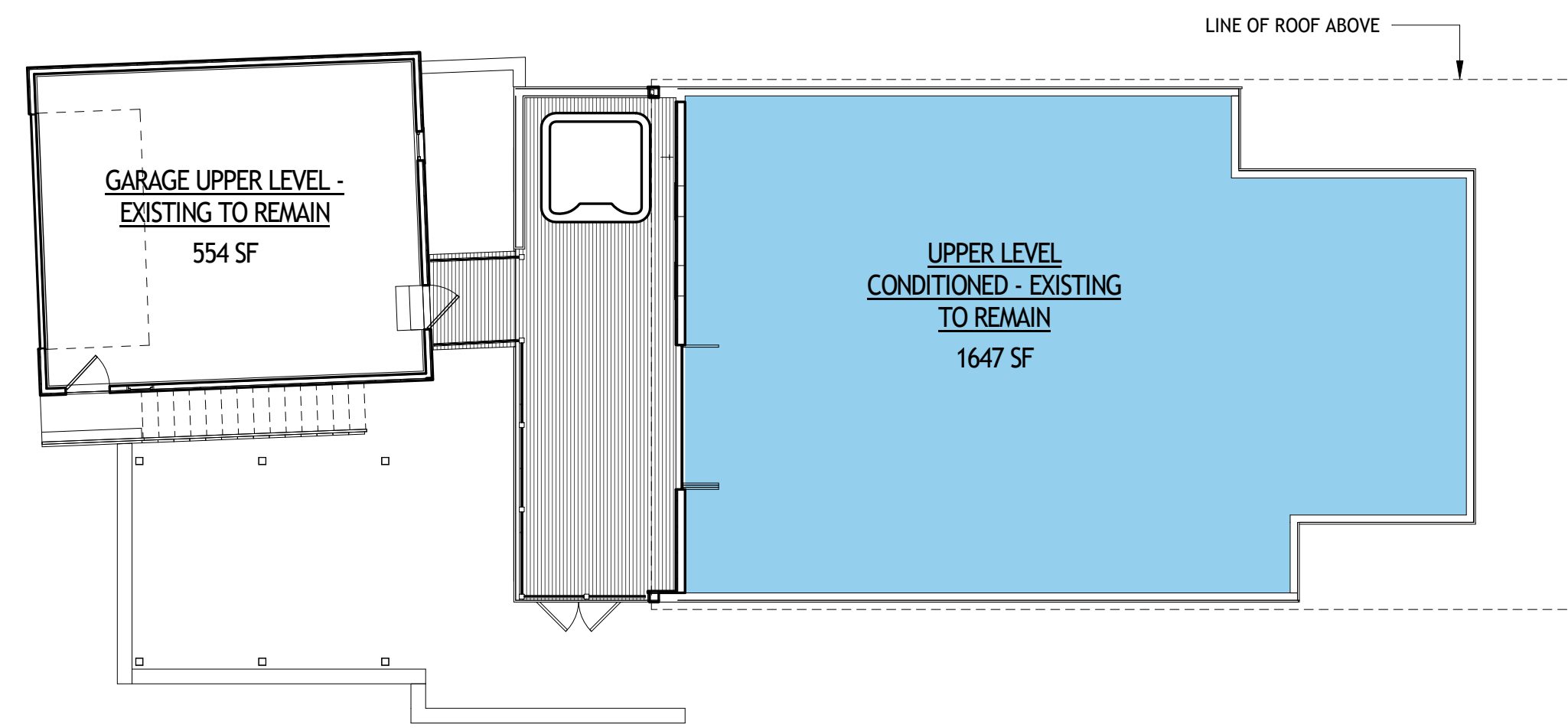
FOR PERMIT  
 15 SEPTEMBER 2020

**A0.0**

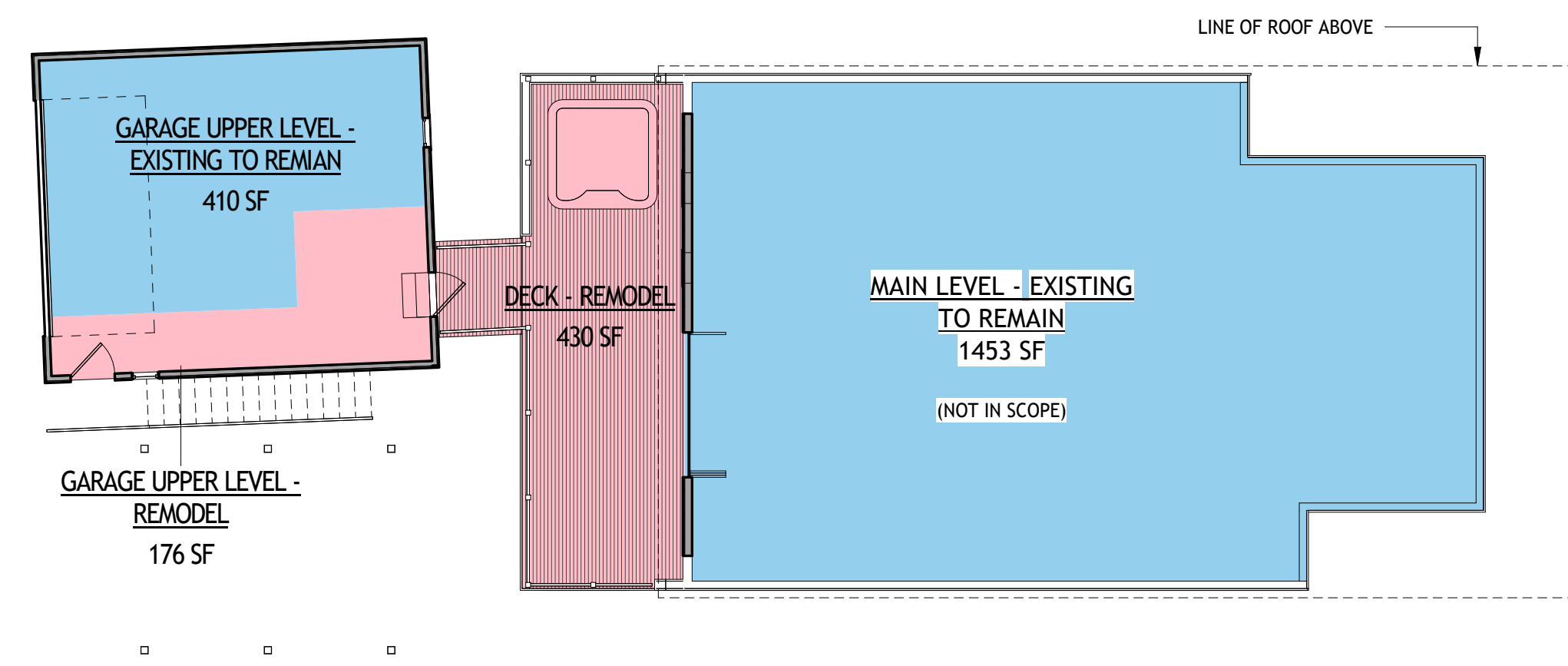
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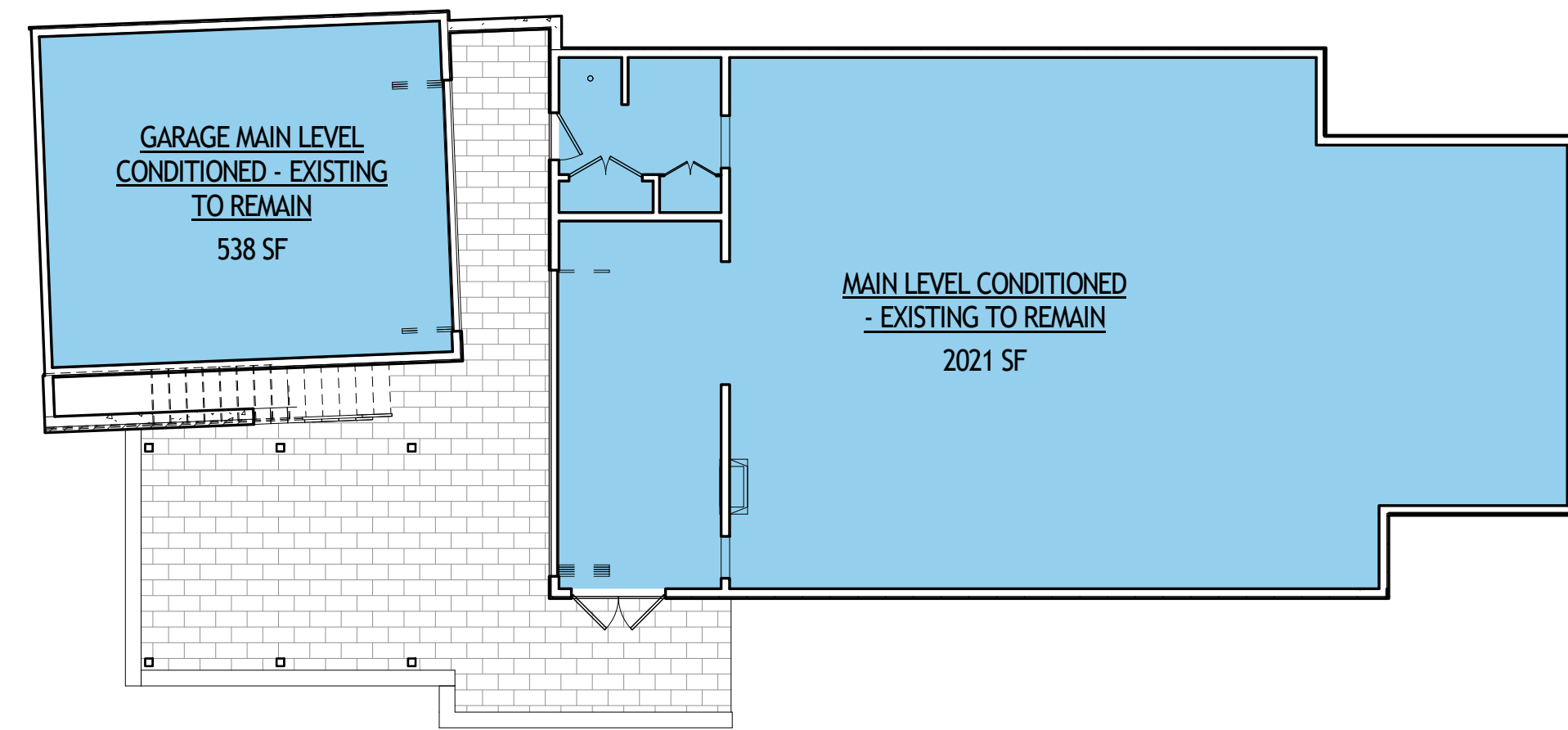
ARCHITECTURE  
741A PEARL STREET  
BOULDER CO 80302  
TEL 303.449.6605  
ARCADEA.COM



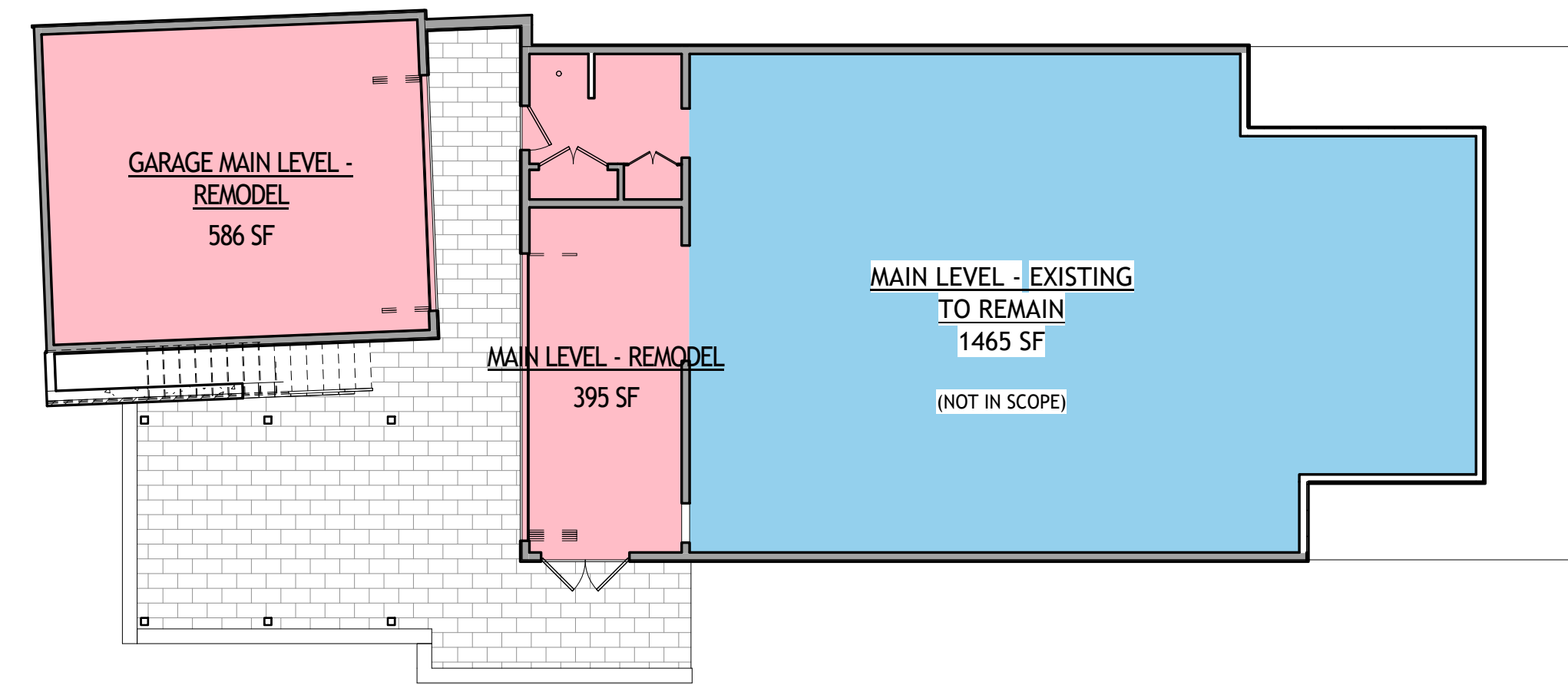
UPPER CONDITIONED



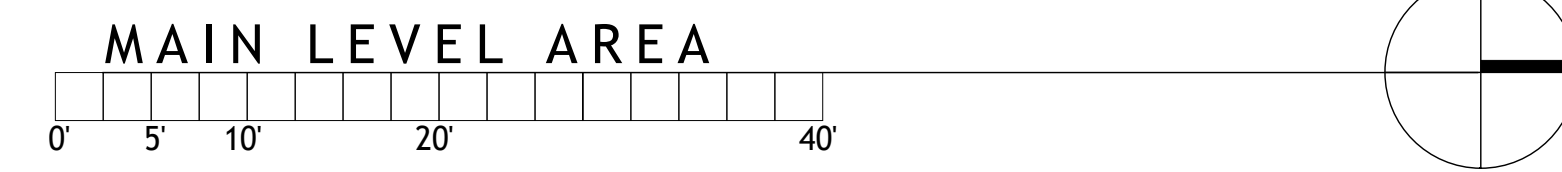
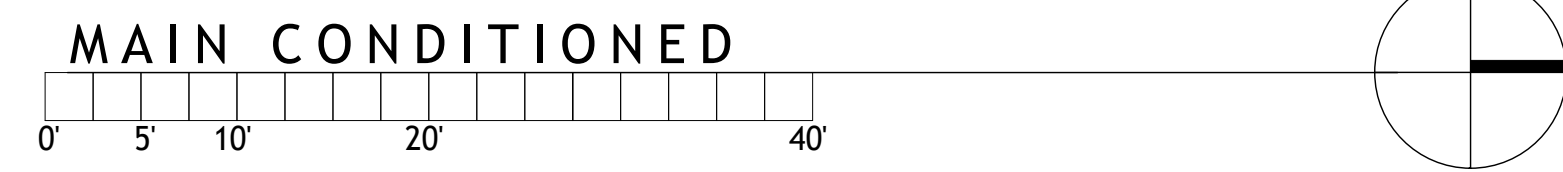
UPPER LEVEL AREA



MAIN CONDITIONED



MAIN LEVEL AREA



**CONDITIONED AREA**

	EXISTING AFTER REMODEL:	ADDITION/REMODEL:	TOTAL:
GARAGE MAIN (BELOW GRADE):	538 SF	0 SF	538 SF
GARAGE UPPER:	554 SF	0 SF	554 SF
MAIN LEVEL:	2,021 SF	0 SF	2,021 SF
UPPER LEVEL:	1,647 SF	0 SF	1,647 SF
<b>TOTAL:</b>	<b>4,760 SF</b>	<b>0 SF</b>	<b>4,206 SF</b>

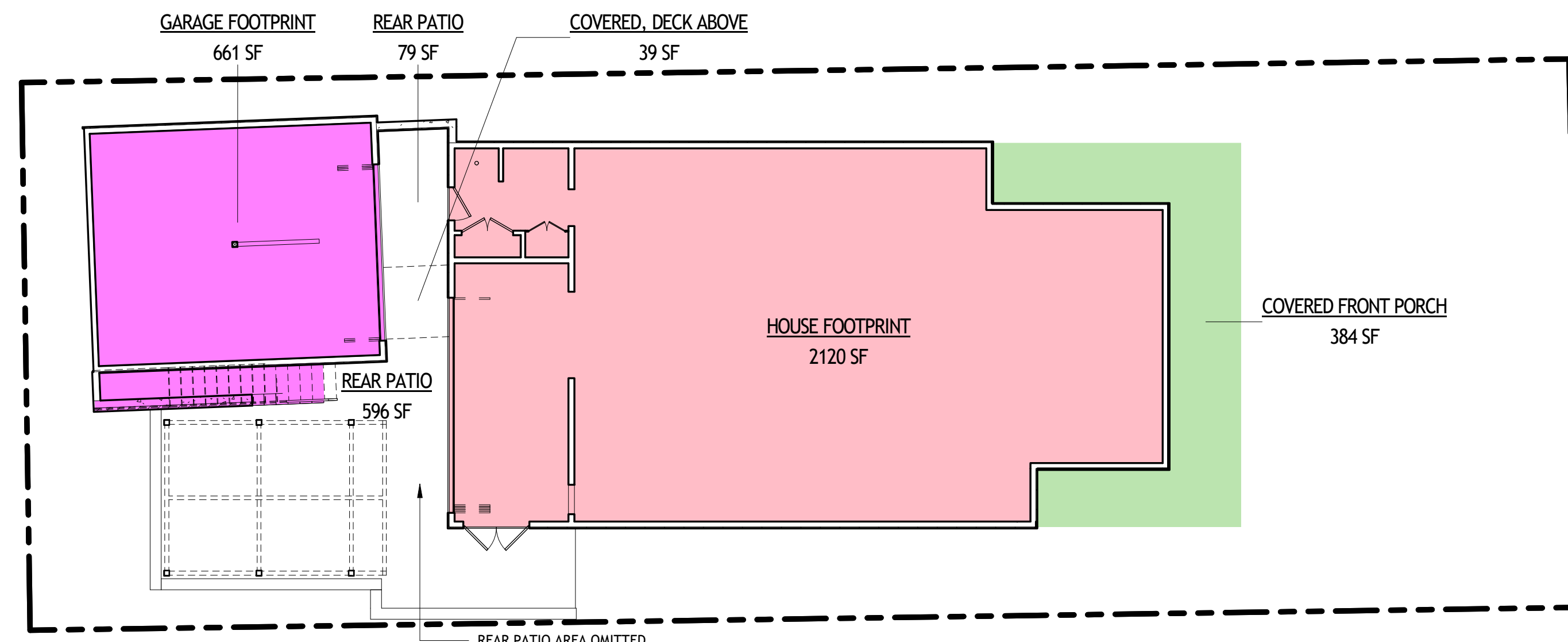
**FLOOR AREA**

	BRC 9-16-1:	FAR AREA:
GARAGE MAIN (BELOW GRADE):	586 SF	228 SF
GARAGE UPPER:	586 SF	586 SF
LOWER LEVEL:	1,201 SF	0 SF
MAIN LEVEL:	1,860 SF	1,860 SF
UPPER LEVEL:	1,453 SF	1,453 SF
DECK:	430 SF	0 SF
<b>TOTAL:</b>	<b>6,116 SF</b>	<b>4,127 SF</b>
<b>MAX ALLOWABLE:</b>		<b>3,466 SF</b>

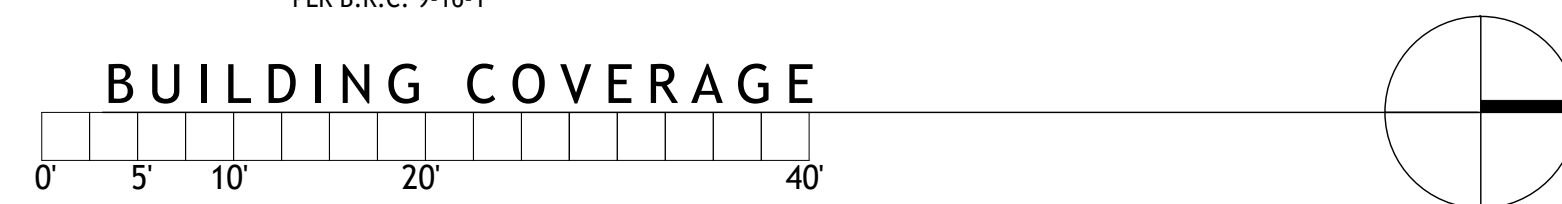
**BUILDING COVERAGE**

HOUSE:	1,860 SF
FRONT PORCH:	84 SF (300 SF OMITTED FROM 384 SF)
GARAGE:	661 SF (INCLUDES EXT. STAIR)
<b>TOTAL:</b>	<b>2,605 SF</b>
<b>MAX ALLOWABLE:</b>	<b>2,416 SF</b>

NOTE: NO ADDITIONAL FLOOR AREA ADDED



BUILDING COVERAGE



REVISIONS

REVISION DATE

ROBERTSON  
RESIDENCE

SITE:  
508 PLEASANT ST.  
BOULDER, CO 80302

AREA PLANS

FOR PERMIT  
15 SEPTEMBER 2020

**A1.0**

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ARCHITECTURE  
741A PEARL STREET  
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TEL 303.449.6605  
ARCADEA.COM

### 2020 Residential Mandatory Measures Checklist

Applies to: All New Buildings, Additions, Alterations and Repairs which require a permit from the City.

Project Address:

508 PLEASANT STREET, BOULDER CO 80302

Date:

9/15/2020



2020  
City of Boulder  
Energy Conservation Code

New Construction Projects	Please fill out Table 1 and provide all requested supporting documentation.
Residential Additions	Please fill out Table 2 and provide all requested supporting documentation.
Residential Alterations	Please fill out Table 3 and provide all requested supporting documentation.

#### Energy Rating Index (ERI)

ERI = Energy Rating Index and is used as reference to a score that represents whole house energy performance, such as a "HERS" score.

Code Section	Focus Area	Compliance Path	Mandatory and prescriptive requirements	Project Details		Submitter Notes	Permit Reviewer Notes
				Project SF	Required ERI		
R401.2	New Construction	< 500 SF	Mandatory and prescriptive requirements				
		> 500 SF	Mandatory and ERI Requirements				
		ERI Requirements for homes > 500 SF	Required ERI shall be calculated using the City's ERI calculator at: <a href="http://www.BoulderEnergyCode.com">www.BoulderEnergyCode.com</a>	Required ERI			
		≥ 5,000 SF	ERI = 0				

Code Section	Focus Area	Compliance Path	Mandatory and prescriptive requirements	Project Details		Submitter Notes	Permit Reviewer Notes
				Addition SF	Existing home ERI		
R502	Additions	< 1,000 SF	Mandatory and prescriptive requirements				
		≥ 1,000 SF	Mandatory and ERI Requirements				
		ERI Requirements for Additions > 1,000 SF	Project must demonstrate the home's ERI will be 30% less than existing	Required ERI			
		> 1,000 SF	ONLY for Level 3 & 4 Alterations				

Code Section	Focus Area	Compliance Path	Mandatory and prescriptive requirements	Project Details		Submitter Notes	Permit Reviewer Notes
				Alteration SF	Existing home ERI		
R503	Alterations	<input type="checkbox"/> Alteration Level 1: Mandatory and prescriptive requirements	Project must demonstrate the home's ERI will be 30% less than existing			NEW WINDOWS AND DOORS, LIMITED INTERIOR RECONFIGURATION	
		<input type="checkbox"/> Alteration Level 2: Mandatory and prescriptive requirements					
		<input type="checkbox"/> Alteration Level 3: Project must demonstrate the home's ERI will be 30% less than existing					
		<input type="checkbox"/> Alteration Level 4: New Construction ERI Requirements X 110%					
		ERI Requirements	ONLY for Level 3 & 4 Alterations				

Code Section	Focus Area	Code Description	Compliance	Submitter Notes (e.g. if "N/A" please explain why requirement does not apply or is not demonstrated on plans/specs)	Plans Examiner Notes (in office use)
<b>ADMINISTRATIVE</b>					
R103.2	Information on construction documents	Construction documents shall include the following as applicable: 1. Insulation materials and their R-values. 2. Fenestration U-factor and solar heat gain coefficients (SHGC). 3. Area-weighted U-factor and solar heat gain coefficients (SHGC) calculations. 4. Mechanical system design criteria. 5. Mechanical and service water-heating systems and equipment types, sizes and efficiencies. 6. Equipment and system controls. 7. Duct sealing, duct and pipe insulation and location. 8. Air sealing details.	A3.1, G2.3		
R103.2.1	Building thermal envelope depiction	The building thermal envelope shall be represented on the construction documents.	A2.1, G2.1		
R401.3	Certificate	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.	NA		Building Condition: Residential Certificate
<b>BUILDING ENVELOPE</b>					
R303.1.3	Fenestration and Doors	Procedures for determining fenestration and door performance are described in R303.1.3. Product Samples used for determining fenestration performance shall be production line units or representative of units purchased by the consumer or contractor.	A1.5		Building Inspection: Verify NFRC of glass
R402.4.1	Building thermal envelope	The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.	A1.5		
	General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.	A1.5		
	Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	A1.5		
	Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.	A1.5		
	Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	A1.5		
	Rim joints	Rim joints shall be insulated and include the air barrier.	A1.5		
	Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.	A1.5		
TABLE R402.4.1.1	Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	A1.5		
	Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	A1.5		
	Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.	A1.5		

	Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	A1.5		
	Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.	A1.5		
	Plumbing and wiring	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.	A1.5		
	Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.	A1.5		
	Electrical phone boxes on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	A1.5		
	HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	A1.5		
	Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer.	A1.5		
R402.4.1.2	Air Leakage Testing	The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals)	A1.5		Building Condition: Residential Air Leakage Testing
R402.4.4	Rooms containing fuel-burning appliances	Where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope	A1.5		
R402.4.5	Recessed lighting	Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and labeled as having an air leakage rate of not greater than 2.0 cfm when tested in accordance with ASTM E283 at a pressure differential of 1.57 psf. Recessed luminaires shall be sealed with a gasket or caulked between the housing and the interior wall or ceiling covering.	A1.5		

Code Section	Focus Area	Code Description	Compliance	Submitter Notes (e.g. if "N/A" please explain why requirement does not apply or is not demonstrated on plans/specs)	Plans Examiner Notes (in office use)
<b>HEATING, VENTILATING AND AIR CONDITIONING</b>					
R403.1	Controls	At least one thermostat shall be provided for each separate heating and cooling system.	A1.5		
R403.1.1	Programmable thermostat	Where the primary heating system is a forced-air furnace, at least one programmable thermostat shall be installed and must include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F or up to 85°F.	A1.5		
R403.1.2	Heat pump supplementary heat	Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.	A1.5		
R403.3.1	Duct insulation	Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.	A1.5		
R403.3.2	Duct Sealing	Ducts, air handlers, and filter boxes shall be sealed in accordance with the International Mechanical Code or International Residential Code.	A1.5		
R403.3.3	Duct Testing	Ducts locate outside the building thermal envelope shall be pressure tested to determine air leakage to comply with this Section.	A1.5		
R403.3.5	Building cavities	Building framing cavities shall not be used as ducts or plenums.	A1.5		
R403.4	Mechanical System Piping Insulation	Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3.	A1.5		
R403.6	Mechanical Ventilation	The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.	A1.5		
R403.7	Equipment Sizing	Heating and cooling equipment shall be sized in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.	A1.5		
R403.8	Systems serving multiple dwelling units	Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the International Energy Conservation Code—Commercial Provisions instead of Section R403.	A1.5		
R403.9	Snowmelt System Controls	Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F, and no precipitation is falling and an automatic or manual control that will allow shutdown when the outdoor temperature is above 40°F.	A1.5		
R403.9.2	Renewable energy offset	Energy use by snow and ice melt systems shall be offset by on-site renewable energy generation equipment designed to provide 34,425 BTUs per square foot of installed ice melt system per year.	A1.5		Building Condition: Outdoor heating offset by renewables

Code Section	Focus Area	Code Description	Compliance	Submitter Notes (e.g. if "N/A" please explain why requirement does not apply or is not demonstrated on plans/specs)	Plans Examiner Notes (in office use)
<b>POOLS &amp; SPAS</b>					
R403.10.1	Heaters	Heated pools shall be heated by solar thermal or other equipment that does not rely directly or indirectly on the burning of fossil fuels or shall have their energy use offset by on-site renewable energy generation equipment equivalent to the energy use of the swimming pool.	A1.5		Building Condition: Pool heating offset by renewables
R403.10.2	Time Switches	Time switches or other control method that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on all heaters and pumps. Heaters, pumps and motors that have built in timers shall be deemed in compliance with this requirement.	A1.5		
R403.10.3	Covers	Heated pools and inground permanently installed spas shall be provided with a vapor-retardant cover.	A1.5		
R403.10.4	Filters	Swimming pool filters shall be cartridge-type filters.	A1.5		
R403.10.5	Pumps	Swimming pool pumps shall be multispeed pumps.	A1.5		
R403.10.6	Load calculations	Provide calculations per this Section for the purpose of calculating the energy use of swimming pools and the offset requirements.	A1.5		
<b>ELECTRICAL POWER AND LIGHTING SYSTEMS</b>					
R404.1	Lighting Equipment	Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy light sources.	A1.5		
	Fuel Gas	Fuel gas lighting systems shall not have continuously burning pilot lights.	A1.5		
R404.2	EV charging for new construction	The building shall be provided with electric vehicle charging in accordance with this section and the National Electrical Code	A1.5		
<b>SOLAR READY</b>					
R407.3	Solar-ready zone area	New detached one- and two-family dwellings and townhouses shall indicate a solar-ready zone. The solar-ready zone area shall be not less than 300 square feet. The zone shall be free of obstructions.	A1.5		
R407.3.2	Roof load documentation	The structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents	A1.5		
R407.4	Interconnection pathway	Construction documents shall indicate pathways for routing of conduit from the solar-ready zone to the electrical service panel	A1.5		
R407.5	Electrical service reserved space	The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric."	A1.5		

#### REVISIONS

REVISION DATE

ROBERTSON  
RESIDENCE

SITE:  
508 PLEASANT ST.  
BOULDER, CO 80302

COBECC MANDATORY

FOR PERMIT  
15 SEPTEMBER 2020

A1.3

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ARCHITECTURE  
741A PEARL STREET  
BOULDER CO 80302  
TEL 303.449.6605  
ARCADEA.COM

**Residential  
Prescriptive Measures Checklist**

Applies to: New Homes with floor area <500 SF; Additions with floor area <1000 SF; and Level 1 & 2 Alterations

Project Address:

508 PLEASANT STREET, BOULDER CO 80302

Date:

9/15/2020



2020  
City of Boulder  
Energy Conservation Code

Code Section	Focus Area	Code Description	Plan Drawing or Reference # to demonstrate compliance (N/A if not applicable)	Submitter Notes (e.g. if "N/A" Please explain why requirement does not apply or is not demonstrated on plans/specs)	Plans Examiner Notes (in office use)	
<b>BUILDING ENVELOPE</b>						
R402.1.2	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT	FENESTRATION MAX U-FACTOR (Does not include skylights)	0.27	A3.1, G2.3		
		SKYLIGHT MAX U-FACTOR	0.5	NA	NO SKYLIGHTS	Building Inspection: Residential Window Certification
		GLAZED FENESTRATION MAX SHGC	0.4	A3.1, G2.3		
		CEILING MIN R-VALUE	R-49	NA	NOT IN SCOPE OF ALTERATION	
		WOOD FRAME WALL MIN R-VALUE	R-20 or R-13 cavity +R-5 continuous	NA	NOT IN SCOPE OF ALTERATION	
		MASS WALL MIN R-VALUE	R-13 or R-17 if >50% of insulation on interior	NA	NOT IN SCOPE OF ALTERATION	
		FLOOR MIN R-VALUE	R-30 or fill cavity (min R-19)	NA	NOT IN SCOPE OF ALTERATION	
		BASEMENT WALL MIN R-VALUE	R-15 continuous or R-19 cavity (R-13 cavity + R-5 continuous acceptable)	NA	NOT IN SCOPE OF ALTERATION	
		SLAB MIN R-VALUE & DEPTH	R-10, 3ft Additional R-5 continuous for heated slabs	NA	NOT IN SCOPE OF ALTERATION	
		CRAWL SPACE WALL MIN R-VALUE	R-15 continuous or R-19 cavity (R-13 cavity + R-5 continuous acceptable)	NA	NOT IN SCOPE OF ALTERATION	
R402.2.1	Ceilings with attic spaces	Where code requires R-49 insulation in the ceiling, installing R38 over 100 percent of the ceiling area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.	NA	NOT IN SCOPE OF ALTERATION		
R402.2.2	Ceilings without attic spaces	Where the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements is limited to 500 square feet or 20 percent of the total insulated ceiling area, whichever is less and shall not apply to the U-factor alternative approach. If using include supporting documentation for exception.	NA	NOT IN SCOPE OF ALTERATION		
R402.2.3	Eave Baffles	For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation.	NA	NOT IN SCOPE OF ALTERATION		
R402.2.4	Access Hatches & Doors	Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.	NA	NOT IN SCOPE OF ALTERATION		
R402.2.5	Mass walls	Mass walls where used as a component of the building thermal envelope shall be one of the following: 1. Above-ground walls of concrete block, concrete, insulated concrete form, masonry cavity, brick but not brick veneer, adobe, compressed earth block, rammed earth, solid timber or solid logs. 2. Any wall having a heat capacity greater than or equal to 5.0 Btu/ft <sup>2</sup> °F	NA	NOT IN SCOPE OF ALTERATION		
R402.2.6	Steel-frame ceilings, walls and floors	Steel-frame ceilings, walls, and floors shall comply with the insulation requirements of Table R402.2.6	NA	NOT IN SCOPE OF ALTERATION		
R402.2.7	Walls with partial structural sheathing	Where Section R402.1.2 requires continuous insulation on exterior walls and structural sheathing covers 40 percent or less of the gross area of all exterior walls, the required continuous insulation R-value shall be permitted to be reduced by an amount necessary, but not more than R-3 to result in a consistent total sheathing thickness on areas of the walls covered by structural sheathing.	NA	NOT IN SCOPE OF ALTERATION		

Code Section	Focus Area	Code Description	Plan Drawing or Reference # to demonstrate compliance (N/A if not applicable)	Submitter Notes (e.g. if "N/A" Please explain why requirement does not apply or is not demonstrated on plans/specs)	Plans Examiner Notes (in office use)
R402.2.8	Floors	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.	NA	NOT IN SCOPE OF ALTERATION	
R402.2.9	Basement walls	Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.1 and R402.2.7	NA	NOT IN SCOPE OF ALTERATION	
R402.2.10	Slab-on-grade Floors	Insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.1 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree angle away from the exterior wall.	NA	NOT IN SCOPE OF ALTERATION	
R402.2.11	Crawl Space Walls	As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches. Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the International Building Code or International Residential Code, as applicable.	NA	NOT IN SCOPE OF ALTERATION	
R402.2.12 R402.3.5	Thermally Isolated Sunrooms	CEILING MIN R-VALUE R-24 WALL MIN R-VALUE R-13 FENESTRATION MAX U-FACTOR (Does not include skylights) 0.45 SKYLIGHT MAX U-FACTOR 0.7	NA	NOT IN SCOPE OF ALTERATION	
R402.3.1	Fenestration	An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements. If using this method, submit calculation and supporting documentation.	NA	NOT IN SCOPE OF ALTERATION	
<b>HEATING, VENTILATING AND AIR CONDITIONING</b>					
R403.3.1	Duct Insulation	Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches in diameter and larger and not less than R-6 for ducts smaller than 3 inches in diameter.	NA	NOT IN SCOPE OF ALTERATION	
R403.3.4	Duct leakage	The total leakage of the ducts, where measured in accordance with Section R403.3.3. The total leakage shall be less than or equal to 4 cubic feet per minute per 100 square feet of conditioned floor area	NA	NOT IN SCOPE OF ALTERATION	
R403.5.3	Hot water pipe insulation	Insulation for hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following: 1. Piping 3/4 inch and larger in nominal diameter. 2. Piping serving more than one dwelling unit. 3. Piping located outside the conditioned space. 4. Piping from the water heater to a distribution manifold. 5. Piping located under a floor slab. 6. Buried piping. 7. Supply and return piping in recirculation systems other than demand recirculation systems.	A1.5		

**REVISIONS**

REVISION DATE

ROBERTSON  
RESIDENCE

SITE:  
508 PLEASANT ST.  
BOULDER, CO 80302

COBECC  
PRESCRIPTIVE

FOR PERMIT  
15 SEPTEMBER 2020

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**GENERAL NOTES**

- DIMENSIONS ON PLANS, ELEVATIONS AND SECTIONS ARE TO FACE OF STUD, FACE OF CONC. OR CENTERLINE OF STRUCTURAL MEMBER.
- ALL LETTERED & NUMBERED GRID LINES ARE TO OUTSIDE FACE OF FOUNDATION & OUTSIDE FACE OF FRAMING UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS ARE 5 1/2" (2x4 STUDS) UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 3 1/2" (2x4 STUDS) UNLESS NOTED OTHERWISE.
- SEE 'S' SERIES DRAWINGS FOR STRUCTURAL INFO AND FOUNDATION DIMENSIONS.
- SEE A3.1 & A3.2 FOR EXT. DOOR & WINDOW UNIT SIZES.
- SEE PLANS & ELEVATIONS FOR WINDOW LOCATIONS - PLEASE FIND NOTES DESCRIBING WINDOW ALIGNMENT AND PLACEMENT RELATIVE TO OTHER BUILDING ELEMENTS WHERE DIMENSIONS ARE NOT PROVIDED. CONTACT ARCHITECT WITH QUESTIONS OR CONFLICTS.
- NOTE: WINDOW DIMENSIONS ARE TO CENTERLINE OF UNIT OR TO EDGE OF WINDOW FRAME. CONTRACTOR TO ADJUST FOR ROUGH OPENING (R.O.) AS NEEDED.
- MINIMIZE ROOF PENETRATIONS BY GROUPING VENTS TOGETHER AND BY USING SOUTER VENTS.
- CONTRACTOR TO COMPLY WITH CURRENT CITY OF BOULDER CONSTRUCTION WASTE RECYCLING REQUIREMENTS AND SHALL DEMONSTRATE ALL RECYCLABLE WOOD, METAL, AND CARDBOARD MATERIALS, WILL BE DONATED, REUSED, OR RECYCLED.
- CONTRACTOR TO PROVIDE LEADER EXTENSIONS OR CONCRETE SPLASH BLOCKS AT BASE OF ALL DOWNSPOUTS TO ENSURE DISCHARGE IS WELL BEYOND THE FOUNDATION WALL BACKFILL ZONES. SEE SOILS REPORT

**MECHANICAL NOTES**

- DESIGN-BUILD MECHANICAL SYSTEM TO CONSIST OF EXISTING NATURAL GAS BOILER AND EXISTING FORCED AIR COOLING. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193 HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105° F OR BELOW 55° F SHALL BE INSULATED TO A MINIMUM OF R-3. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 5 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 1 OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NOT USED.

**PLUMBING NOTES**

- CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE
- PROVIDE MIN. R-3 INSULATION ON FOR THE FOLLOWING HOT WATER PIPING:
- PIPING LARGER THAN 3/4 INCH NOMINAL DIAMETER.
  - PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
  - PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
  - SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
  - PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN TABLE R403.4.2.
- SEE COBECC 403.4.2 FOR MORE INFORMATION.
- SERVICE WATER HEATING MAXIMUM RUN LENGTH:
- 3/8" 30 FT
  - 1/2" 20 FT
  - 3/4" 10 FT
  - >3/4" 5 FT
- PER IRC P29 WATER EFFICIENCY: NEW CONSTRUCTION MUST COMPLY WITH REVISED PLUMBING CODE FIXTURE FLOW RATES.
- LAVATORY FAUCET - 1.5GPM AT 60 PSI
  - SHOWER HEAD - 2.0 GPM AT 60 PSI
  - SINK FAUCET - 1.5GPM AT 60 PSI
  - WATER CLOSET - 1.28 GALLONS PER FLUSHING CYCLE

NOTE: INTERNAL DOWN SPOUTS AT PORCH COLUMNS SHALL BE 3 1/2" SCHEDULE 40 ABS (4" OUTSIDE DIAMETER) OR OTHER APPROVED PIPE CONFORMING TO THE STANDARDS LISTED IN IRC TABLE 702.1, AT CONTRACTOR'S OPTION. THE LEADERS SHALL BE PROTECTED WITH HEAT TAPE PER IPC 1102.2.

**LIGHTING / ELECTRICAL NOTES**

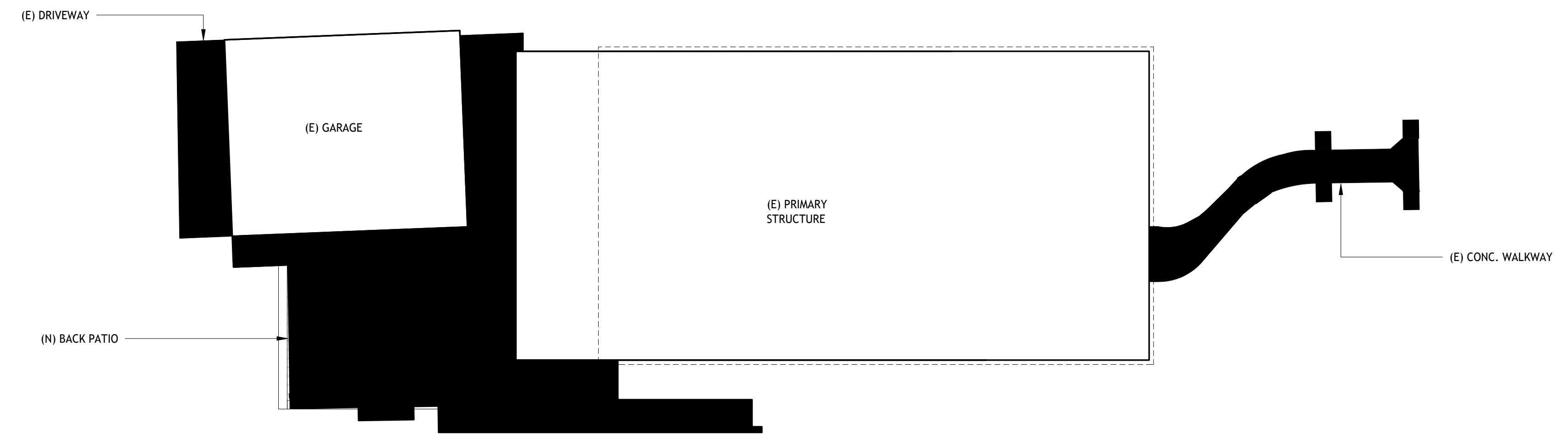
- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.
- DESIGN-BUILD ELECTRICAL TO INCLUDE HARDWIRED & CONNECTED SMOKE & CARBON MONOXIDE ALARMS PER IRC R314 & R315
- NEW EXTERIOR LIGHTING TO BE FULLY SHIELDED OR DARK SKY-COMPLIANT PER BRC 9-9-16

**WINDOW AND DOOR NOTES**

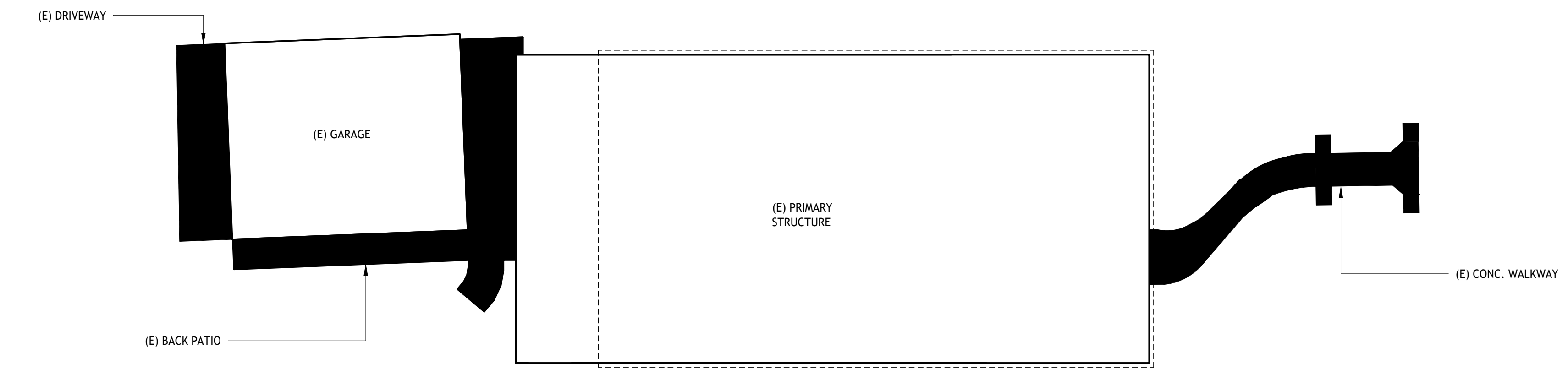
- SEE PLANS & ELEVATIONS FOR LOCATIONS OF WINDOWS, MULLED WINDOW UNITS, AND EGRESS WINDOW LOCATIONS.
- SEE WINDOW SCHEDULE FOR UNIT FRAME DIMENSIONS & ROUGH OPENING DIMENSIONS. WINDOW SCHEDULE DIMENSIONS ARE TO UNIT FRAMES U.N.O.
- MULLED WINDOW UNITS TO BE FACTORY-MULLED.
- WINDOWS TO BE MAX. U-0.30 AND SHGC 0.30 PER HERS REPORT. MANUFACTURER TO CALCULATE AND VERIFY THAT THEIR PRODUCTS MEET DESIGN PRESSURE REQUIREMENTS. SEE STRUCTURAL DRAWINGS FOR WIND LOAD DATA.
- ALL WINDOWS TO HAVE MIN. VISIBLE TRANSMITTANCE (VT) OF 0.54 FOR GLAZING.
- T = TEMPERED OR SAFETY GLASS. CONTRACTOR TO VERIFY AND PROVIDE SAFETY GLASS AS REQUIRED BY CODES.
- SEE EXTERIOR ELEVATIONS FOR OPERATION OF WINDOWS AND DOORS (HINGE LOCATION)
- SEE PLANS & ELEVATIONS FOR WINDOW LOCATIONS - PLEASE FIND NOTES DESCRIBING WINDOW ALIGNMENT AND PLACEMENT RELATIVE TO OTHER BUILDING ELEMENTS WHERE DIMENSIONS ARE NOT PROVIDED. CONTACT ARCHITECT WITH QUESTIONS OR CONFLICTS.
- ALL OPERABLE WINDOW UNITS TO BE PROVIDED WITH SCREENS & FOLDING OPERATING HARDWARE.
- WINDOW DIMENSIONS & R.O.'S MUST BE VERIFIED W/ FINAL WINDOW ORDER APPROVED BY ARCHITECT & OWNER PRIOR TO FRAMING.
- GAPS BETWEEN WINDOW, DOOR, & SKYLIGHT ROUGH OPENINGS SHALL BE FOAMED & SEALED.
- PRODUCT SAMPLES USED FOR DETERMINING FENESTRATION PERFORMANCE SHALL BE PRODUCTION LINE UNITS OR REPRESENTATIVE OF UNITS PURCHASED BY THE CONSUMER OR CONTRACTOR.

**COBECC / INSULATION NOTES**

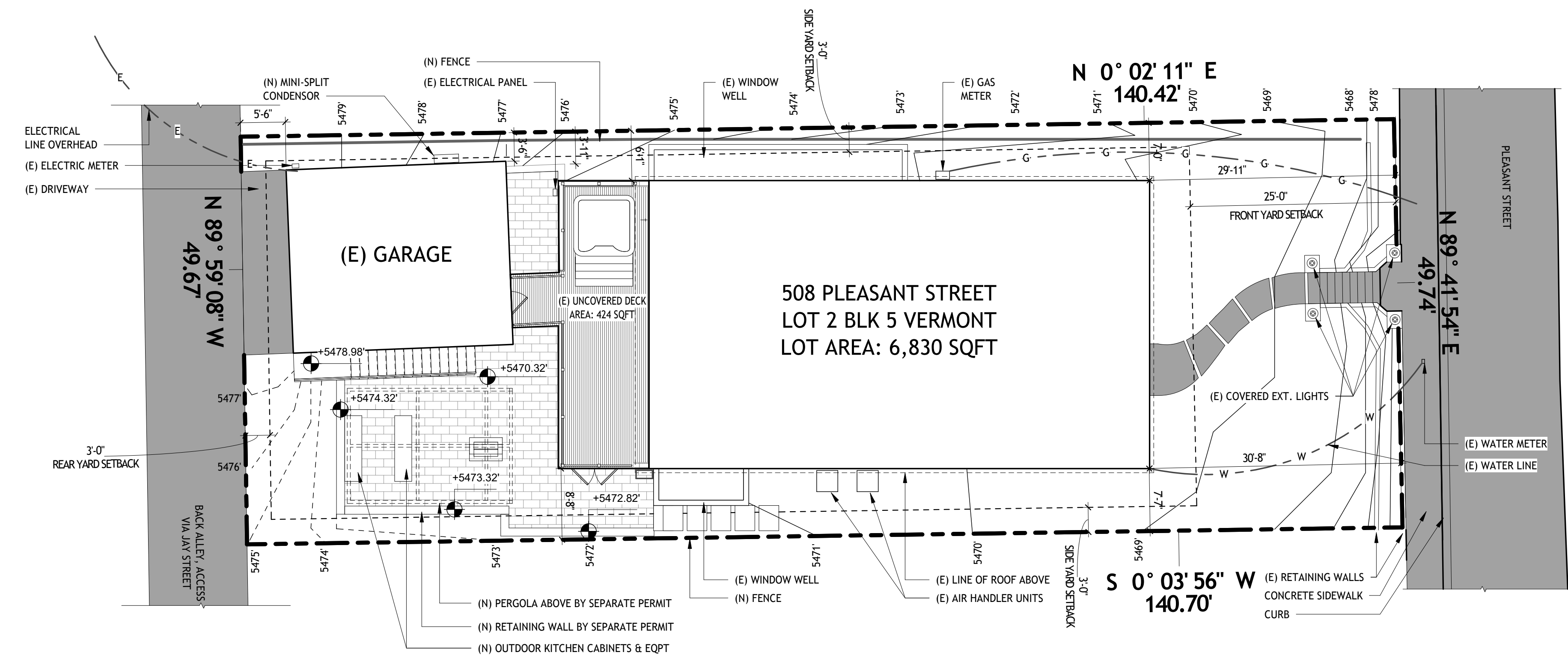
- NOTE: FOR LEVEL 2 ALTERATIONS WITH SCOPE THAT INCLUDES RECONFIGURATION OF SPACE, ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, PROJECT MUST MEET ALL PRESCRIPTIVE MEASURES FOR ALTERATION AND FOR THE SCOPE OF THE ALTERATION.
- INSULATE EXTERIOR WALLS ASSOCIATED WITH ADDITION AND SCOPE OF THE ALTERATION PER PRESCRIPTIVE MEASURES, INCLUDING:
    - BASEMENT / CRAWL SPACE WALLS:
      - R19 (CAVITY) FURRED AT EXISTING BASEMENT NO CRAWL SPACE
      - RIM/BAND JOIST: NOT IN SCOPE OF ADDITION OR ALTERATION
      - R21 (CLOSED-CELL FOAM)
      - FRAMED FLOOR OVER AMBIENT:
        - R30 OR FILL CAVITY (MIN R19)
      - ABOVE GRADE WALLS: R20
      - ROOF/CEILING: NOT IN SCOPE OF ADDITION OR ALTERATION
      - R45 AT VAULTED AND FLAT OR R30 AT EXISTING
    - A CONTINUOUS AIR BARRIER (WEATHER RESISTIVE BARRIER) SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
    - WALL CORNERS AND HEADERS SHALL BE INSULATED.
    - BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
    - CONTINUOUS CRAWL SPACE INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. FURRING AT BASEMENT WALLS SHOULD BE FRAMED WITHIN .5" SPACE BETWEEN STUD AND FACE OF CONCRETE.
    - RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
    - FLOORS OVER AMBIENT: INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
    - EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
    - THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.
    - THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED.
    - EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
    - KNEE WALLS SHALL BE SEALED.
    - DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENINGS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
    - SEAL ALL CRACKS IN FRAMING, ESP. AT OPENINGS, PROVIDE SEALS & WEATHER STRIPPING AND MAINTAIN CONTINUOUS AIR BARRIER (WEATHER RESISTIVE BARRIER (W.R.B.)) TO PREVENT AIR INFILTRATION.
    - FINAL CONSTRUCTION TO ACHIEVE MAX. 3 NATURAL AIR CHANGES PER HOUR (NACH). BLOWER DOOR TEST SHALL BE CONDUCTED AT A PRESSURE OF .2 INCHES W.G. (.90 PASCALS).
    - FOR EXISTING BUILDINGS, AHJ MAY CONSIDER AN ADMINISTRATIVE MODIFICATION IF PROJECTS ARE ABLE TO DEMONSTRATE INFEASIBILITY IN MEETING THE AIR LEAKAGE CRITERIA - SEE ENERGY ASSESSMENT AND ADVISING REPORT.
    - NOT USED.
    - MAINTAIN EXISTING SUB-SLAB RADON MITIGATION SYSTEM AS NOTED ON PLANS.
    - AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES.
    - AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.
    - ELECTRICAL /PHONE BOX ON EXTERIOR: THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
    - NOT USED.
    - HEATED POOLS SHALL BE HEATED BY SOLAR THERMAL OR OTHER EQUIPMENT THAT DOES NOT RELY DIRECTLY OR INDIRECTLY ON THE BURNING OF FOSSIL FUELS OR SHALL HAVE THEIR ENERGY USE OFFSET BY ON-SITE RENEWABLE ENERGY GENERATION EQUIPMENT EQUIVALENT TO THE ENERGY USE OF THE SWIMMING POOL.
    - TIME SWITCHES OR OTHER CONTROL METHOD THAT CAN AUTOMATICALLY TURN OFF AND ON HEATERS AND PUMPS ACCORDING TO A PRESET SCHEDULE SHALL BE INSTALLED ON ALL HEATERS AND PUMPS. HEATERS, PUMPS AND MOTORS THAT HAVE BUILT IN TIMERS SHALL BE DEEMED IN COMPLIANCE WITH THIS REQUIREMENT.
    - HEATED POOLS AND INGROUND PERMANENTLY INSTALLED SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER.
    - SWIMMING POOL FILTERS SHALL BE CARTRIDGE-TYPE FILTERS; SWIMMING POOL PUMPS SHALL BE MULTISPEED PUMPS
    - INSTALLER TO PROVIDE CALCULATIONS FOR THE PURPOSE OF CALCULATING THE ENERGY USE OF SWIMMING POOLS AND THE OFFSET REQUIREMENTS.



IMPERVIOUS AREA - PROPOSED



IMPERVIOUS AREA - EXISTING



SITE PLAN - PROPOSED

SCALE: 1" = 10'-0"



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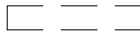
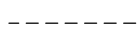
SITE PLAN & NOTES

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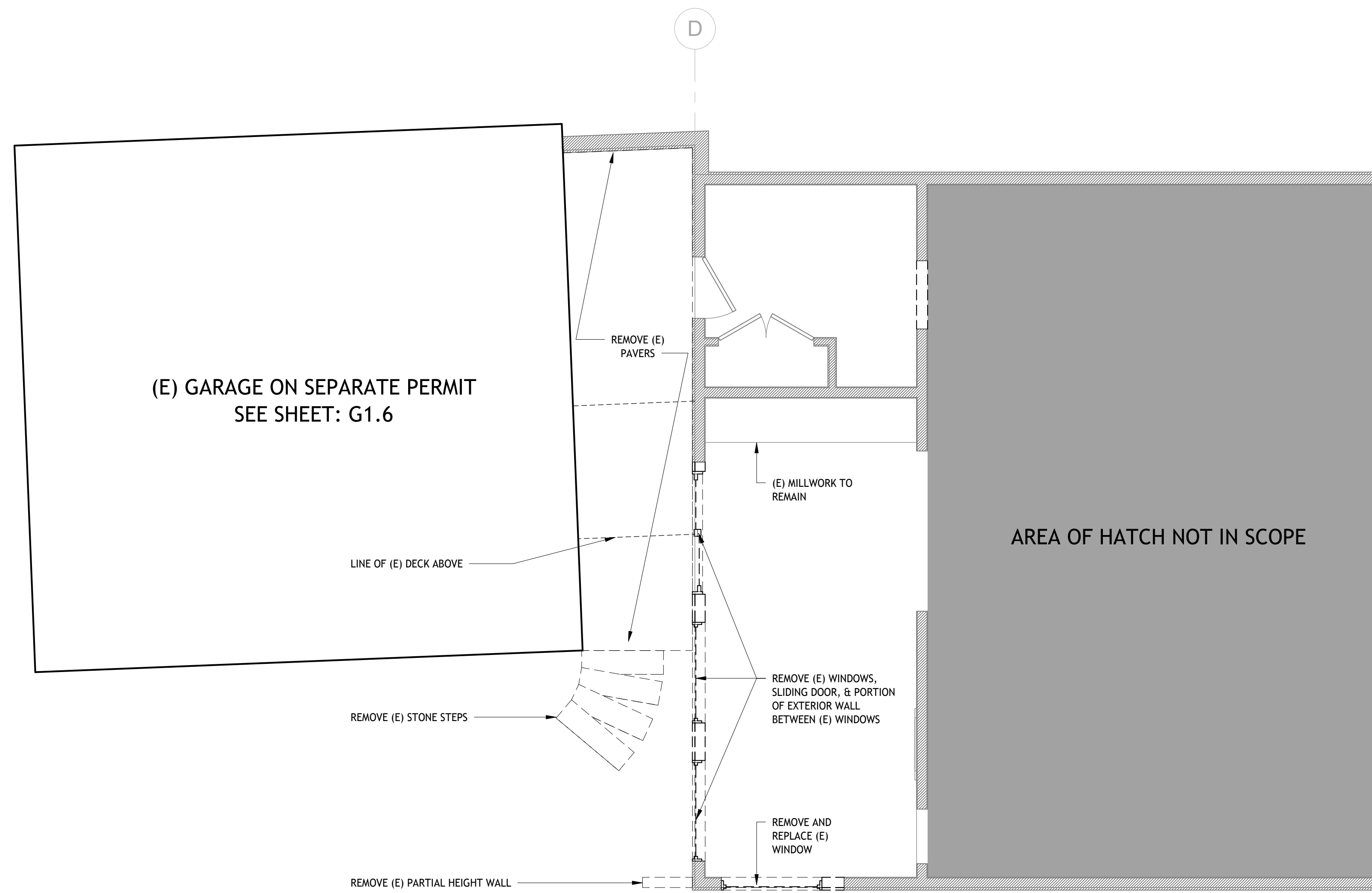
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-  WALL TO BE REMOVED
-  OTHER ELEMENTS TO BE REMOVED
- (E) EXISTING
- (N) NEW

**GENERAL DECONSTRUCTION NOTES**

1. REVIEW ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING WORK THAT IS LOCATED WITHIN WALLS, CEILINGS & FLOORS THAT ARE TO BE DEMOLISHED. COORDINATE RETAINING OR RELOCATING THIS PORTION OF THE WORK.
2. PROVIDE SUFFICIENT SHORING FOR THE REMOVAL OF WALLS, BEAMS, COLUMNS, AND JOISTS, WHETHER NOTED OR NOT.
3. SALVAGE STUDS & OTHER BLDG. MATERIALS FOR RE-USE OR RECYCLE TO GREATEST EXTENT POSSIBLE. CONTRACTOR TO COMPLY WITH CURRENT CITY OF BOULDER REQUIREMENTS FOR COLLECTION, PROCESSING AND DOCUMENTATION OF ALL REUSABLE AND RECYCLABLE DECONSTRUCTION WASTE INCLUDING WEIGHT OR VOLUME OF MATERIALS DIVERTED FROM THE WASTE STREAM.

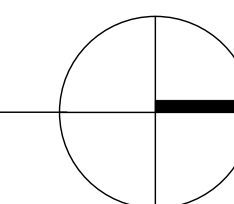
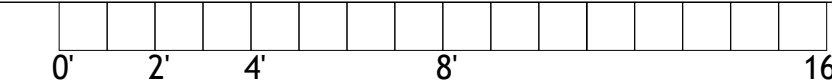
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REVISION	DATE



**MAIN LEVEL DECONSTRUCTION PLAN**

SCALE: 1/4" = 1'-0"



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MAIN FLOOR DEMO

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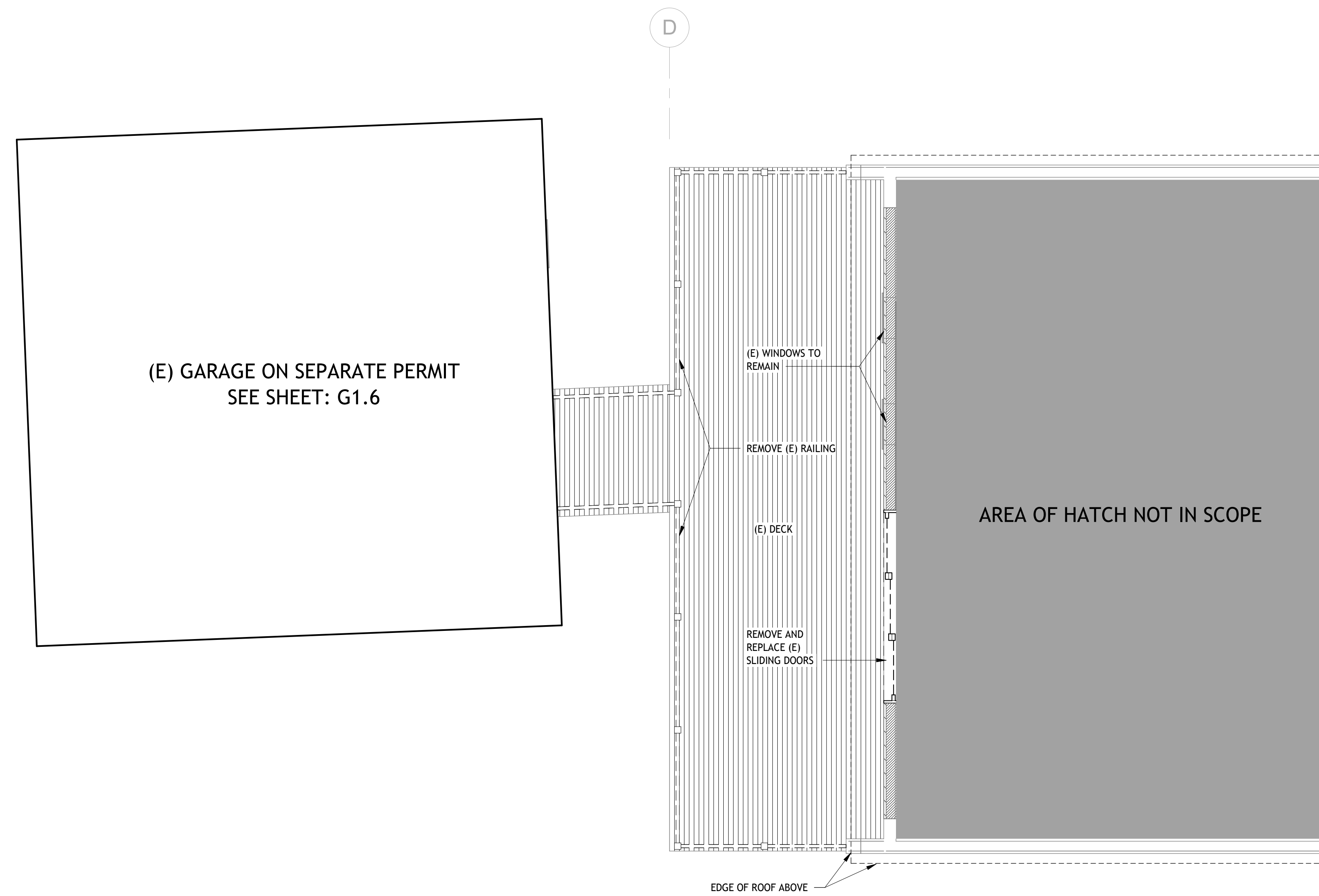
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**GENERAL DECONSTRUCTION NOTES**

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2. PROVIDE SUFFICIENT SHORING FOR THE REMOVAL OF WALLS, BEAMS, COLUMNS, AND JOISTS, WHETHER NOTED OR NOT.
3. SALVAGE STUDS & OTHER BLDG. MATERIALS FOR RE-USE OR RECYCLE TO GREATEST EXTENT POSSIBLE. CONTRACTOR TO COMPLY WITH CURRENT CITY OF BOULDER REQUIREMENTS FOR COLLECTION, PROCESSING AND DOCUMENTATION OF ALL REUSABLE AND RECYCLABLE DECONSTRUCTION WASTE INCLUDING WEIGHT OR VOLUME OF MATERIALS DIVERTED FROM THE WASTE STREAM.

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UPPER FLOOR DEMO

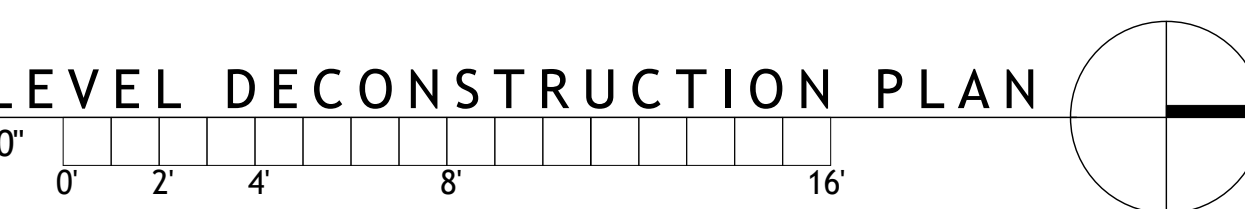
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**UPPER LEVEL DECONSTRUCTION PLAN**

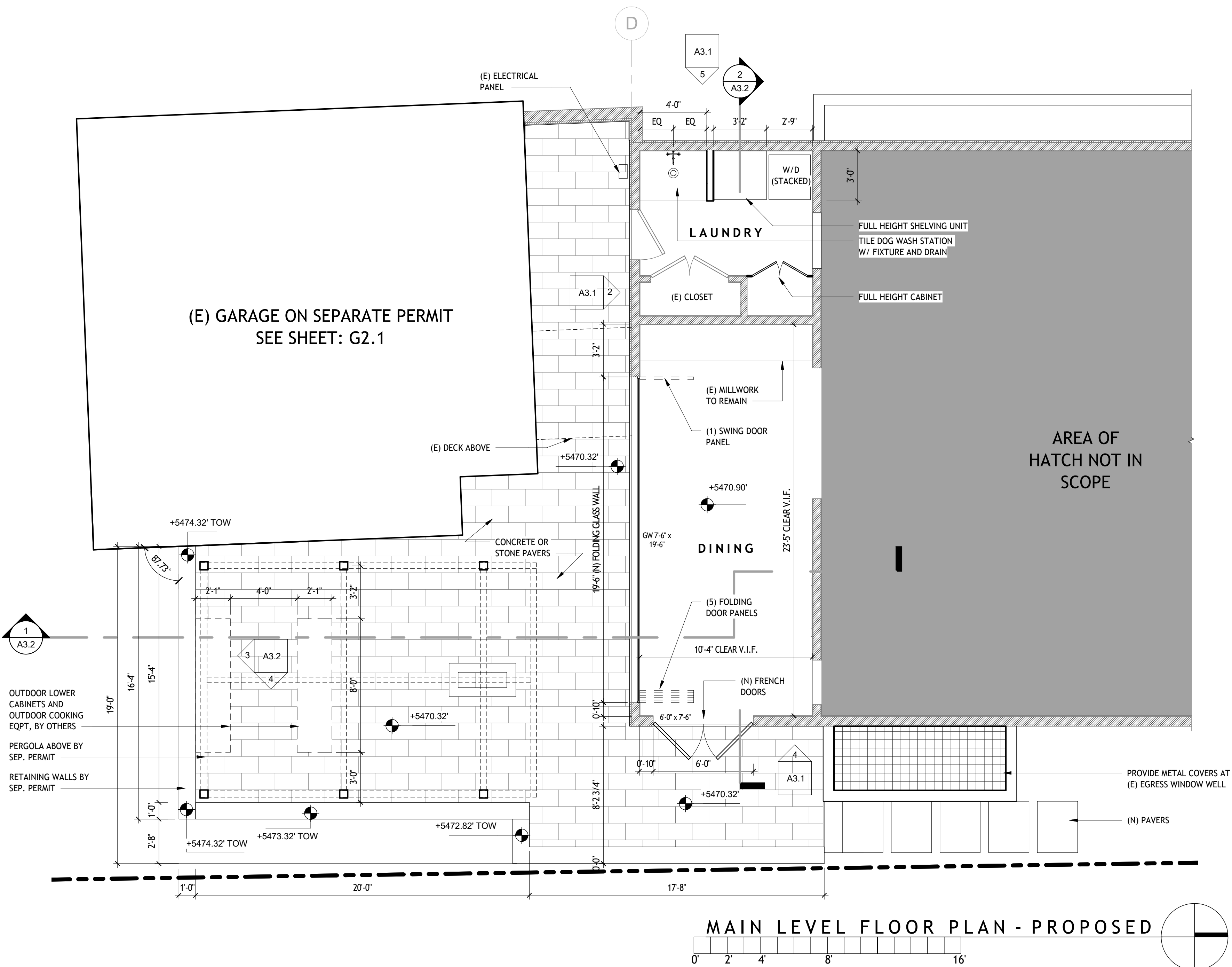
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- KEY**
- EXISTING WALL TO REMAIN
  - NEW WALLS
  - STRUCTURE ABOVE
  - (E) EXISTING
  - (N) NEW
  - SD SMOKE DETECTOR PER IRC R314
  - CM CARBON MONOXIDE / SMOKE DETECTOR PER IRC R315



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REVISION	DATE

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MAIN FLOOR PLAN

FOR PERMIT  
15 SEPTEMBER 2020

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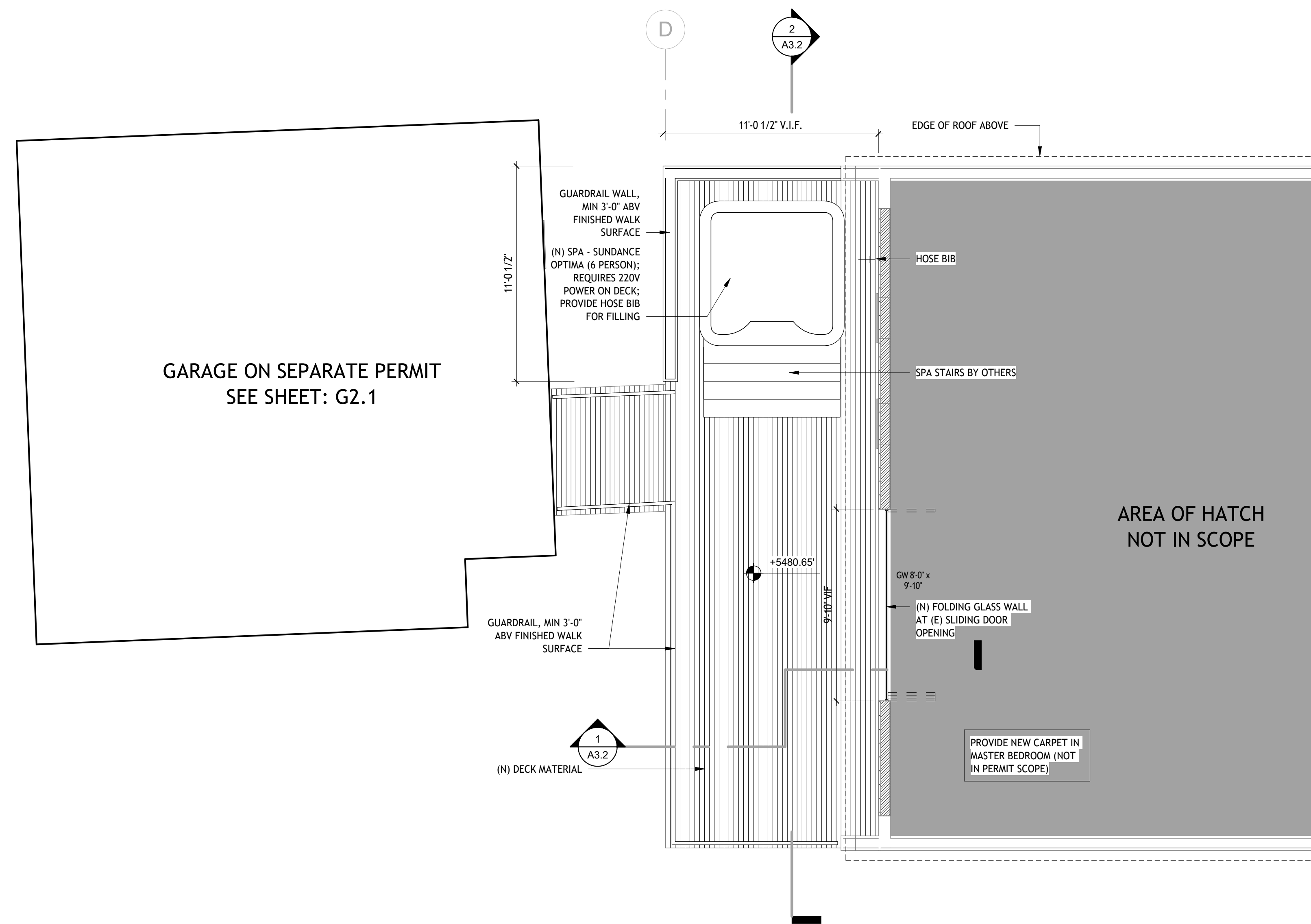
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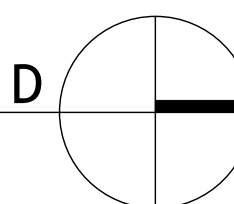
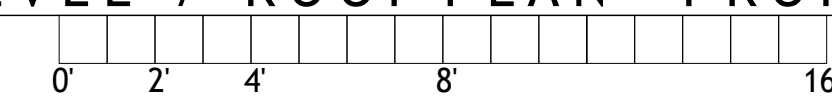
**KEY**

- EXISTING WALL TO REMAIN
- NEW WALLS
- STRUCTURE ABOVE
- (E) EXISTING
- (N) NEW
- SD SMOKE DETECTOR PER IRC R314
- CM CARBON MONOXIDE / SMOKE DETECTOR PER IRC R315



**UPPER LEVEL / ROOF PLAN - PROPOSED**

SCALE: 1/4" = 1'-0"



**REVISIONS**

REVISION DATE

**ROBERTSON  
RESIDENCE**

SITE:  
508 PLEASANT ST.  
BOULDER, CO 80302

UPPER FLOOR PLAN

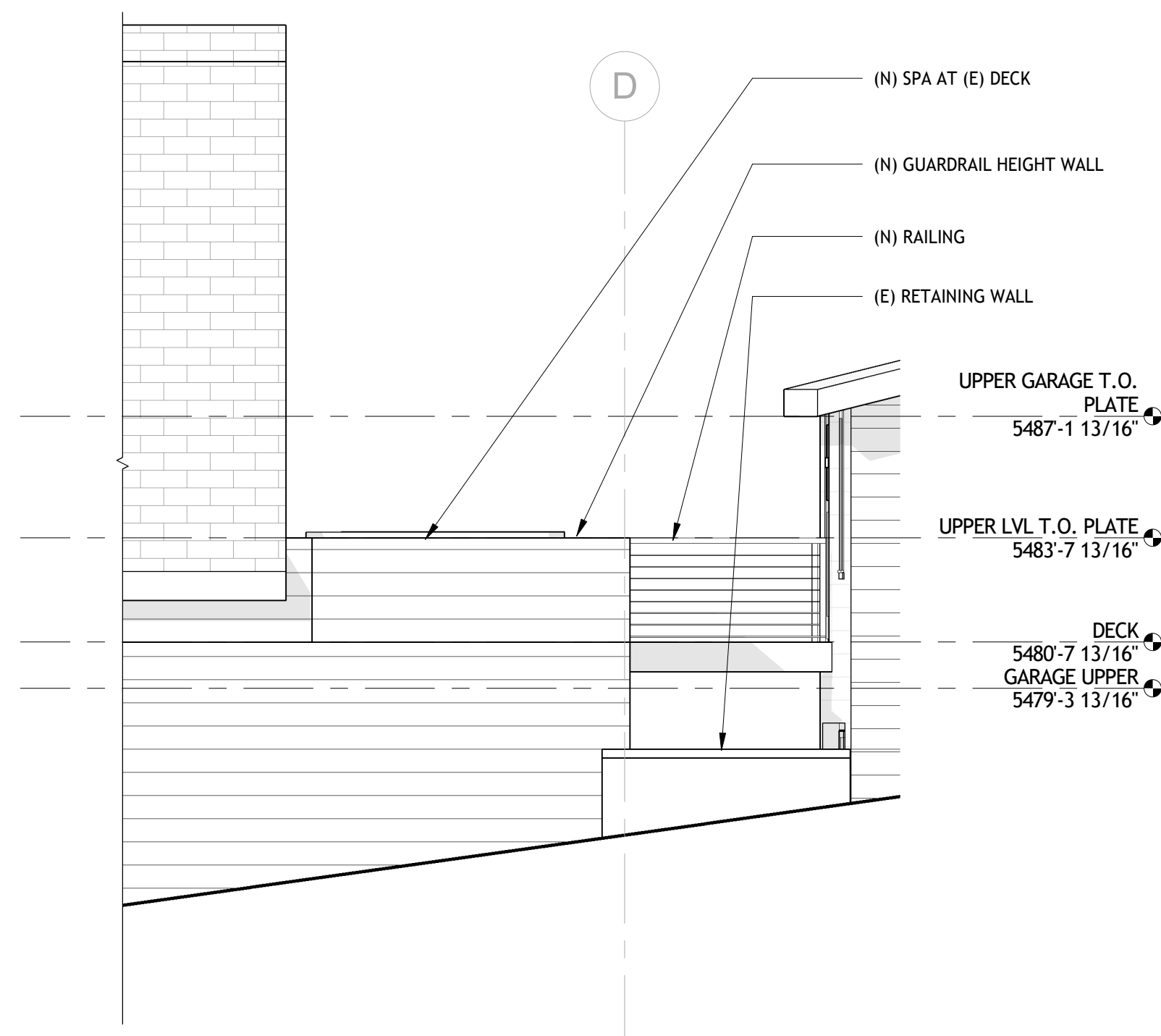
FOR PERMIT  
15 SEPTEMBER 2020

**A2.2**

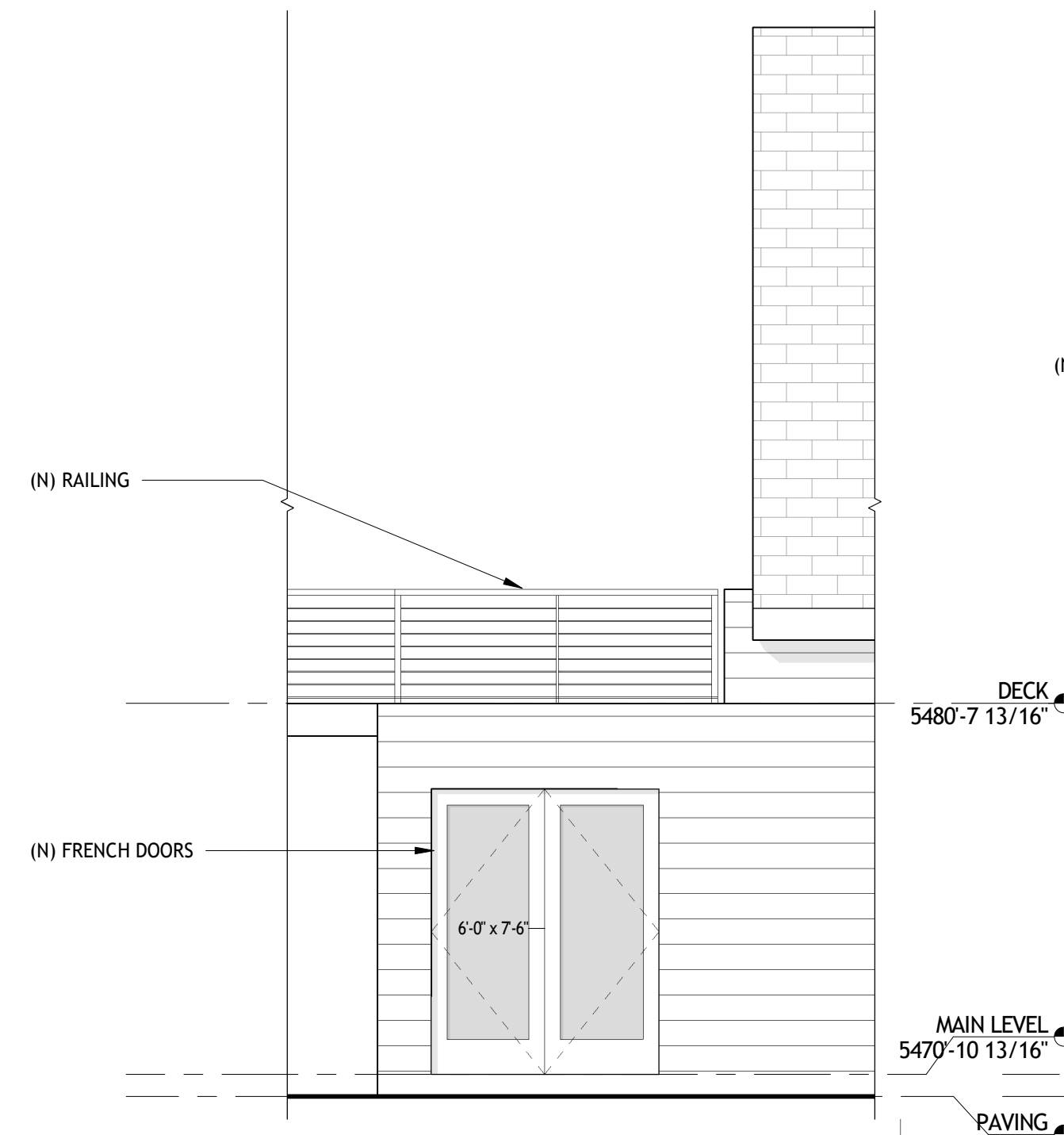
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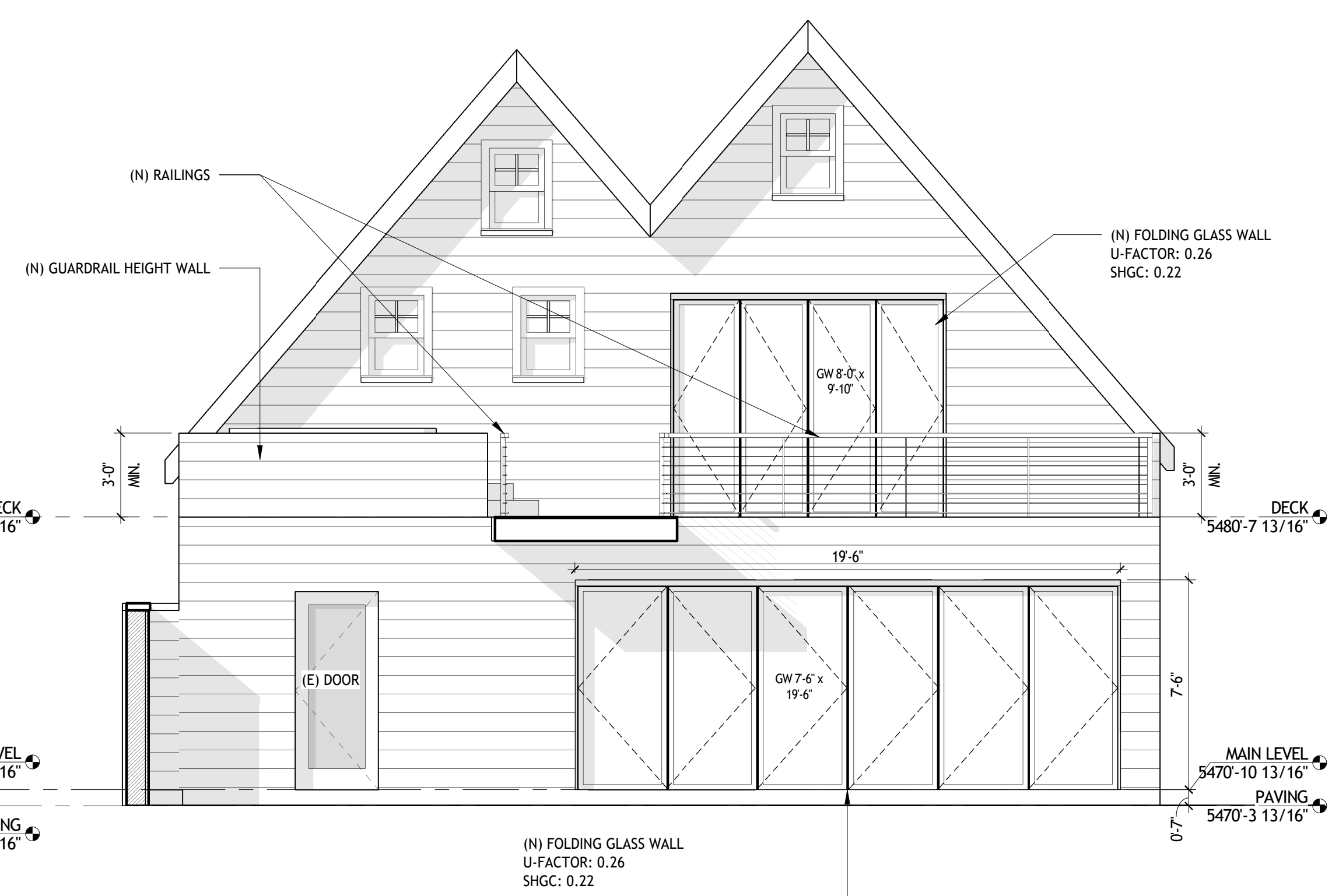
ARCHITECTURE  
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BOULDER CO 80302  
TEL 303.449.6605  
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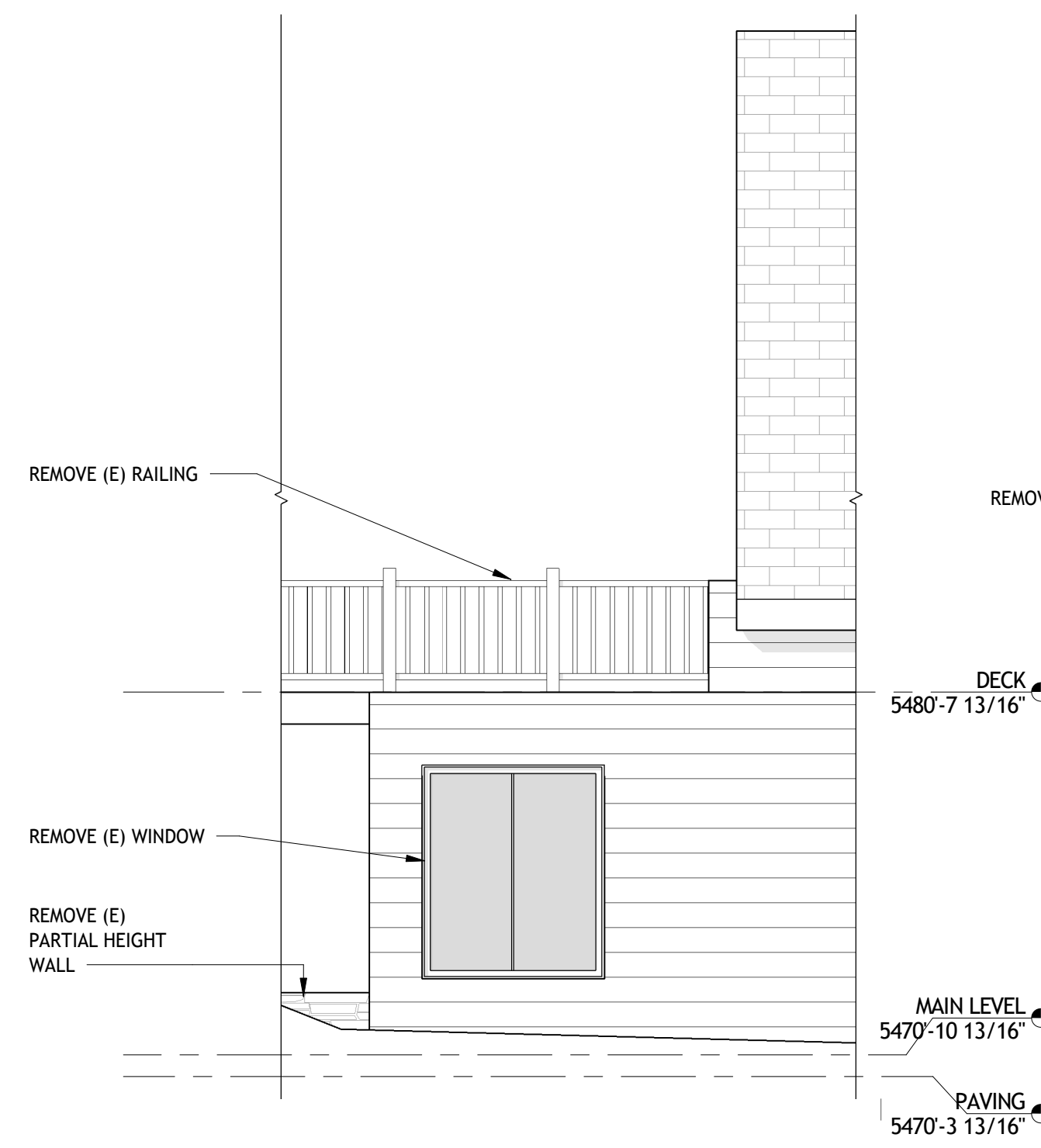
WEST ELEVATION - PROPOSED 5  
A3.1



EAST ELEVATION - PROPOSED 4  
A3.1



SOUTH ELEVATION - PROPOSED 2  
A3.1



EAST ELEVATION - EXISTING 3  
A3.1



SOUTH ELEVATION - EXISTING 1  
A3.1

REVISIONS

REVISION	DATE

ROBERTSON  
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BUILDING  
ELEVATIONS

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BUILDING SECTIONS

FOR PERMIT  
15 SEPTEMBER 2020

**A3.2**

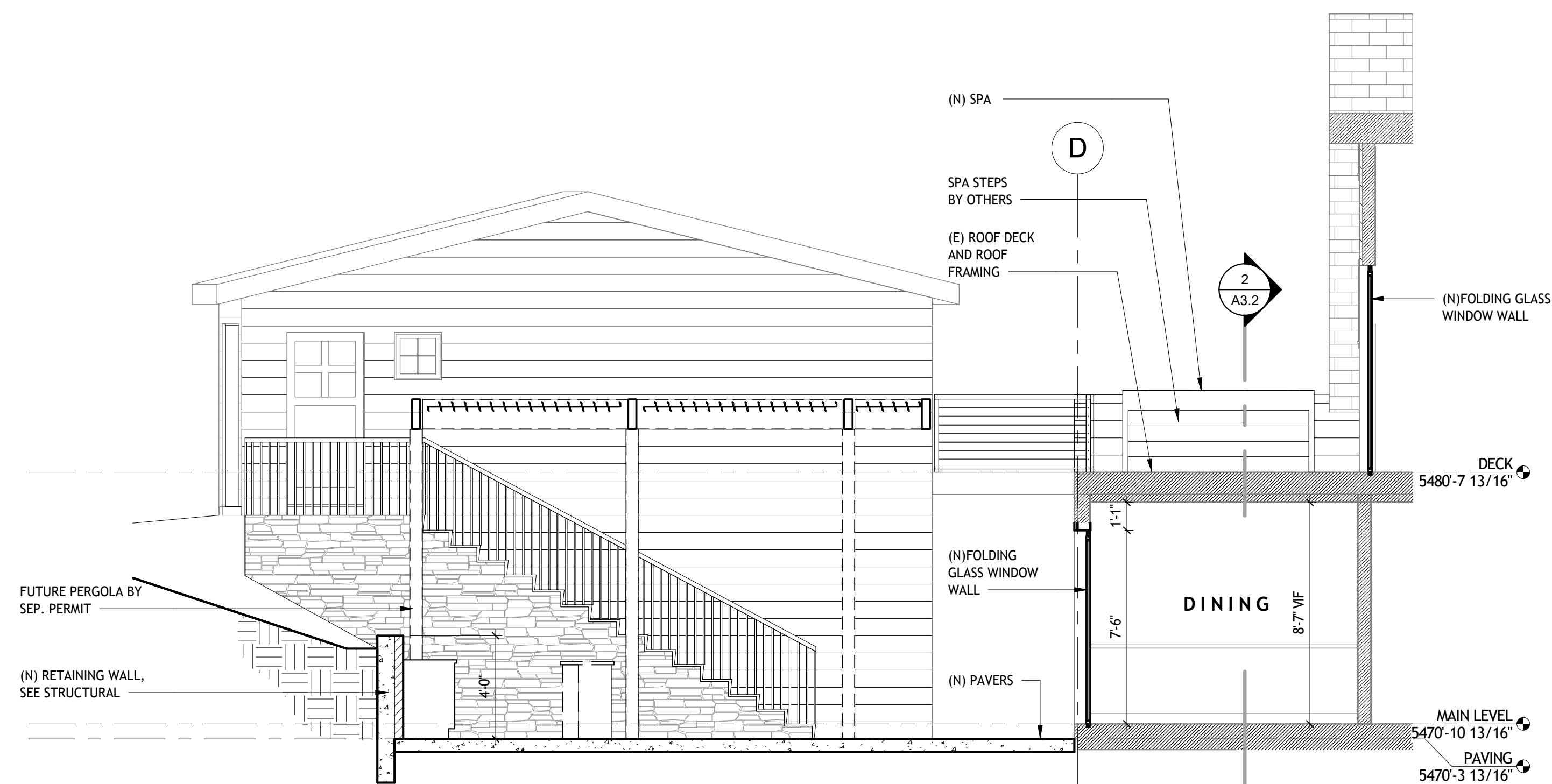
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SECTION B - NORTH

2  
A3.2

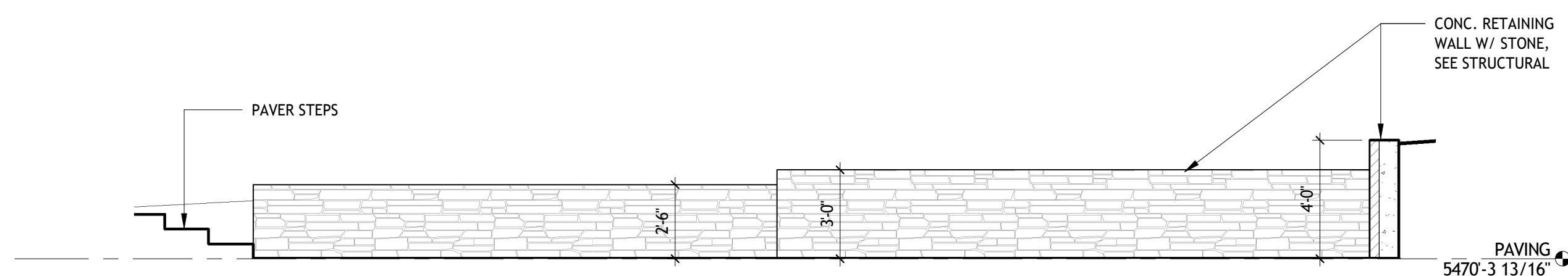
0 2 4 8 16



SECTION A - WEST

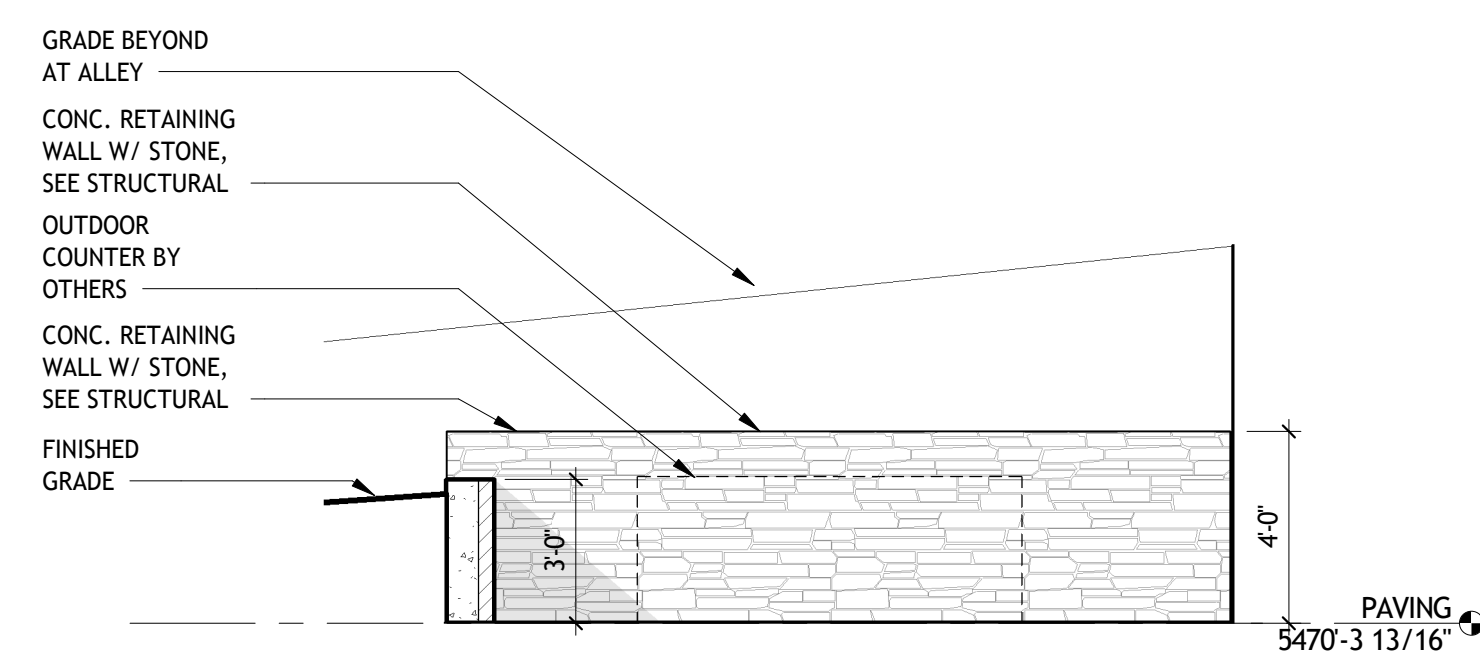
1  
A3.2

0 2 4 8 16



WALL ELEVATION - EAST

4  
A3.2



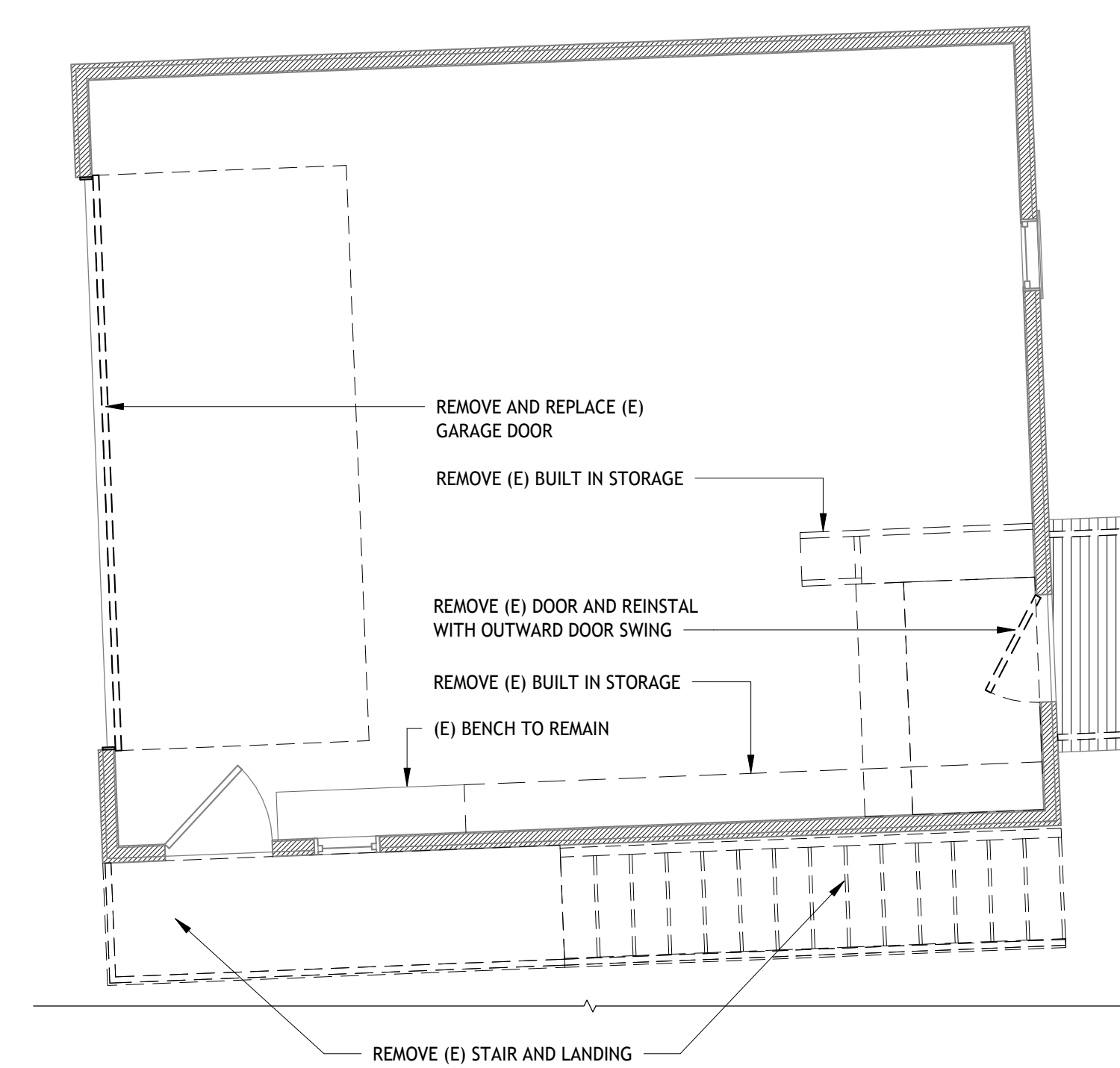
WALL ELEVATION - SOUTH

3  
A3.2



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REVISION	DATE



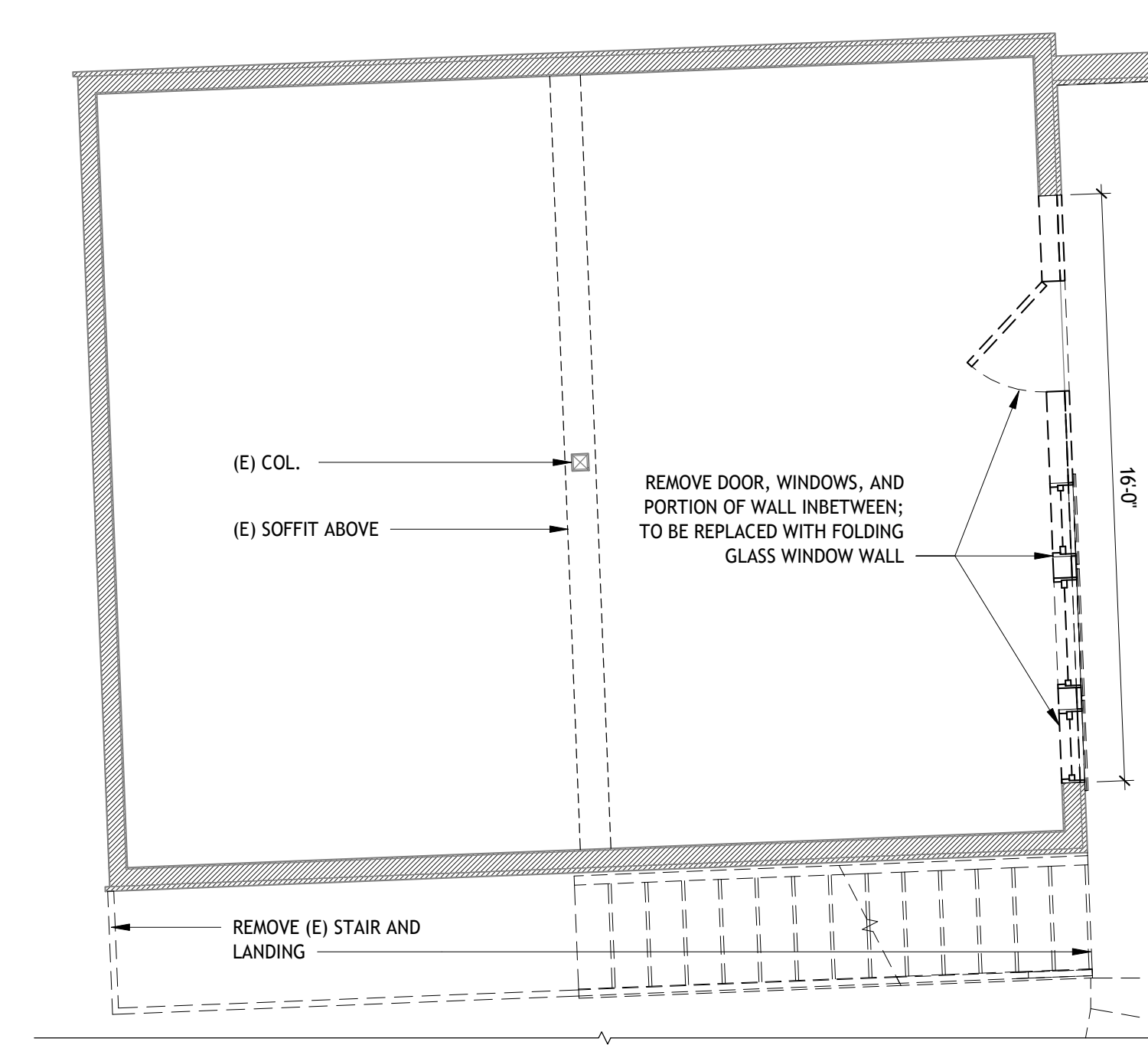
GARAGE UPPER LEVEL DECONSTRUCTION PLAN

**KEY**

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED
- OTHER ELEMENTS TO BE REMOVED
- (E) EXISTING
- (N) NEW

**GENERAL DECONSTRUCTION NOTES**

1. REVIEW ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING WORK THAT IS LOCATED WITHIN WALLS, CEILINGS & FLOORS THAT ARE TO BE DEMOLISHED. COORDINATE RETAINING OR RELOCATING THIS PORTION OF THE WORK.
2. PROVIDE SUFFICIENT SHORING FOR THE REMOVAL OF WALLS, BEAMS, COLUMNS, AND JOISTS, WHETHER NOTED OR NOT.
3. SALVAGE STUDS & OTHER BLDG. MATERIALS FOR RE-USE OR RECYCLE TO GREATEST EXTENT POSSIBLE. CONTRACTOR TO COMPLY WITH CURRENT CITY OF BOULDER REQUIREMENTS FOR COLLECTION, PROCESSING AND DOCUMENTATION OF ALL REUSABLE AND RECYCLABLE DECONSTRUCTION WASTE INCLUDING WEIGHT OR VOLUME OF MATERIALS DIVERTED FROM THE WASTE STREAM.



GARAGE MAIN LEVEL DECONSTRUCTION PLAN

ROBERTSON  
RESIDENCE

SITE:  
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BOULDER, CO 80302

GARAGE DEMO PLANS

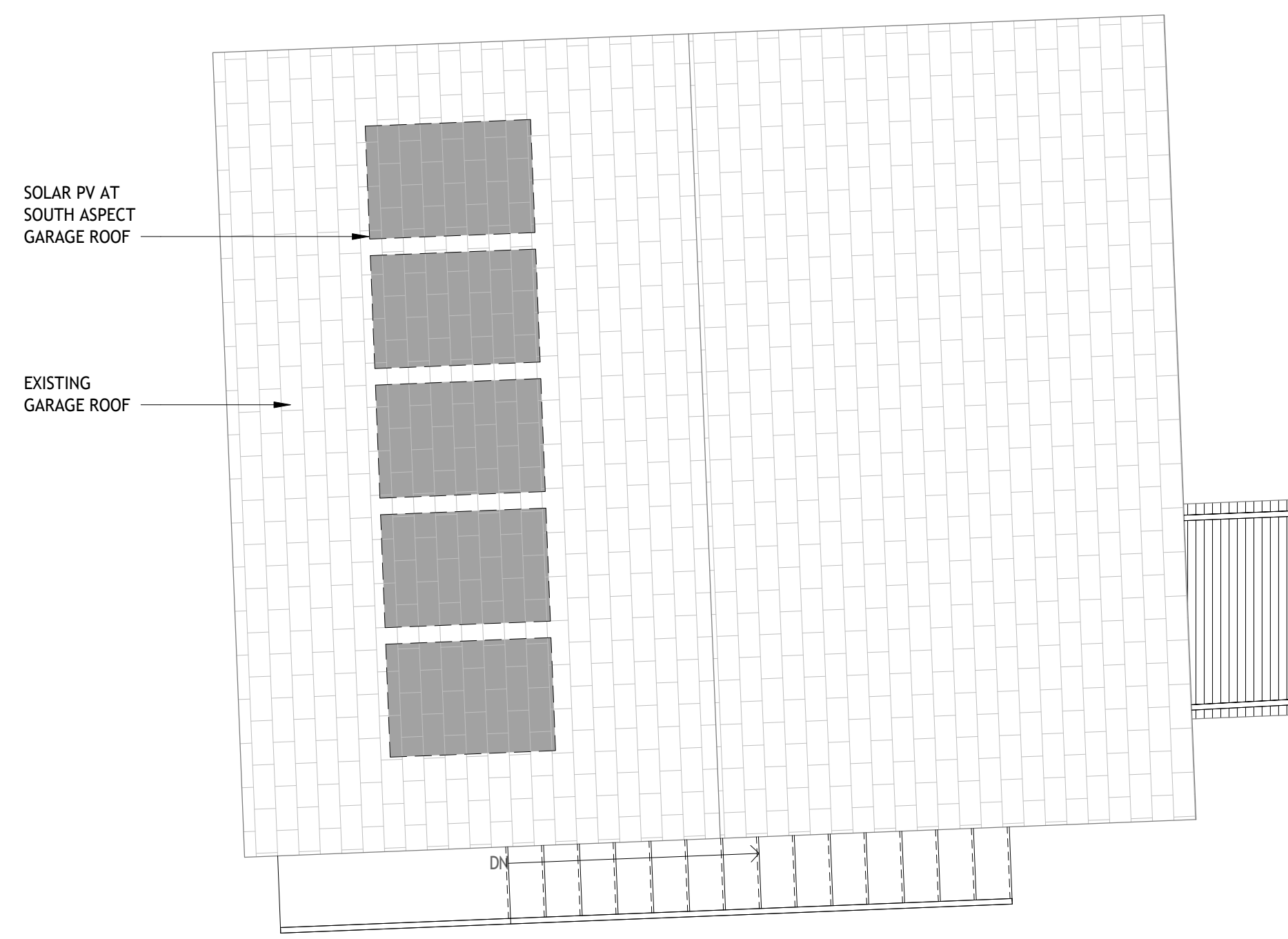
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**G1.6**

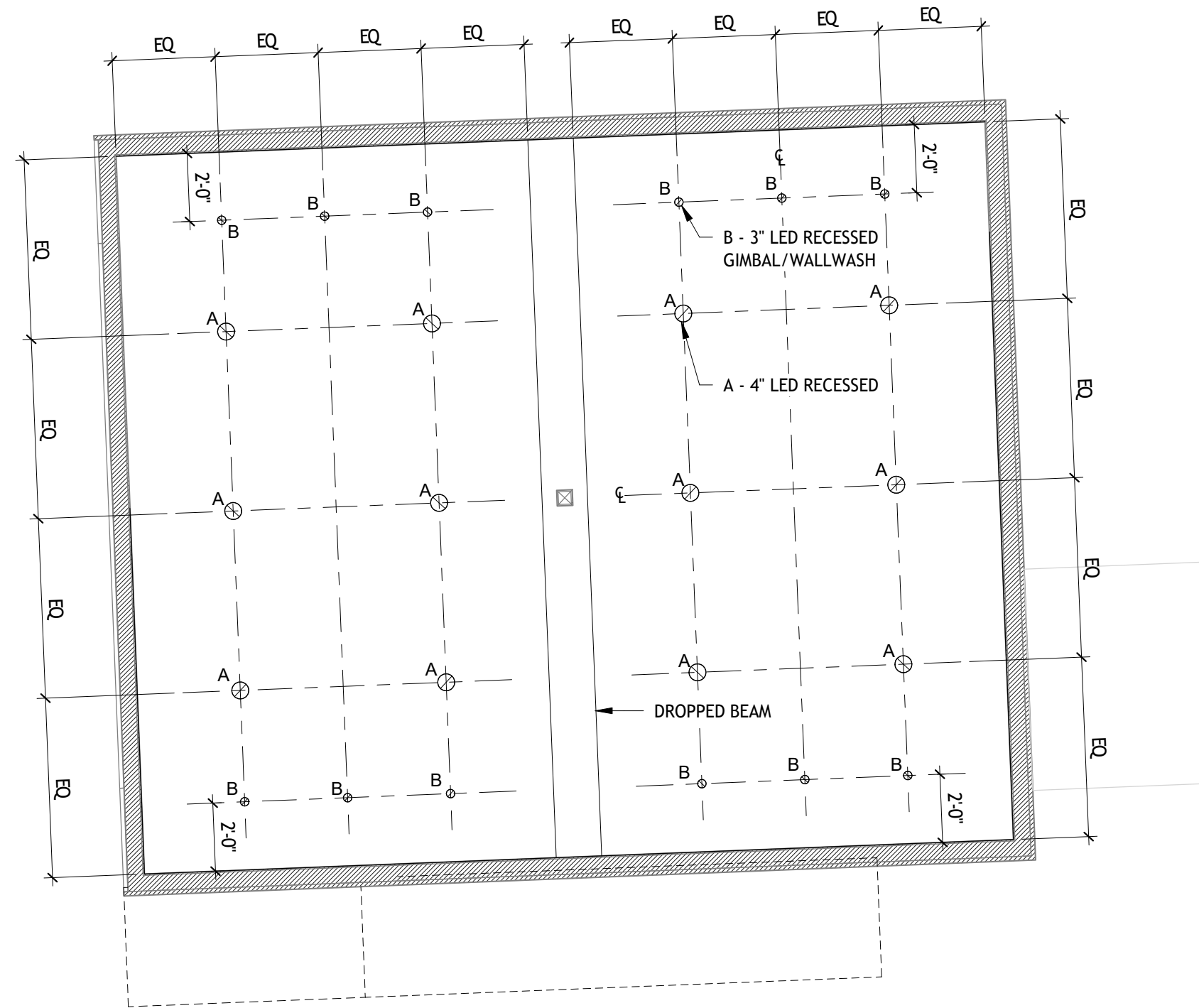
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**GARAGE ROOF PLAN**  
SCALE: 1/4" = 1'-0"

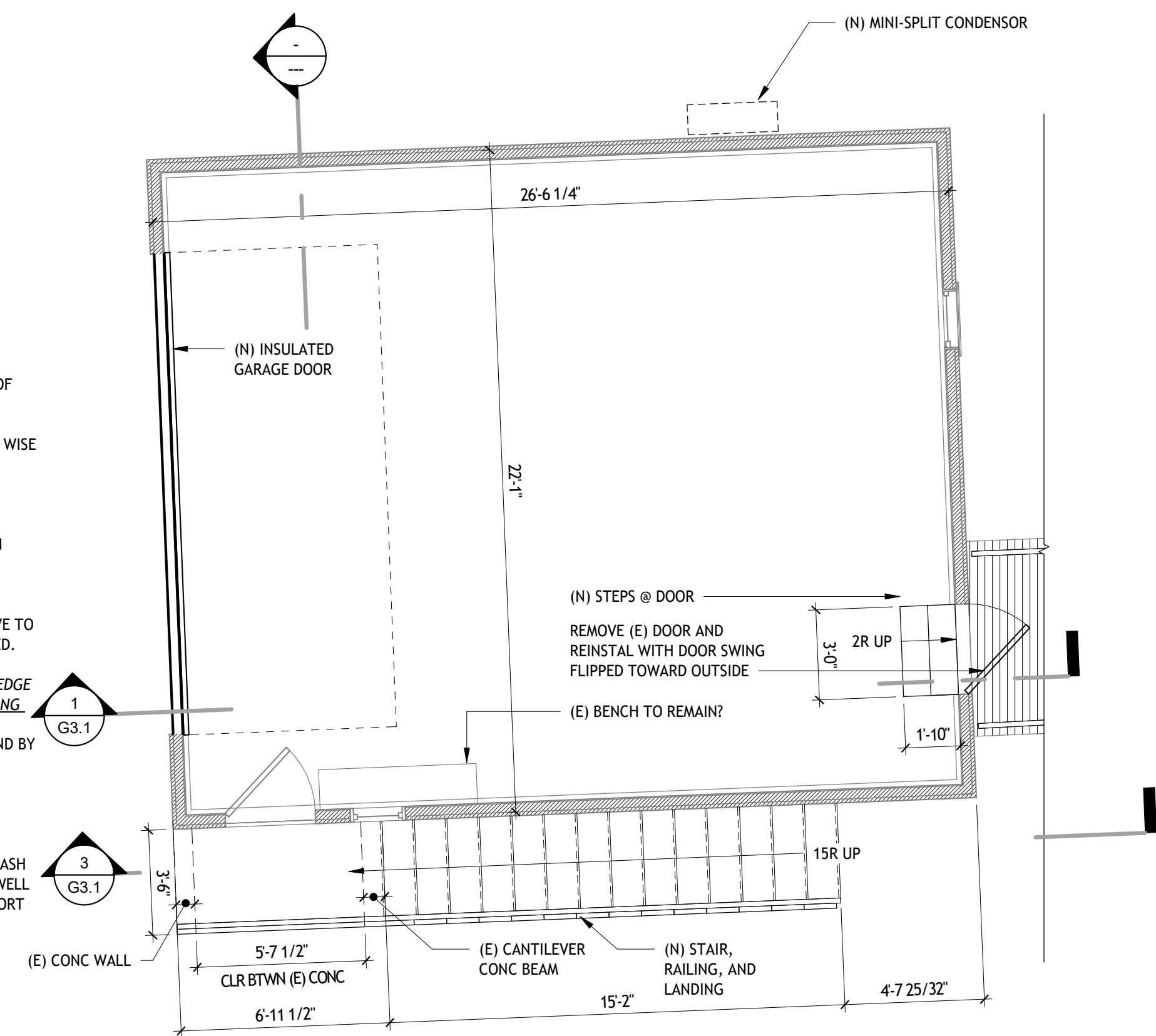


**MAIN LEVEL REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"

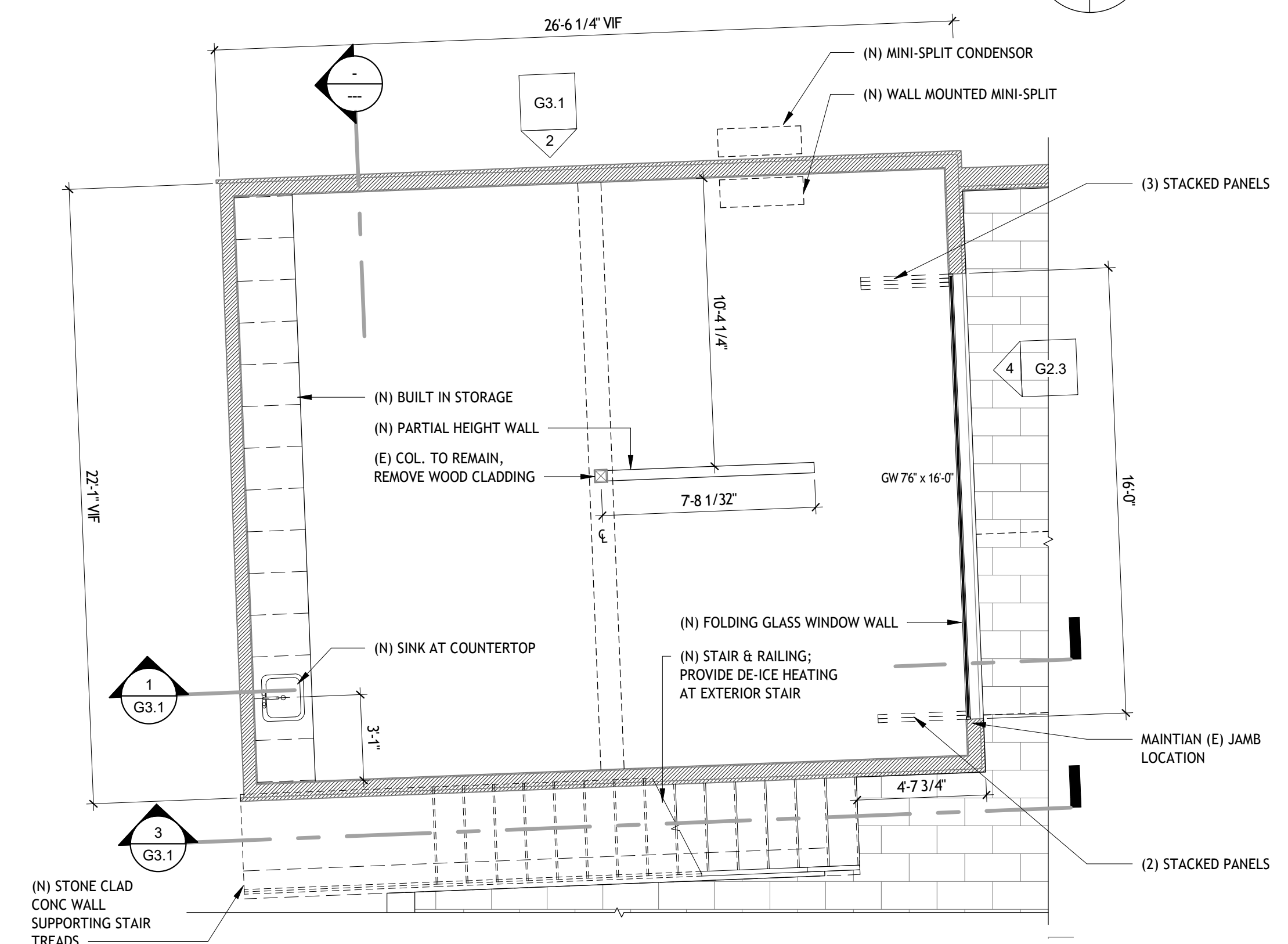
- KEY**
- EXISTING WALL TO REMAIN
  - NEW WALLS
  - STRUCTURE ABOVE
  - (E) EXISTING
  - (N) NEW
  - (SD) SMOKE DETECTOR PER IRC R314
  - (CM) CARBON MONOXIDE / SMOKE DETECTOR PER IRC R315

**GENERAL NOTES**

1. DIMENSIONS ON PLANS, ELEVATIONS AND SECTIONS ARE TO FACE OF STUD, FACE OF CONC. OR CENTERLINE OF STRUCTURAL MEMBER.
2. ALL LETTERED & NUMBERED GRID LINES ARE TO OUTSIDE FACE OF FOUNDATION & OUTSIDE FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALLS ARE 5 1/2" (2x6 STUDS) UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE 3 1/2" (2x4 STUDS) UNLESS NOTED OTHERWISE.
5. SEE 'S' SERIES DRAWINGS FOR STRUCTURAL INFO AND FOUNDATION DIMENSIONS.
6. SEE A3.1 & A3.2 FOR EXT. DOOR & WINDOW UNIT SIZES.
7. SEE PLANS & ELEVATIONS FOR WINDOW LOCATIONS - PLEASE FIND NOTES DESCRIBING WINDOW ALIGNMENT AND PLACEMENT RELATIVE TO OTHER BUILDING ELEMENTS WHERE DIMENSIONS ARE NOT PROVIDED. CONTACT ARCHITECT WITH QUESTIONS OR CONFLICTS.
8. NOTE: WINDOW DIMENSIONS ARE TO CENTERLINE OF UNIT OR TO EDGE OF WINDOW FRAME. CONTRACTOR TO ADJUST FOR ROUGH OPENING (R.O.) AS NEEDED.
9. MINIMIZE ROOF PENETRATIONS BY GROUPING VENTS TOGETHER AND BY USING SOUTER VENTS.
10. CONTRACTOR TO COMPLY WITH CURRENT CITY OF BOULDER CONSTRUCTION WASTE RECYCLING REQUIREMENTS AND SHALL DEMONSTRATE ALL RECYCLABLE WOOD, METAL, AND CARDBOARD MATERIALS. WILL BE DONATED, REUSED, OR RECYCLED.
11. CONTRACTOR TO PROVIDE LEADER EXTENSIONS OR CONCRETE SPLASH BLOCKS AT BASE OF ALL DOWNSPOUTS TO ENSURE DISCHARGE IS WELL BEYOND THE FOUNDATION WALL BACKFILL ZONES. SEE SOILS REPORT



**GARAGE UPPER LEVEL FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"



**GARAGE MAIN LEVEL FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"

**REVISIONS**

REVISION	DATE

**ROBERTSON  
RESIDENCE**

SITE:  
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BOULDER, CO 80302

GARAGE PLANS

FOR PERMIT  
15 SEPTEMBER 2020

**G2.1**

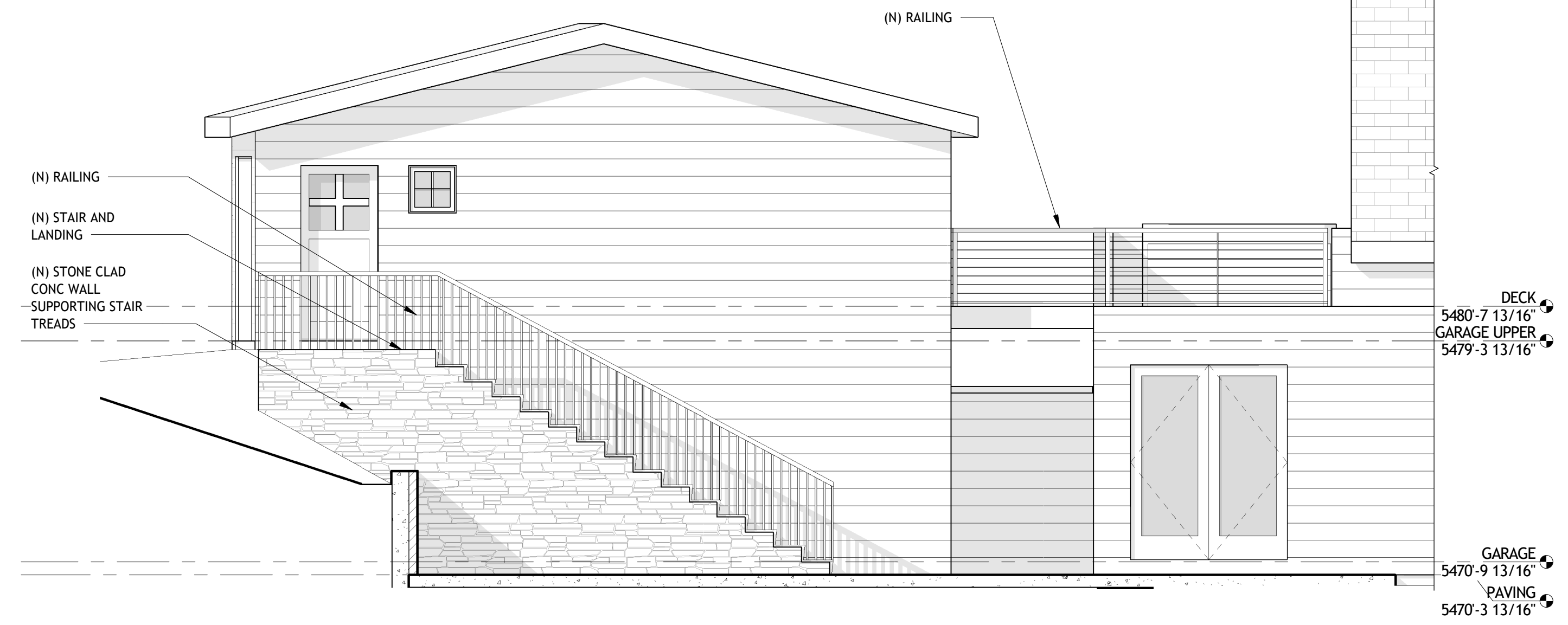
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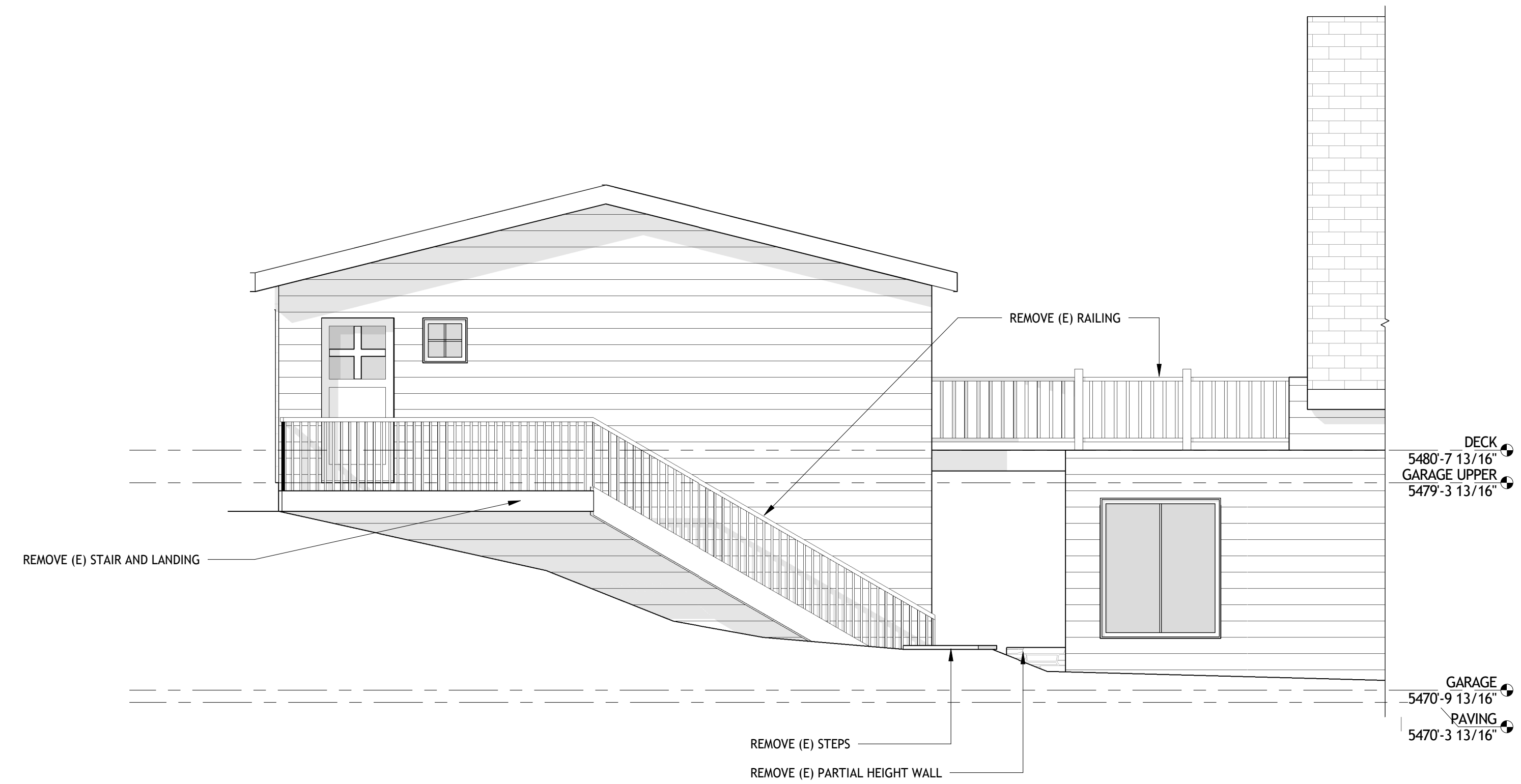
NORTH ELEVATION - GARAGE PROPOSED 4  
G2.3



EAST ELEVATION - PROPOSED 2  
G2.3



NORTH ELEVATION - GARAGE EXISTING 3  
G2.3



EAST ELEVATION - EXISTING 1  
G2.3

REVISIONS

REVISION DATE

ROBERTSON  
RESIDENCE

SITE:  
508 PLEASANT ST.  
BOULDER, CO 80302

GARAGE EXTERIOR  
ELEVATIONS

FOR PERMIT  
15 SEPTEMBER 2020

G2.3

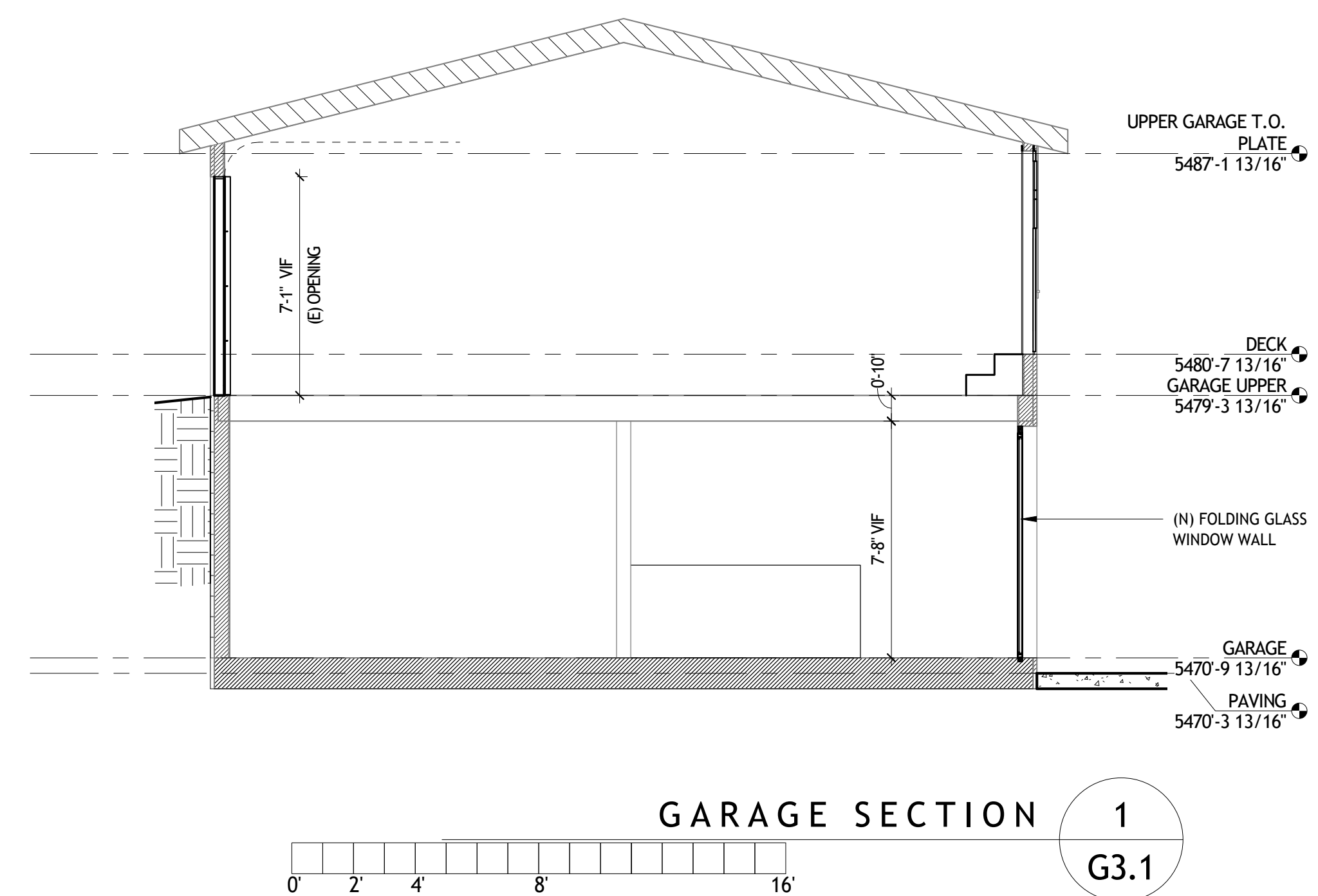
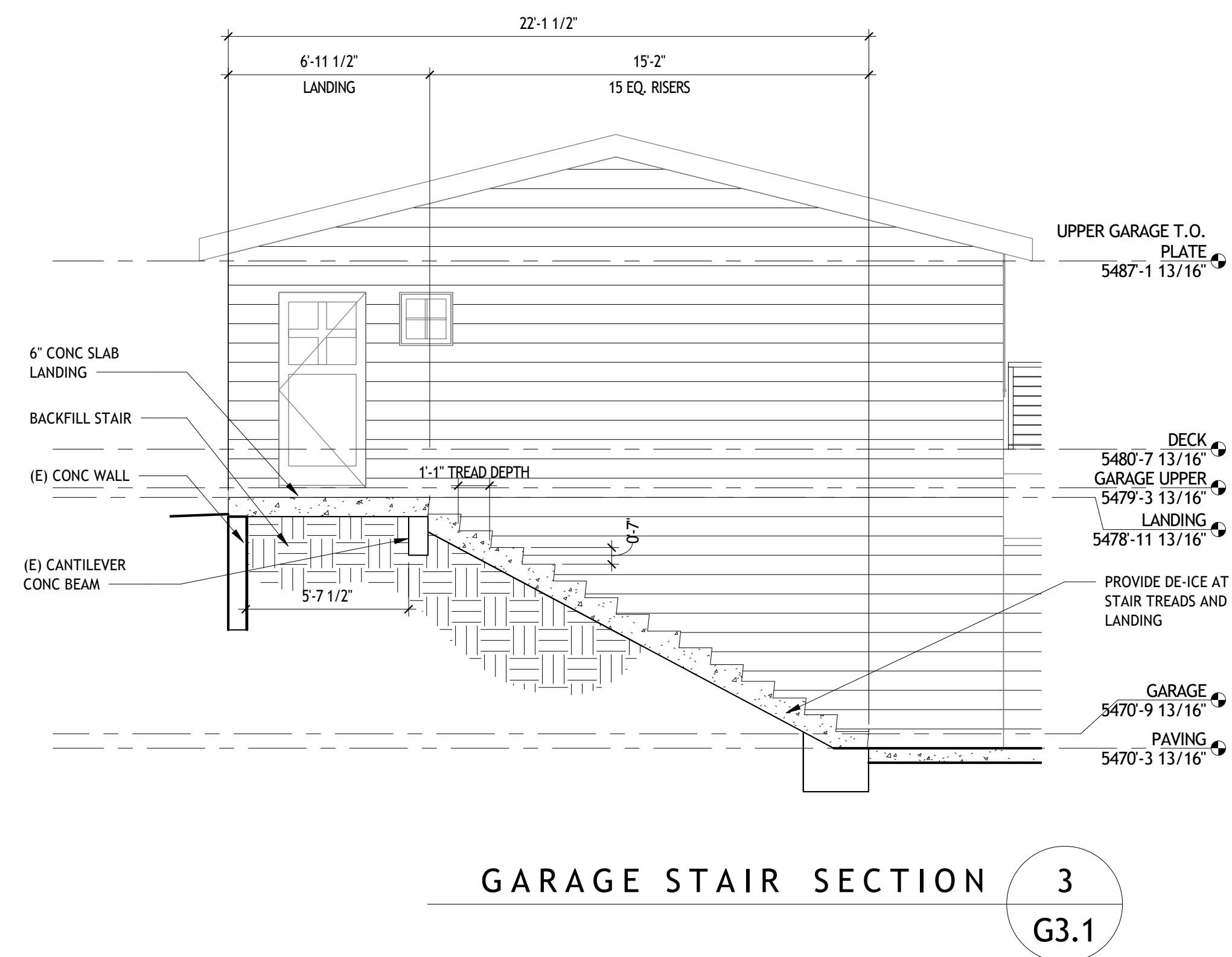
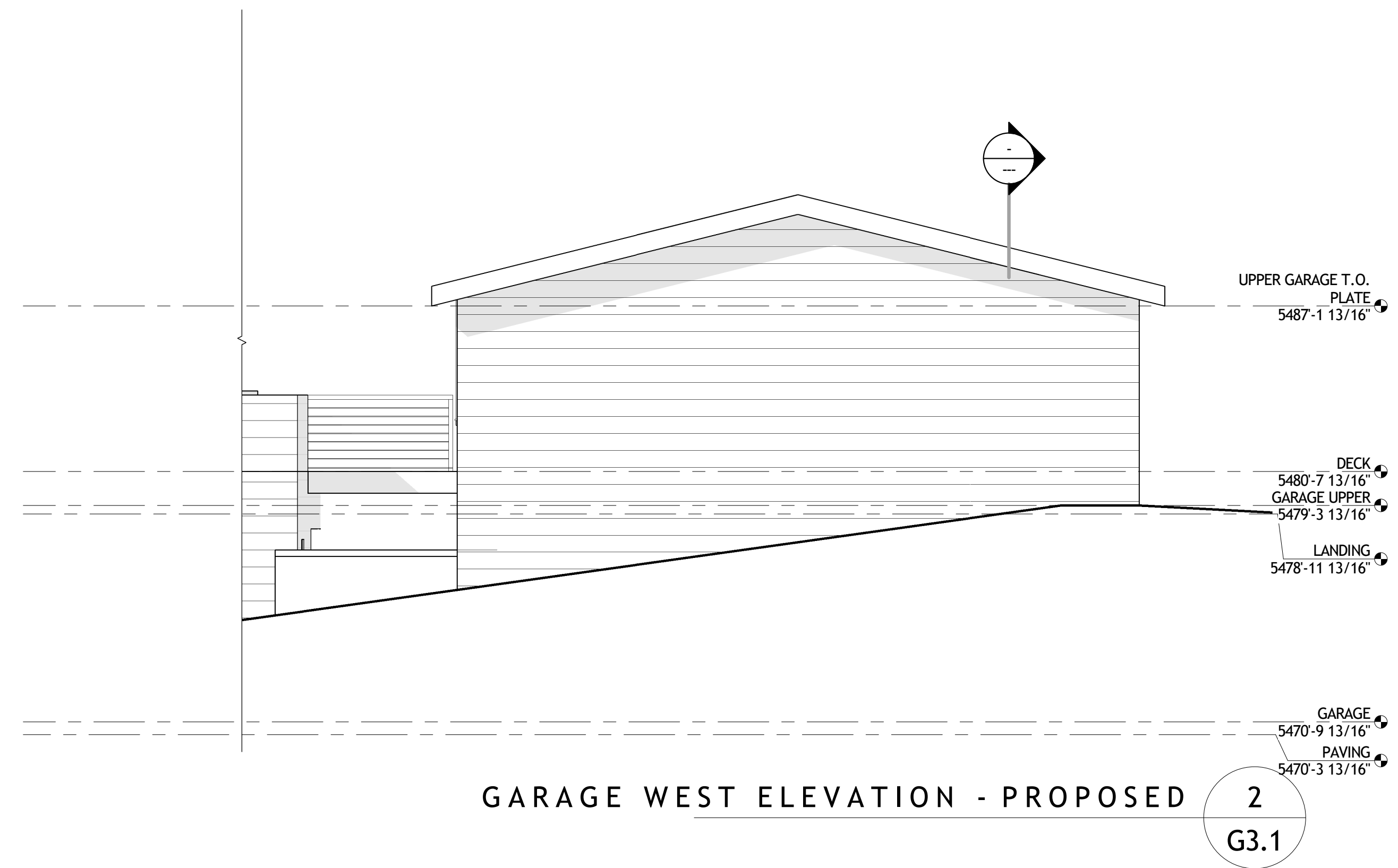
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REVISIONS	
REVISION	DATE



**ROBERTSON  
 RESIDENCE**

SITE:  
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GARAGE AND STAIR  
 SECTIONS

FOR PERMIT  
 15 SEPTEMBER 2020

**G3.1**

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**Compass Colorado, LLC**  
 1470 Walnut Street, Ste 201 Boulder, CO 80302  
 Cari Higgins cari@carihiggins.com  
 Ph: 303-717-9934

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
 (SPD19-6-17) (Mandatory 1-18)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SELLER'S PROPERTY DISCLOSURE  
 (RESIDENTIAL)**

**THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.**

Seller states that the information contained in this Disclosure is correct to Seller's **CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this Disclosure or not. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or unit itself, except as stated in Section O. Broker may deliver a copy of this Disclosure to prospective buyers.

**Note:** The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: **2/4/2021**

Property Address: **508 Pleasant St, Boulder, CO 80302**

Seller: **The Thomas Arch Robertson Living Trust**

Year Built: **1900**

**I. IMPROVEMENTS**

<b>A. STRUCTURAL CONDITIONS</b>			
	If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Structural problems		
2	Moisture and/or water problems		
3	Damage due to termites, other insects, birds, animals or rodents		
4	Damage due to hail, wind, fire, flood or other casualty		
5	Cracks, heaving or settling problems		
6	Exterior wall or window problems		
7	Exterior Artificial Stucco (EIFS)		
8			
9			

<b>B. ROOF</b>			
	If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Roof leak		New roof, installed fall of 2019
2	Damage to roof		
3	Skylight problems		
4	Gutter or downspout problems		New gutters, installed fall 2019
5	Other roof problems		
6			
7			

<b>B-1. ROOF - Other Information:</b> Do you know of the following on the Property:		Yes	Comments
1	Roof under warranty until Transferable		Yes. The roofing documents are in my files in the office. I will provide them before closing.
2	Roof work done while under current roof warranty		
3	Roof material <u>Shingle</u> Age ;1.5 y		
4			
5		<input type="checkbox"/>	

<b>C. APPLIANCES</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Built-in vacuum system & accessories			
2	Clothes dryer			
3	Clothes washer			
4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Hood			
9	Microwave oven			
10	Oven			
11	Range			New, about 6 months old.
12	Refrigerator			
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
15	Trash compactor			
16				
17	:			

<b>D. ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Security system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire			
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
4	Light fixtures			
5	Switches & outlets			
6	Electrical Service			
7	Telecommunications (T1, fiber, cable, satellite)			
8	Inside telephone wiring & blocks/jacks			
9	Ceiling fans			
10	Garage door opener and remote control			
11	Intercom/doorbell			
12	In-wall speakers			
13		<input type="checkbox"/>		
14				

<b>D-1. ELECTRICAL &amp; TELECOMMUNICATIONS - Other Information:</b> Do you know of the following on the Property:		Yes	Age If Known	Comments
1	220 volt service	<input checked="" type="checkbox"/>		
2	Landscape lighting	<input checked="" type="checkbox"/>		
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps			
5	Garage door control(s) # 1			
6				
7				

<b>E.</b>	<b>MECHANICAL</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Age If Known</b>	<b>Comments</b>
1	Overhead doors (including garage doors)			
2	Entry gate system			
3	Elevator			
4				
5				

<b>F.</b>	<b>VENTILATION, AIR, HEAT</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Age If Known</b>	<b>Comments</b>
1	Heating system			
2	Air conditioning: Evaporative cooler			
	Window units			
	Central			
3	Attic/whole house fan			
4	Vent fans			
5	Humidifier			
6	Air purifier			
7	Fireplace			
8	Fireplace insert			
9	Heating Stove			
10	Fuel tanks			
11				
12				

<b>F.-1</b>	<b>VENTILATION, AIR, HEAT - Other Information:</b> Do you know of the following on the Property:	<b>Comments</b>
1	Heating system (including furnace): Type <b>HVAC</b> Fuel <b>Electrical</b> Type Fuel	
2	Fireplace: Type <b>Gas</b> Fuel <b>Natural gas</b>	
3	Fireplace insert	
4	Heating Stove: Type Fuel	
5	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input checked="" type="checkbox"/> Do not know	
6	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	
7	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type	
8		
9		

<b>G.</b>	<b>WATER</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Water system (including lines and water pressure)		
2	Water heater(s)		
3	Water filter system		
4	Water softener		
5	Well		
6	Water System Pump		
7	Sauna		
8	Hot tub or spa		
9	Steam room/shower	<input checked="" type="checkbox"/>	Steam generator is being replaced.
10	Pool		
11	Underground sprinkler system		
12	Fire sprinkler system		
13	Backflow prevention device		
14	Irrigation system		
15	Irrigation pump		
16			
17			

<b>WATER - Other Information:</b>				
<b>G-1.</b>	Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of 1 Fuel type <u>Electrical</u> Capacity			
2	Water filter system: <input checked="" type="checkbox"/> Owned Leased			
3	Water softener: Owned Leased			
4	Well Metered			
5	Well - Date of last inspection			
6	Galvanized pipe			
7	Polybutylene pipe			
8				
9				

<b>SOURCE OF WATER &amp; WATER SUPPLY:</b>				
<b>H.</b>	Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.  The <b>Water Provider</b> for the Property can be contacted at: Name: <u>City of Boulder</u> Address: <u>1777 Broadway, Boulder</u> Web Site: <a href="https://bouldercolorado.gov">https://bouldercolorado.gov</a> Phone No.: <u>303-441-3388</u> <input type="checkbox"/> There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]: _____  <b>SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.</b>			

<b>SEWER</b>				
<b>I.</b>	If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	Yes	Age If Known	Comments
1	Sewage system (including sewer lines)			
2	Lift station (sewage ejector pump)			
3	Sump pump(s) # of			
4	Gray water storage/use			
5				

<b>SEWER - Other Information:</b>				
<b>I-1.</b>	Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon			
2	If a septic system, date latest Individual Use Permit issued:			
3	If a septic system, date of latest inspection:			
4	If a septic system, date of latest pumping:			
5				
6				

<b>FLOODING AND DRAINAGE</b>				
<b>J.</b>	If you know of any problems <b>EVER EXISTING</b> with the following on the Property check the "Yes" column:	Yes	Age If Known	Comments
1	Flooding or drainage			
2				

<b>DRAINAGE AND RETENTION PONDS - Other Information:</b>				
<b>J-1</b>	Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Drainage, retention ponds			
2				

<b>OTHER DISCLOSURES - IMPROVEMENTS</b>				
<b>K.</b>	If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	Yes	Age If Known	Comments
1	Included fixtures and equipment			
2	Stains on carpet			
3	Floors and sub-floors			
4				
5				

No disclosure by the seller of any violations



**II. GENERAL**

<b>L.</b>	<b>USE, ZONING &amp; LEGAL ISSUES</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		
2	Notice or threat of condemnation proceedings		
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4	Notice of zoning action related to the Property		
5	Building code, city or county violations		
6	Violation of restrictive covenants or owners' association rules or regulations		
7	Any building or improvements constructed within the past one year from this Date without approval by the owner's association or the designated approving body		
8	Any additions or alterations made		
9	Other legal action		
10			
11			

<b>M.</b>	<b>ACCESS &amp; PARKING</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Any access problems		
2	Roads, driveways, trails or paths through the Property used by others		
3	Public highway or county road bordering the Property		
4	Any proposed or existing transportation project that affects or is expected to affect the Property		
5	Encroachments, boundary disputes or unrecorded easements		
6	Shared or common areas with adjoining properties		
7	Requirements for curb, gravel/paving, landscaping		
8			
9			

<b>N.</b>	<b>ENVIRONMENTAL CONDITIONS</b> If you know of any of the following <b>EVER EXISTING</b> on any part of the Property check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence		
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		
7	Monitoring wells or test equipment		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		
9	Mine shafts, tunnels or abandoned wells on the Property		
10	Within governmentally designated geological hazard or sensitive area		
11	Within governmentally designated flood plain or wetland area		
12	Dead, diseased or infested trees or shrubs		
13	Environmental assessments, studies or reports done involving the physical condition of the Property		
14	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
15	Tobacco smoke in interior of improvements of Property		
16	Other environmental problems		
17			
18			

O.	<b>COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY:</b> If you know of any of the following <b>NOW EXISTING</b> check the "Yes" column:	Yes	Comments
1	Property is part of an owners' association		
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or unit)		
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		
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P.	<b>OTHER DISCLOSURES - GENERAL</b> If you know of any of the following <b>NOW EXISTING</b> check the "Yes" column:	Yes	Comments
1	Any part of the Property leased to others (written or oral)		
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		
3	Any property insurance claim submitted (whether paid or not)		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		
7	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
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Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This Disclosure is **not** intended as a substitute for an inspection of the Property.

**ADVISORY TO SELLER:**

Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances.

The information contained in this Disclosure has been furnished by Seller, who certifies it was answered truthfully, based on Seller's **CURRENT ACTUAL KNOWLEDGE**.

*Thomas Arch Arch Robertson, Signer*

*TAAR*

Date: 3/15/2021

Seller: **The Thomas Arch Robertson Living Trust**  
**By: Thomas Arch Arch Robertson, Signer**

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**ADVISORY TO BUYER:**

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects and vermin including termites;