



**MEETING OF THE BOARD OF ADJUSTMENT
BOULDER COUNTY, COLORADO
AGENDA**

Wednesday, June 7, 2023, 4:00 p.m.

Third Floor Hearing Room

County Court House

1325 Pearl Street, Boulder

Boulder County Board of Adjustment meetings are convened in a hybrid format where attendees can join through Zoom or participate in-person at the Downtown Boulder County Courthouse, 3rd Floor, 1325 Pearl St., Boulder. To sign up in advance for either in-person or virtual public comment, please visit www.boco.org/BOA to register for the hearing. There is also a kiosk in the 3rd floor lobby to sign up for in-person public comment. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 321 9735.

This agenda is subject to change. Please call the Community Planning & Permitting Department (303-441-3930) or check the Board of Adjustment webpage to confirm any items of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail written comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email planner@bouldercounty.org. Please reference the docket number of the subject item.

1. CALL TO ORDER

2. ROLL CALL

3. NOMINATION OF OFFICERS

4. ITEMS

4.1 Docket VAR-21-0003: Ells Residence in Setback – Clarification of Condition of Approval

Public testimony will be taken

Request: Request for clarification of Condition 4 of VAR-21-0003 as approved on March 1, 2023.

Location: 6301 Sunshine Canyon Dr, approximately .6 miles west of the intersection of Sunshine Canyon Drive and County Road 83 in Section 8, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District

Applicant/Property Owner: Fred Ells

Agent: Jason Ruby Architecture, LLC

Website: www.boco.org/VAR-21-0003

Staff Planner: Sam Walker

4.2 Docket VAR-23-0001: Sombrero Ranch HOA

Public testimony will be taken.

Proposal: Variance request to reduce the side setback along the western property line from 7' to approximately

1' 6" for the location of a fence line associated with the redevelopment of a community pool area.

Location: 6298 Reserve Drive, Parcel no. 146334108022, approximately 0.40 miles east of the intersection of Cherryvale Road and Reserve Drive, in Section 34, Township 1N, Range 70W.

Zoning: Rural Residential (RR)

Applicant: Charles Roberts

Property Owner: Sombrero Ranch Homeowners & Recreational Association

Website: www.boco.org/VAR-23-0001

Staff Planner: Jonathan Tardif

4.3 Docket VAR-23-0003: Danaher Setback Reductions

Public testimony will be taken.

Proposal: Variance request to reduce the required supplemental setback from 110 feet (required) to 86 feet (proposed) for construction of a new front porch, and reduce the rear-yard setback from 15 feet (required) to 9' 6" (proposed) for a windmill.

Location: 5745 Jay Road, approximately 300 feet east of the intersection of Jay Road and N. 57th Street, in Section 15, Township 1N, Range 70W.

Zoning: Rural Residential

Owner: Danaher & Valentine Living Trust

Applicants: Charlie Danaher and Rose Valentine

Website: www.boco.org/VAR-23-0003

Staff Planner: Sam Walker

5. ADJOURNMENT