



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

Wednesday, November 6, 2024, 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: 161 787 3844.

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.gov. Please reference the docket number of the subject item.

1. CALL TO ORDER

2. ROLL CALL

3. ITEMS

3.1 Docket VAR-24-0005: PSCo Setback Variance

Public testimony will be taken.

Request: Variance request to reduce the side setback from 7 feet to 2 feet and the rear setback from 15 feet to 3 feet for the construction of a new utility structure and for construction of a 10-foot fence located at the property line on a 0.08-acre parcel.

Location: 550 S Hover Street, located approximately 400 feet north of the intersection of Hover Street and Nelson Road, in Section 9, Township 2N, Range 69W.

Zoning: Agricultural (A) Zoning District

Applicants: Public Service Company of Colorado (PSCo) c/o Adam Pena

Agent: HDR Engineering, Inc.

Website: www.boco.org/VAR-24-0005

Staff Planner: Pete L'Orange

Action Requested: Decision

3.2 Docket V-24-0006: Wolf Setback Reduction

Public testimony will be taken.

Request: Variance request to reduce the supplemental setback along Cherryvale Road from 90 ft. (required) to 75 ft. (proposed) to construct an addition to an existing residence on a 1-acre parcel.

Location: 1015 Cherryvale Road, approximately 0.1 mile north of the intersection of Baseline Road and Cherryvale Road, on an approximately 1-acre parcel, in Section 34, Township 1N, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Property Owners/Applicants: Nicole and Ben Wolf

Website: www.boco.org/VAR-24-0006

Staff Planner: Wesley Jefferies

Action Requested: Decision

4. ADJOURNMENT



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

**BOULDER COUNTY BOARD OF ADJUSTMENT
PUBLIC HEARING**

November 6, 2024 at 4:00 p.m.

**Boulder County Courthouse, 3rd Floor
1325 Pearl Street, Boulder
Virtual and in-person**

STAFF RECOMMENDATION

STAFF PLANNER: Pete L’Orange, Senior Planner

DATE ISSUED: October 30, 2024

Docket VAR-24-0005: PSCo Setback Reduction

Request: Variance request to reduce the side setback from seven feet to two feet and the rear setback from fifteen feet to three feet for the construction of a new utility structure and for construction of a ten-foot fence located at the property line at 550 S Hover Street.

Location: 550 S Hover Street, located approximately 400 feet north of the intersection of Hover Street and Nelson Road, in Section 9, Township 2N, Range 69W.

Zoning: Agricultural (A) Zoning District

Applicant/Owner: Public Service Company of Colorado (Xcel) c/o Adam R. Pena

Agent: Kaitlin Rainsberger, HDR Engineering, Inc.

PACKET CONTENTS

Item	Pages
Staff Recommendation	1 – 6
Application Materials (Attachment A)	A1 – A25
Referral Agency Responses (Attachment B)	B1 – B9

SUMMARY

The applicants request a reduction in the required side setback from seven feet to two feet and the rear setback from fifteen feet to three feet to allow for the construction of a new utility structure and a ten-foot fence located at the property line. Staff recommends that this variance request be approved because the applicable review criteria in Article 4-1202.B.2 of the Boulder Country Land Use Code (the Code) can be met.

DISCUSSION

The subject property is located on the east side of Hover Street approximately 400 feet north of the intersection of Hover Street and Nelson Road. The property is approximately 0.077 acres (3,378 square feet) in size, is located in the Agricultural zoning district, and is a legal building lot. The subject parcel is located in an enclave of unincorporated Boulder County parcels surrounded

by parcels in the incorporated area of Longmont (see Figure 1 below). The enclave parcels include the Boulder County Fairgrounds and Boulder Valley and Longmont Conservation District office. Access to the subject parcel on which this Variance is requested is via an existing driveway to Hover Street and there is a secondary access point from the interior drive which serves the Fairgrounds.

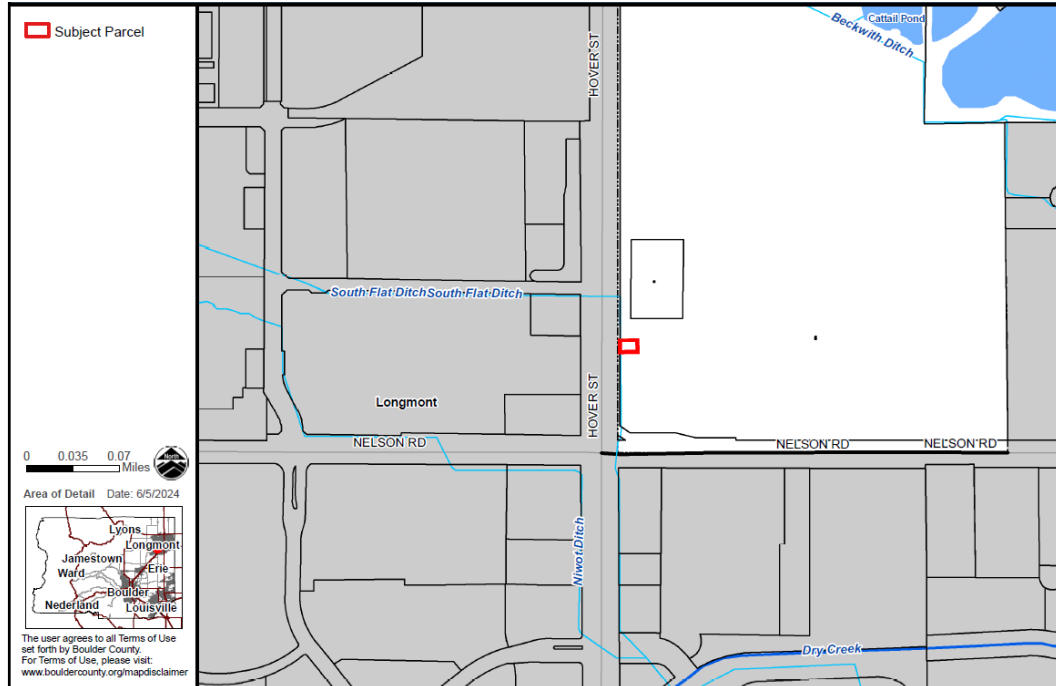


Figure 1: Location map, with subject parcel indicated in red; parcels incorporated in the City of Longmont are indicated in gray.

The subject parcel has two existing structures of approximately 125 square feet and approximately 110 square feet that are used to enclose existing gas regulator equipment; there are also unenclosed gas service lines above ground and buried below ground. There is an approximately six-foot chain link fence around the infrastructure area. To comply with the United States Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) “Mega Rule” regulations, the applicants intend to construct an approximately 400-square-foot structure to enclose a new regulator station which would replace both of the existing structures. The applicants also propose to replace the existing six-foot fence with a ten-foot fence.

In support of this variance request, the applicants provided a hardship statement which indicates that, due to the very small size of the parcel and the location of the existing gas infrastructure, the new utility structure cannot be built to meet the required setbacks. The Code requires that structures in the Agricultural zoning district be located at least seven feet from any side lot line and fifteen feet from the rear lot line. Per the application materials, the new utility structure will be located approximately two feet from the northern (side) lot line and three feet from the eastern (rear) lot line. Additionally, the proposed ten-foot fence requires a variance as it would be located on both the northern and southern (side) lot lines and the eastern (rear) lot line (see Figure 2 below); fences more than six feet in height are considered structures and must meet setback requirements.

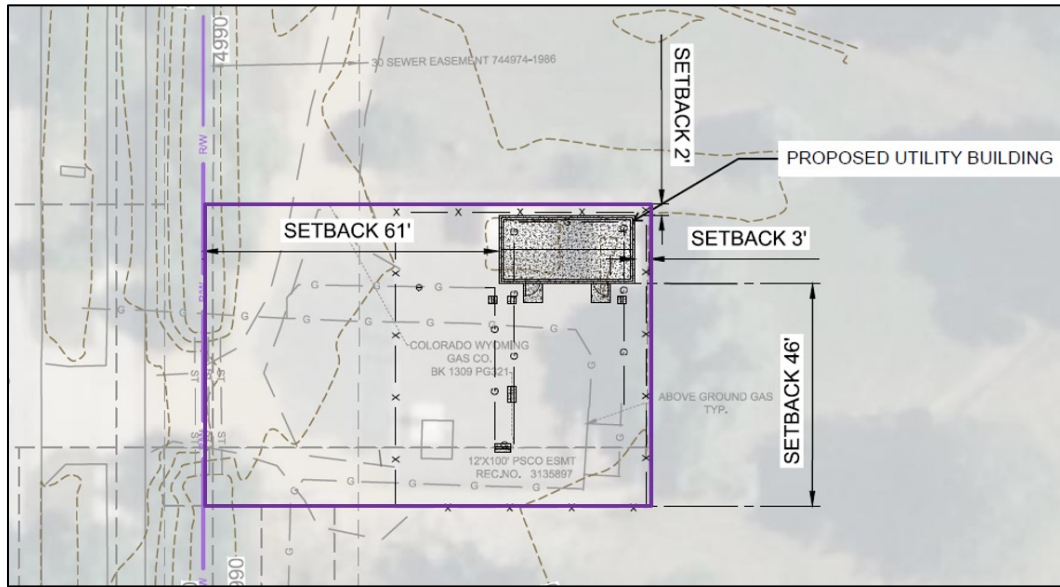


Figure 2: Site plan with proposed utility structure; the parcel lines are indicated in purple.

The subject parcel is relatively flat, with a small slope down from west to east for a span of approximately 20 feet. There is also a supplemental ditch setback on the western end of the parcel, associated with the South Flat Ditch.

Staff find that the site constraints pose an exceptional or extraordinary physical circumstance due to the limited areas for development located within the required supplemental setback. As such, staff find that the proposal meets the Variance criteria described in the Code, and recommend that the requested setback reductions be granted.

REFERRALS

The variance request was sent to property owners within 1,500 feet of the subject property, as well as all applicable referral agencies. Responses received by staff are attached to this staff recommendation (Attachment B) and summarized below.

Boulder County Building Safety & Inspection Services Team: This team proposed standard comments related to building permit requirements. They also noted that the International Building Code restricts the location of openings and overhangs which may impact the requested variance.

Boulder County Development Review Team – Access & Engineering (DRT A&E): This team confirmed the property is legally accessed via Hover Street and that the site meets the Boulder County Multimodal Transportation Standards.

Boulder County Stormwater Team: This team reviewed the application and noted that a drainage letter will be required at building permit application.

Agencies indicating no conflicts: Boulder County Parks & Open Space – Natural Resources Planner; Boulder County Public Health; Xcel Energy; and Lumen Communications.

Agencies that did not respond: Boulder County Long Range Planning; Boulder County Assessor; Boulder County Attorney’s Office; Boulder County Parks & Open Space Conservation Easement Team; Boulder County Parks & Open Space Real Estate Team; Boulder County Parks & Open Space Natural Resource Planner; Boulder County Sheriff; Boulder County Treasurer; Boulder County Surveyor; Northern Colorado Water Conservancy; Longmont Power; South Flat

Ditch; City of Longmont; Public Utilities Commission; Vance Brand Airport; Longmont Fire; and Mountain View Fire Protection District.

Adjacent Property Owners: Notices were sent to 32 property owners within 1,500 feet of the subject parcel; staff have not received any comments.

CRITERIA ANALYSIS

Per Article 3-100.A.18 of the Code the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that all of the following criteria of Article 4-1202.B.2 of the Code are satisfied:

- (a) There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;*

Staff find that the subject parcel is encumbered by extraordinary or exceptional physical circumstances. The subject parcel is extraordinarily small, and the presence of the ditch further reduces the building area. The parcel is approximately 0.077 acres in size (approximately 3,378 square feet). Of that, approximately 2,752 square feet are within the required setbacks, leaving approximately 626 square feet of developable area. Additionally, the natural gas infrastructure on the subject parcel further constrains potential development on the parcel. The portion of the subject parcel which is not encumbered by required setbacks is occupied by underground gas pipes necessary to operation of the regulator station. These lines prevent the location of the proposed regulator station in the portion the subject parcel which meets the setback requirements (see Figure 3 below). Additionally, staff find that constrained developable area and the presence of the underground gas pipes prevent the applicants from being able to install the proposed fence in a location which meets setback requirements.

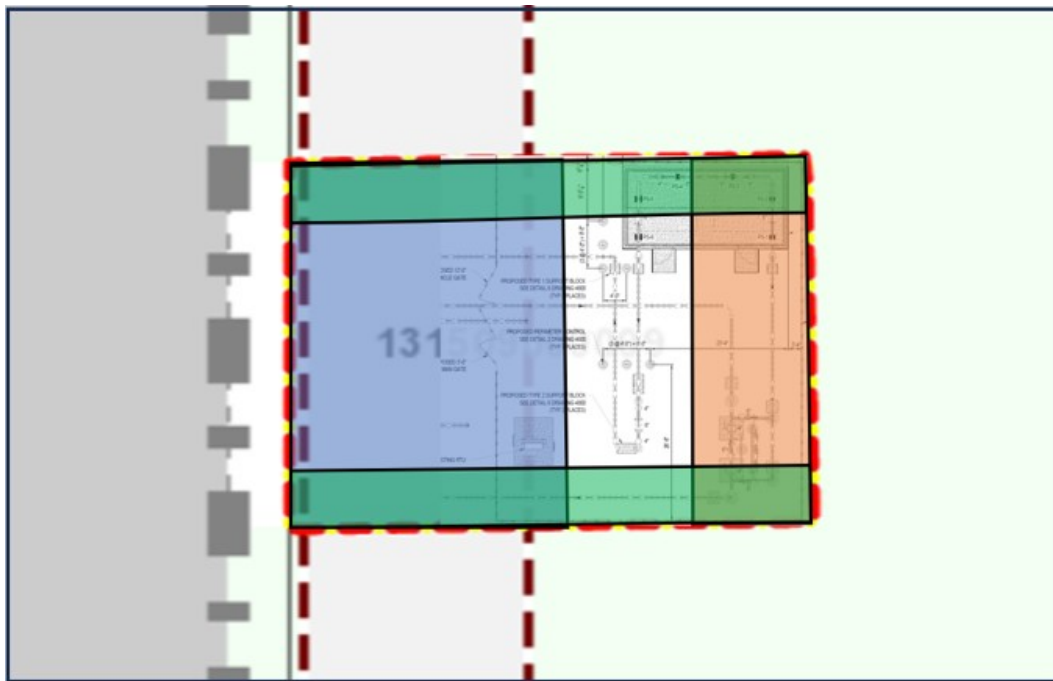


Figure 3: Subject parcel with proposed site plan. The required front setback (35 feet) is indicated in blue; the side setbacks (7 feet) are indicated in green); and the rear setback (15 feet) is indicated in orange.

Therefore, staff finds this criterion is met.

(b) Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;

As discussed above, the small size of the subject parcel, the location of the ditch, and the existing natural gas infrastructure severely constrain any potential development on the parcel, including to proposed structure and the proposed fence. Due to these constraints, staff find the strict application of the Code would create an exceptional hardship upon the property owner.

Therefore, staff finds this criterion is met.

(c) The hardship is not self-imposed;

The applicants are undertaking the proposed project in order to comply with Federally mandated changes to the existing gas infrastructure facilities; additionally, the ten-foot is necessary to meet security requirements for the utility infrastructure. Staff find that these are not self-imposed hardships.

Therefore, staff finds this criterion is met.

(d) The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;

Staff do not anticipate that the proposed variance will adversely affect the uses of adjacent properties as permitted under the Code, nor has any referral agency responded with such a concern. As proposed, the new structure for the regulator station will be located well back from the public right-of-way, in nearly the same location as the existing structures. Additionally, the ten-foot fence as proposed by the applicants will help to ensure that the utility infrastructure is adequately separated from the adjacent parcels and uses.

Therefore, staff finds this criterion is met.

(e) The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;

Staff do not have concerns that the variance will change the character of the zoning district in which the property is located if granted. The subject parcel has been in use for utility infrastructure, including the existing structures, since at least the mid-1970s (based on available aerial photographs). Additionally, staff find that the proposed structure is relatively small in size and proposed fence is chain link; as such, staff find the proposed development will not have any adverse visual impacts on the character of the area. Staff find the variance, if granted, will not result in any change of character for the area.

Therefore, staff finds that this criterion is met.

(f) The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.

Staff have not identified any adverse impacts to the health, safety, and welfare of the citizens of Boulder County which might result from the granting of the variance as requested. Additionally, staff have not identified any conflicts with the Boulder County Comprehensive Plan. No referral agencies have responded with any such concerns.

Therefore, staff finds this criterion is met.

RECOMMENDATION

As discussed above, staff find that all the criteria for a variance are met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **APPROVE Docket VAR-24-0005: PSCo Setback Reduction**, subject to the following conditions:

1. The proposed setback of two feet from northern side yard setback and three feet from the eastern rear yard setback is only approved for the proposed the utility structure as described in the documents submitted with BP-24-2227.
2. The proposed setback of zero feet from the side yard setbacks and the rear setback is only approved for the proposed ten-foot chain link fence.
3. A setback survey is required for the utility structure during review of the building permit for the utility structure.



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Only
Intake Stamp

Application Form

Project Number		Project Name	
		Xcel Energy – EL-66 Longmont-Nelson Road Natural Gas Regulator Station Rebuild	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:	Application Deadline: First Wednesday of the Month	Application Deadline: Second Wednesday of the Month	
	<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) 550 S HOVER STREET			
Subdivision Name LAND AND TRACTS			
Lot(s) NA	Block(s) NA	Section(s) 9	Township(s) 2N
Area in Acres 0.08	Existing Zoning A - Agricultural	Existing Use of Property Xcel natural gas regulator station	Range(s) 69
Proposed Water Supply NA	Proposed Sewage Disposal Method NA		

Applicants:

Applicant/Property Owner		Email Address	
Public Service Company of Colorado (PSCo)		adam.r.pena@xcelenergy.com	
Mailing Address 1123 W 3rd Ave			
City Denver	State CO	Zip Code 80223	Phone Fax
Applicant/Property Owner/Agent/Consultant		Email Address	
HDR Engineering, Inc.		kaitlin.rainsberger@hdrinc.com	
Mailing Address 419 Canyon Ave, Suite 316			
City Fort Collins	State CO	Zip Code 80521	Phone 970-416-4427 Fax
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone Fax

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Adam R. Pena	Digitally signed by Adam R. Pena Date: 2024.08.23 13:19:59 -06'00'	Printed Name	Adam R. Pena	Date	8/23/24
Signature of Property Owner			Printed Name		Date	

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Boulder County Land Use Department

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Board of Adjustment (BOA) Hardship Statement

Explain how the following hardship criteria for granting a variance have been satisfied. Please feel free to attach your statements using a separate piece of paper.

A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

Public Service Company of Colorado, doing business as Xcel Energy, is planning to rebuild existing natural gas infrastructure located within Xcel Energy fee owned property near the northeast intersection of Nelson Road and Hover Street in unincorporated Boulder County (Parcel Number: 131509000009, Zoned: A - Agricultural). The rebuild will consolidate the Lyons Regulator Station (EL-66) and Nelson Road Regulator Station #2 (EL-81) into a single regulator station at the same location. The existing buildings to be replaced are approximately 125 square feet and 110 square feet in size (roughly 235 square feet in total). The proposed building is approximately 400 square feet in size. The proposed fence height is 10 feet, replacing an existing 6 foot fence with the same boundary/perimeter. Due to the narrowness of the Public Service Company of Colorado (PSCO) property lines, and the location of the existing gas infrastructure that the utility buildings house, the location of the proposed building cannot meet Boulder County setbacks requirements.

B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue hardship up the property owner.

The application of this Code to meet the required setbacks would not be feasible for the property owner and the building that is required to house the gas pipelines that allow for the continued supply of safe and reliable energy to existing customers. The proposed utility building is needed to remain within the same general vicinity of the existing utility buildings to accommodate the existing gas infrastructure.

C. The hardship is not self-imposed.

Due to the constraints of the property lines and existing gas infrastructure, this hardship is not self-imposed.

D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code.

The proposed location of the gas regulator station utility building is setback within the same general current location of the existing gas regulator station utility buildings. The approval of this variance would not adversely affect the use of adjacent property owners.

E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the *Boulder County Comprehensive Plan*; and,

The gas regulator station is designed to fit within the existing land use of the zoning district, ensuring that its presence does not alter the district's overall character.

F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

The variance would allow the development of a new regulator station utility building to safely house gas infrastructure. The project is being undertaken to comply with US Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) "Mega Rule" regulations, which requires natural gas operators to ensure pipelines in their system meet certain requirements to improve record keeping activity and safety. The proposed overall project would allow for continued supply of safe and reliable energy to existing customers and would not increase capacity or supply of the current natural gas distribution system, and for the maintenance and testing of the infrastructure to be located in one single utility building.

Applicant or Agent Signature:

Avery Munson

Digitally signed by Avery Munson
DN: c=US, E=avery.munson@hdrinc.com, O="HDR Engineering, Inc.", CN=Avery
Munson
Contact Info: Avery Munson
Date: 2024.08.26 15:04:41 -0600

Date: 8/26/24






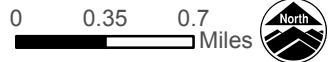
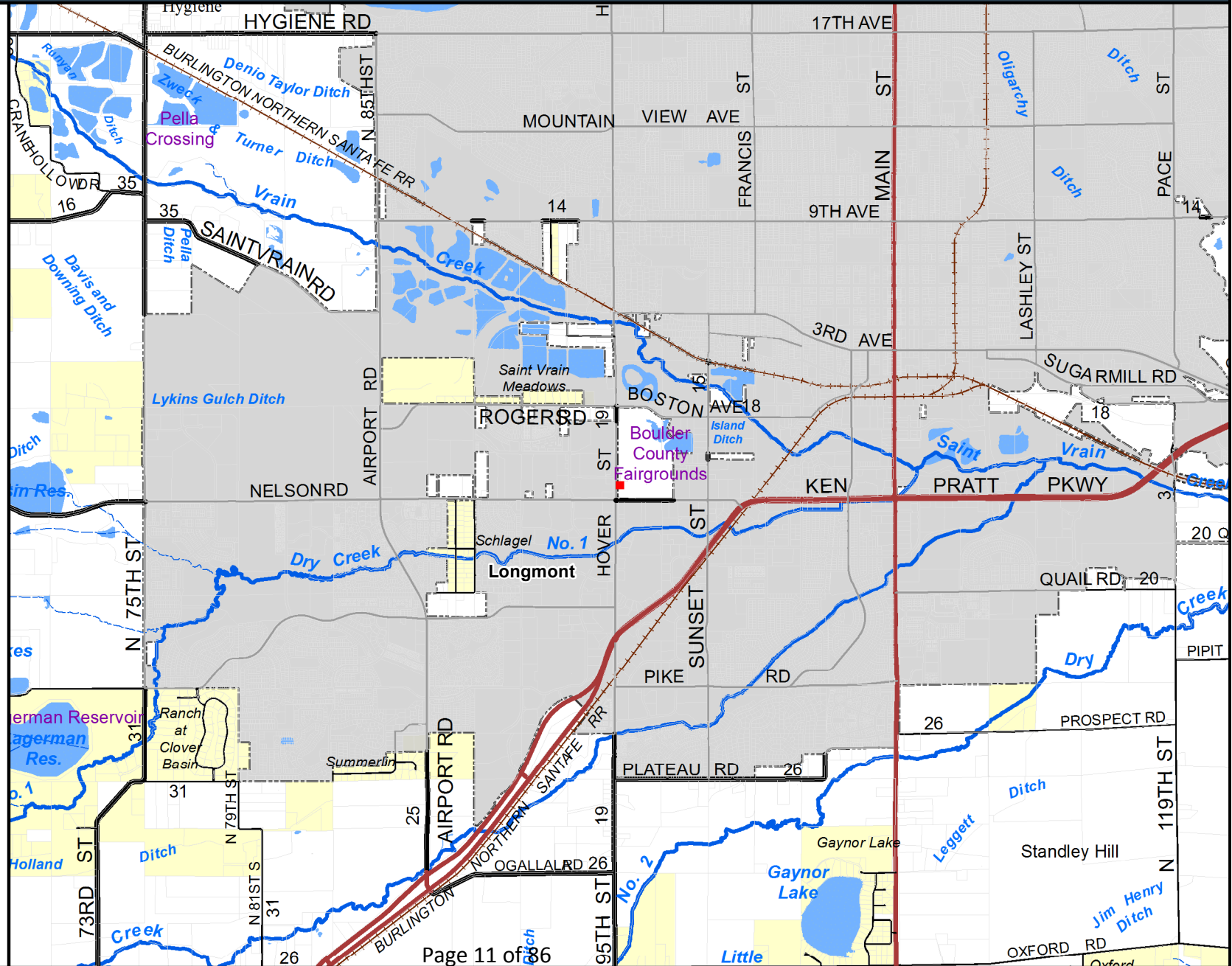
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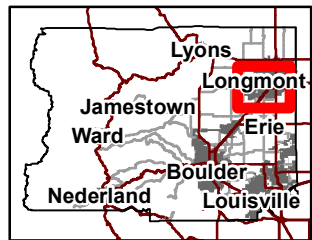
Vicinity

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-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 6/5/2024



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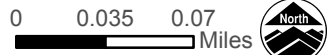
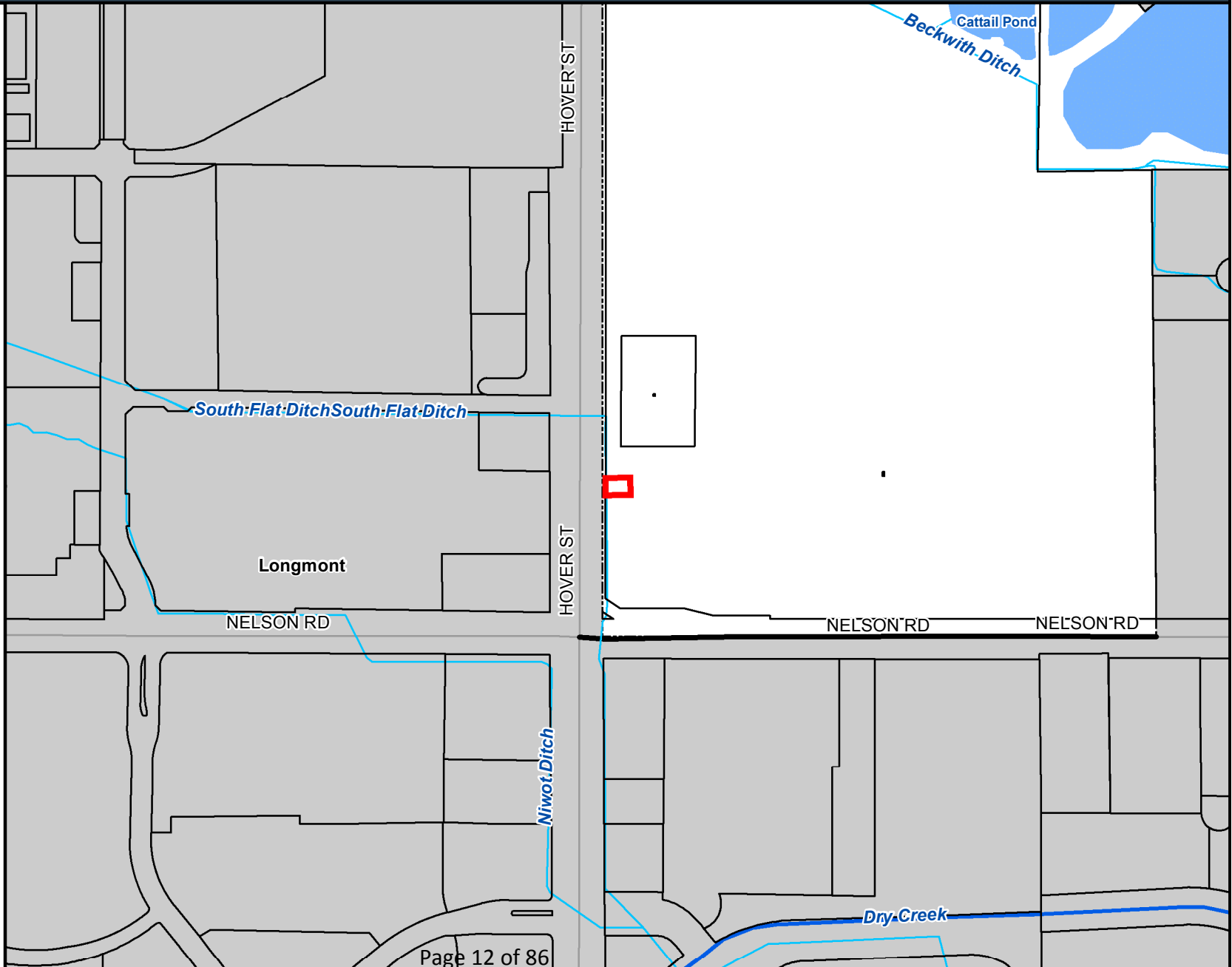
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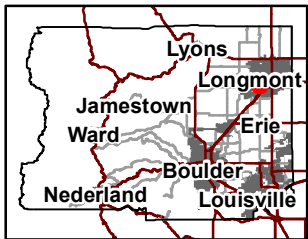
Location

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 Subject Parcel



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Aerial

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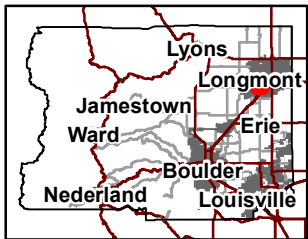
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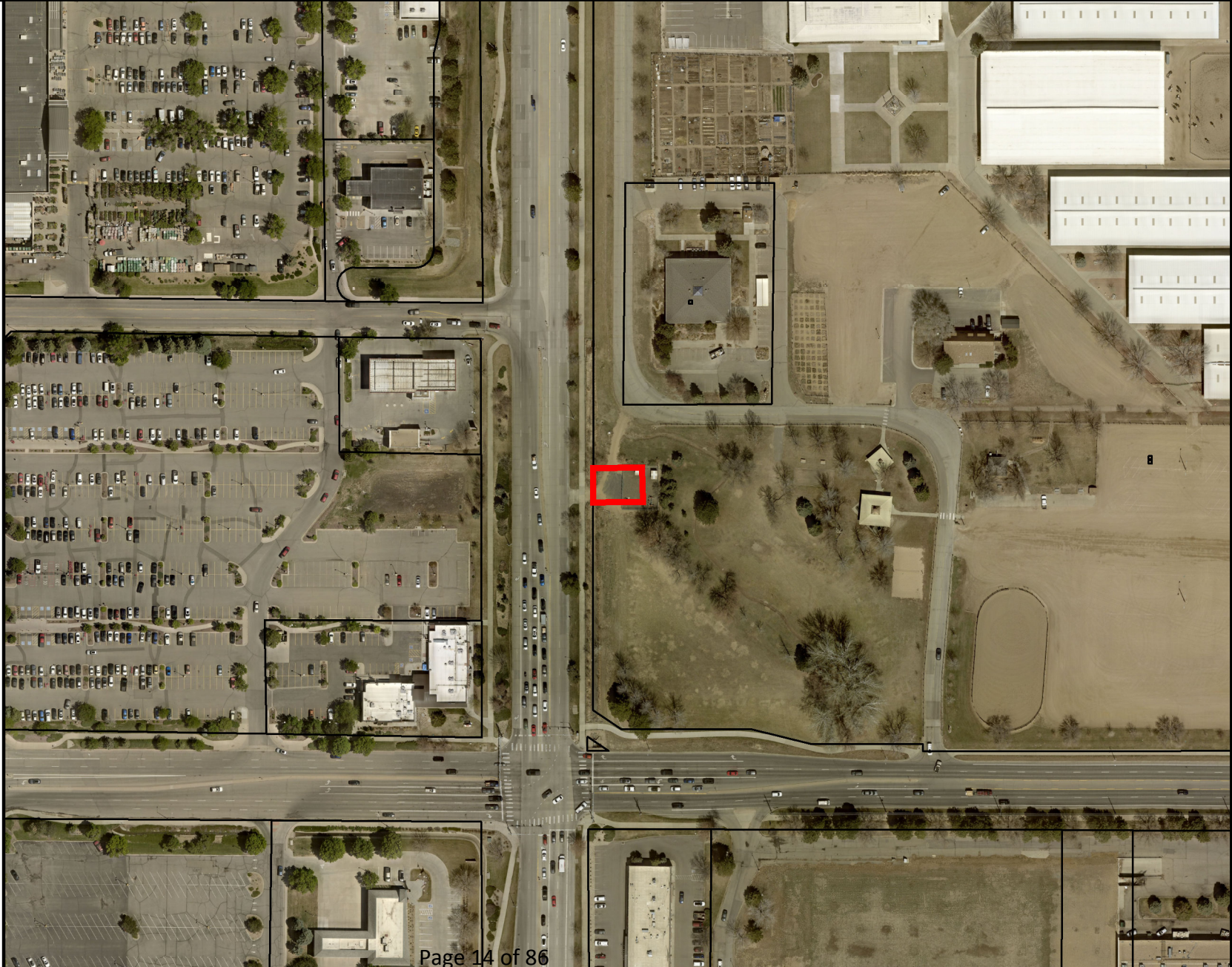
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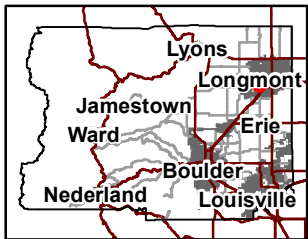
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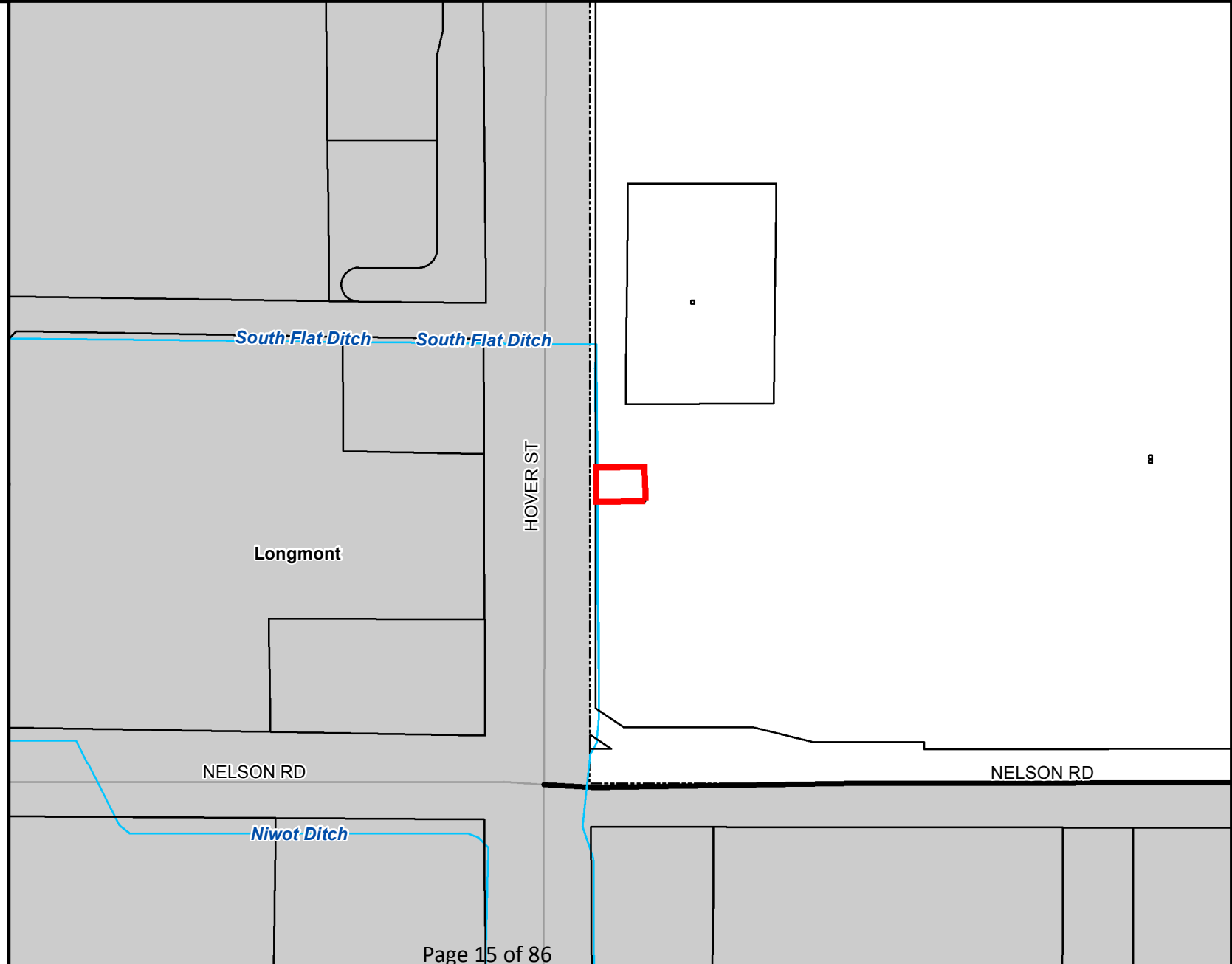
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Comprehensive Plan
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Subject Parcel

Significant Agricultural Land

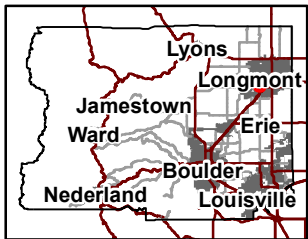
Ag of National Importance



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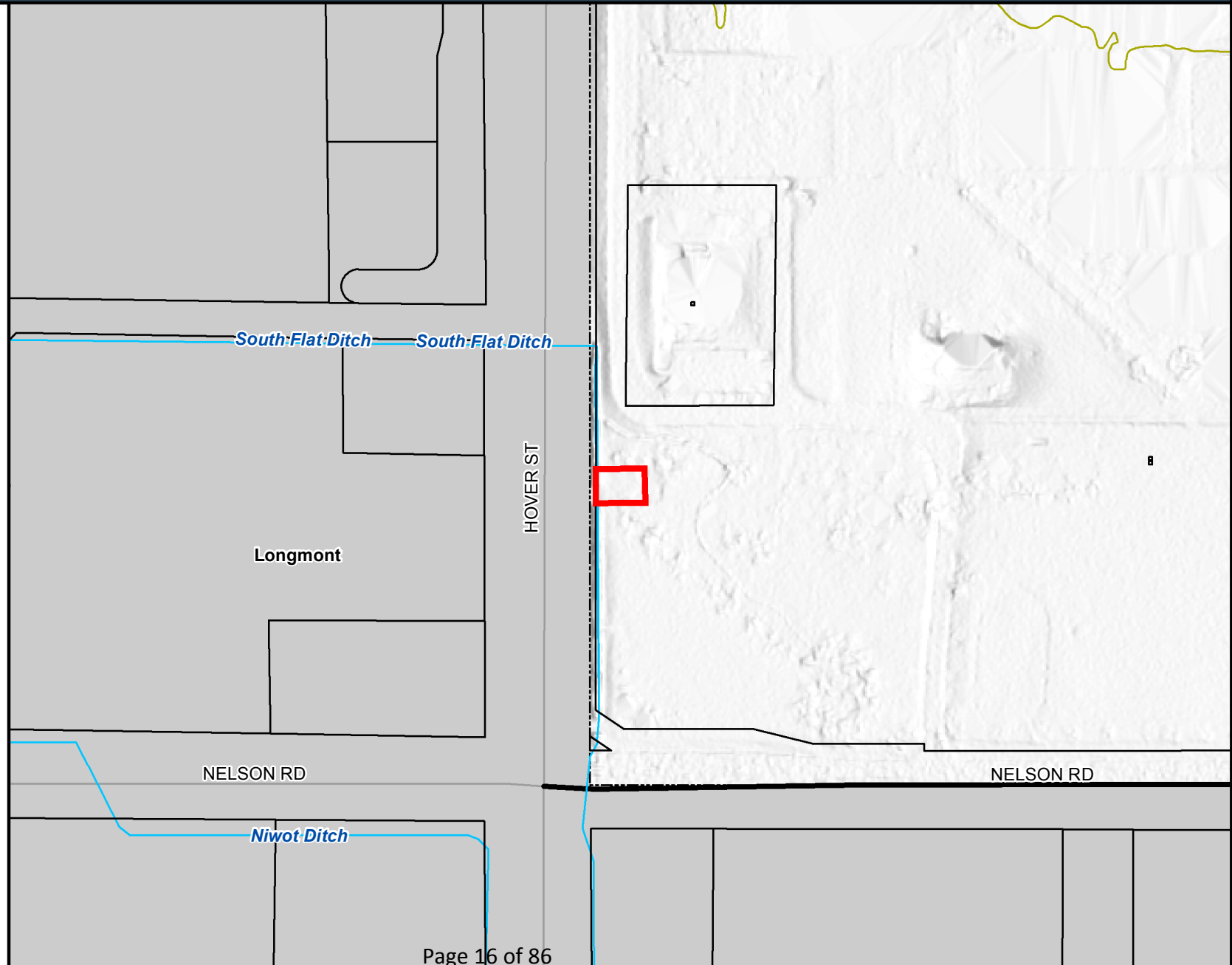
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Elevation Contours

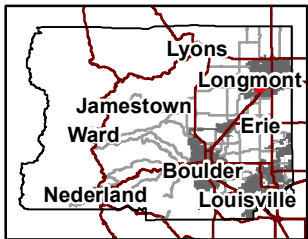
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-  Subject Parcel
-  Contours 20'



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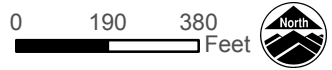
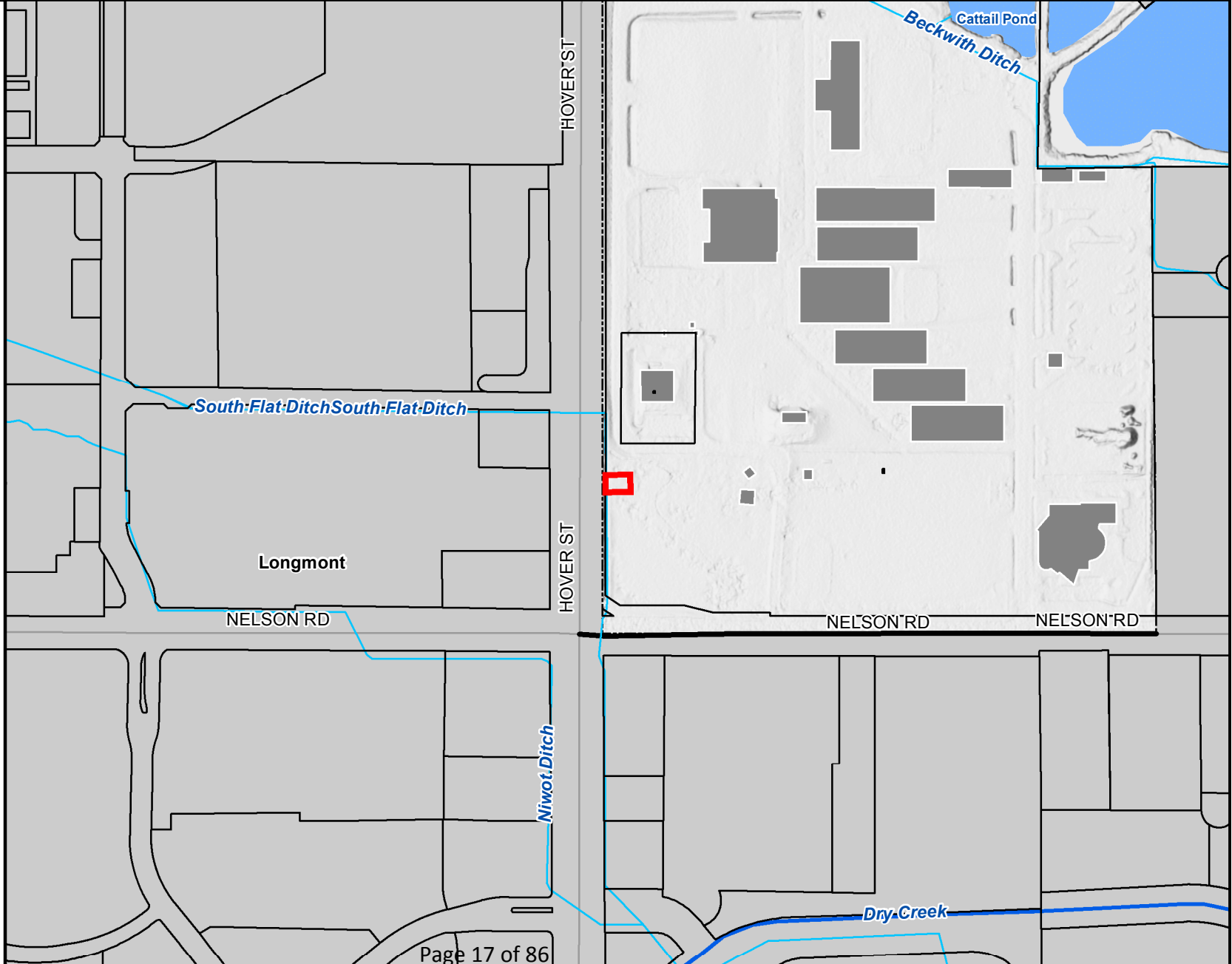
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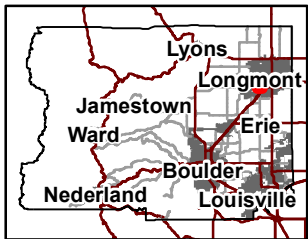
Geologic Hazards

0 HOVER ST, 13150900009

-  Subject Parcel
-  High Swelling Soil Potential



Area of Detail Date: 6/5/2024



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Planning Areas

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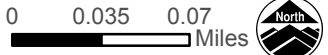
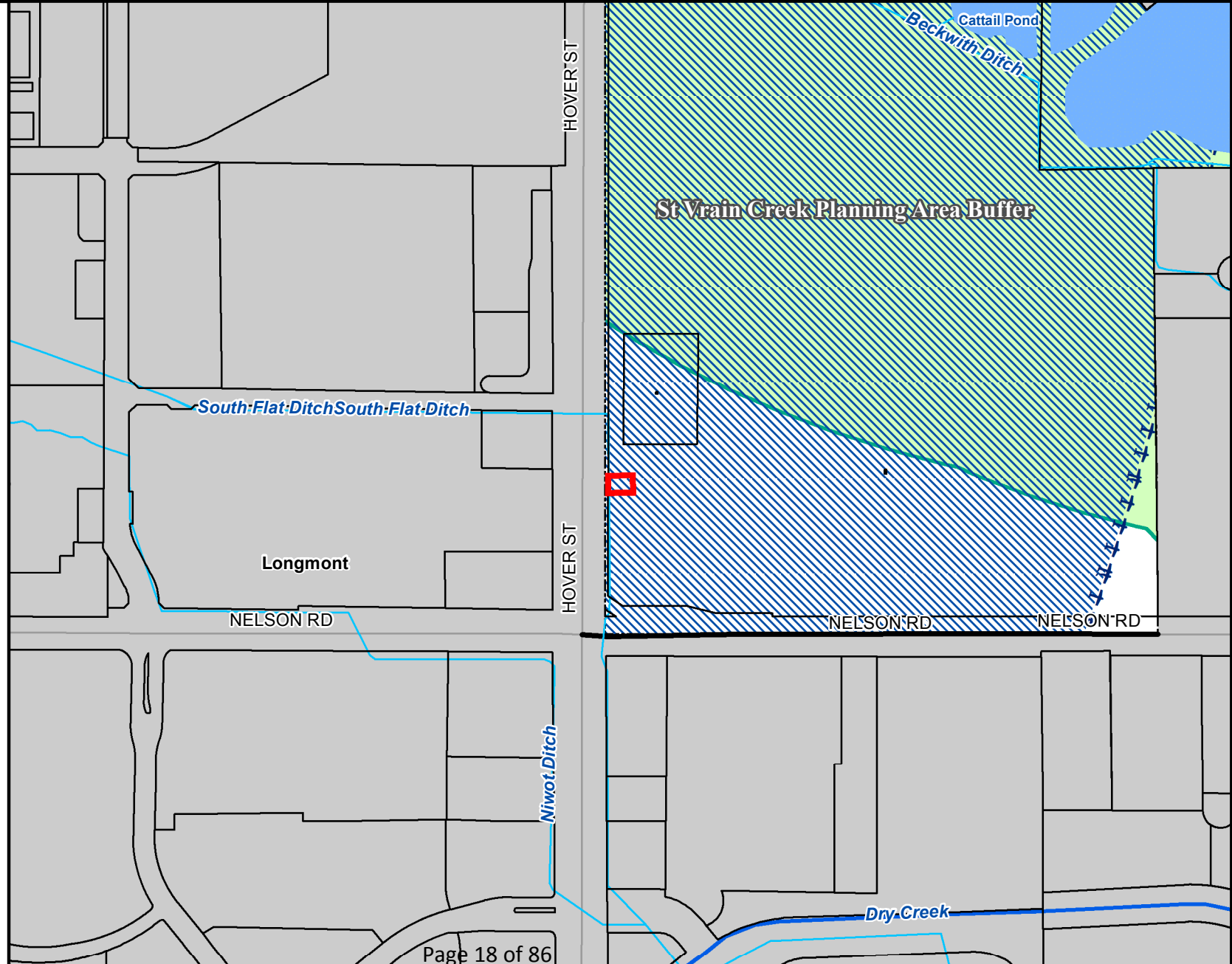
Subject Parcel

Airport Influence

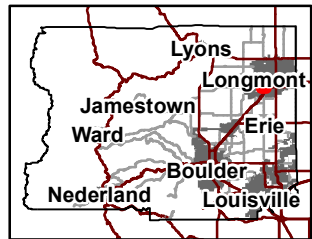
Airport Influence

Active IGA Boundary

Creek Planning Area



Area of Detail Date: 6/5/2024



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

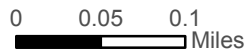
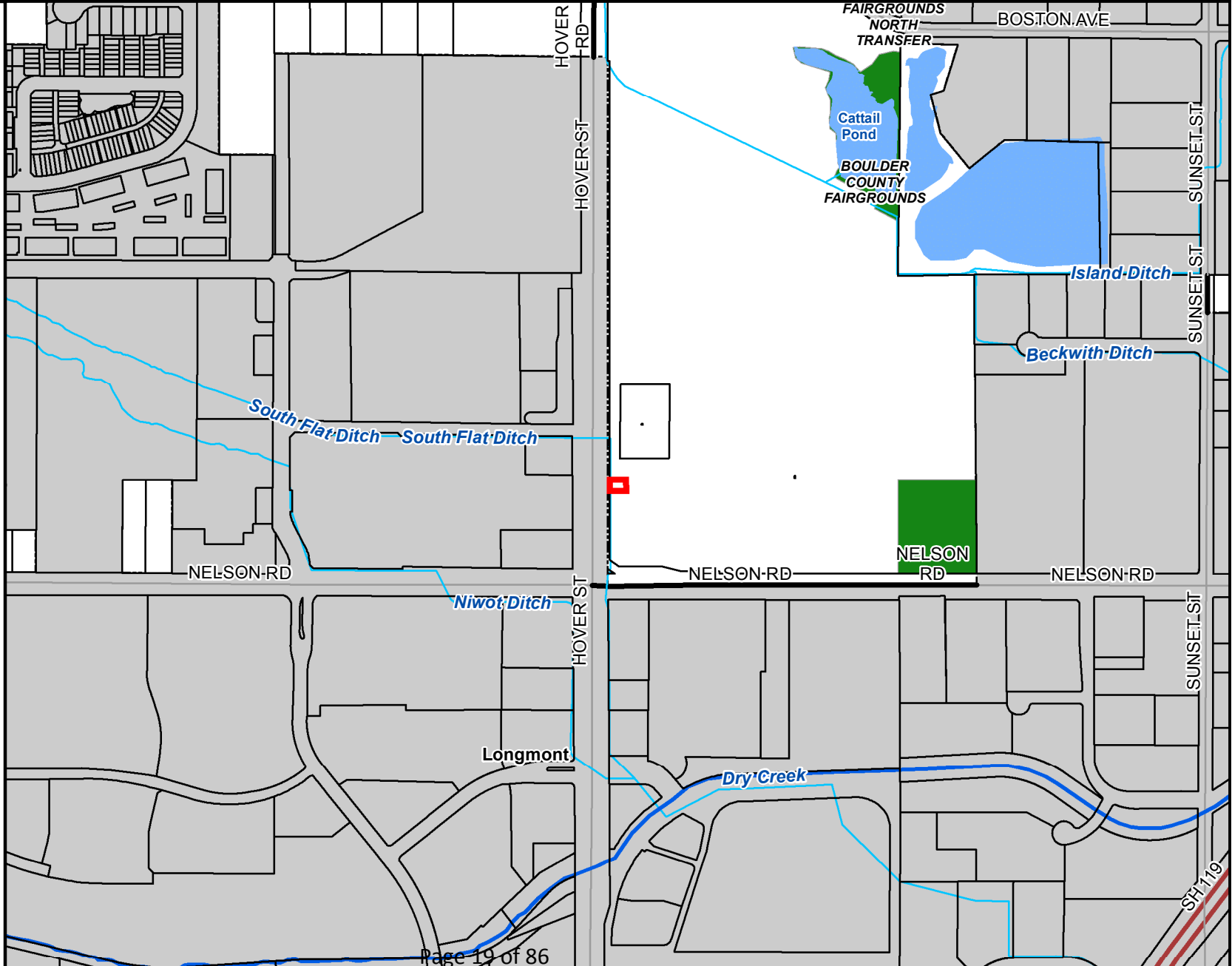
Public Lands & CEs

0 HOVER ST, 13150900009

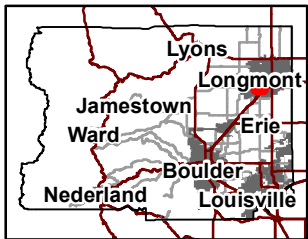
Subject Parcel

Boulder County Open Space

- County Open Space
- County Conservation Easement



Area of Detail Date: 6/5/2024



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Zoning

0 HOVER ST, 13150900009

Subject Parcel

Zoning Districts

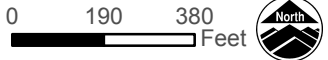
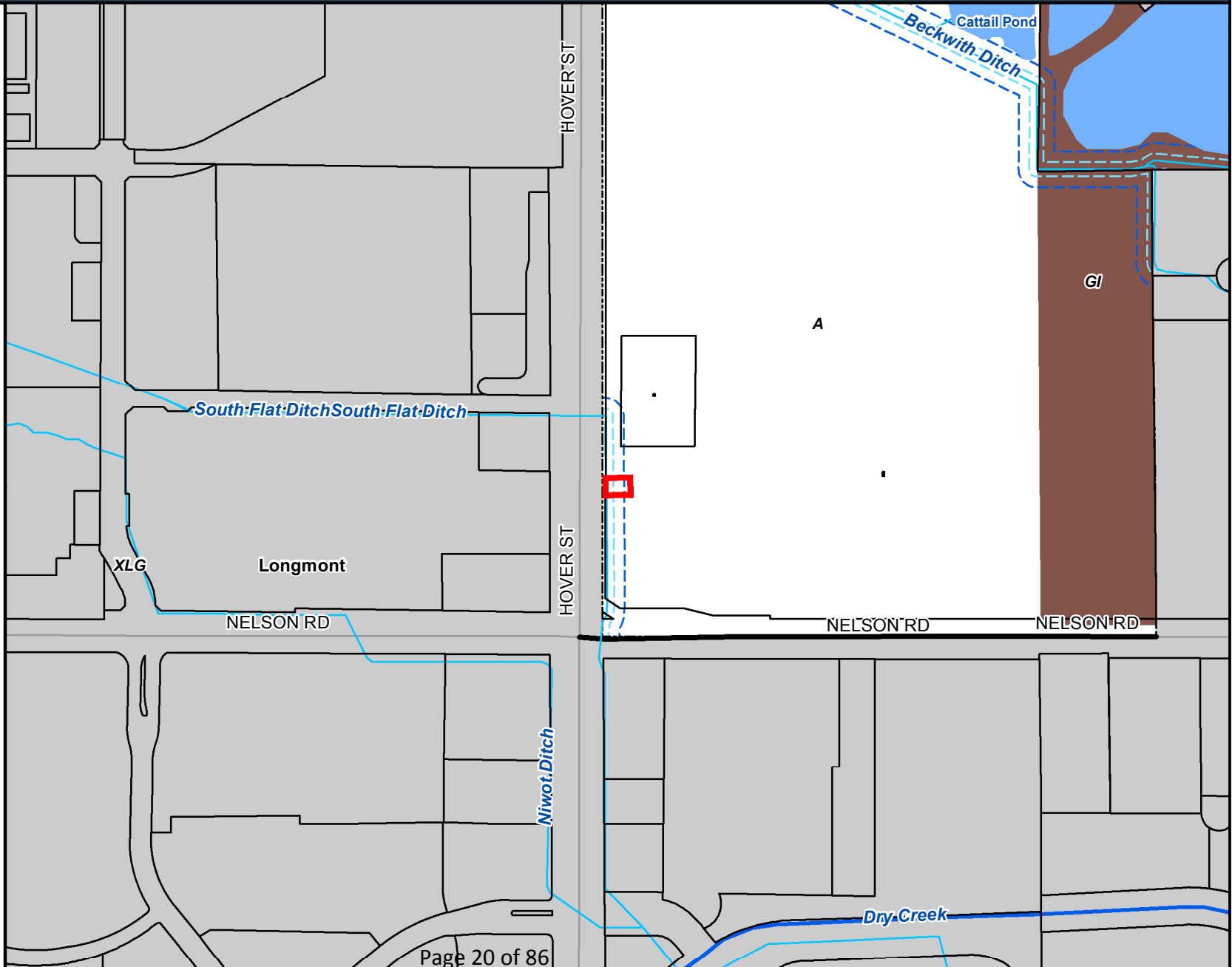
Agricultural

General Industrial

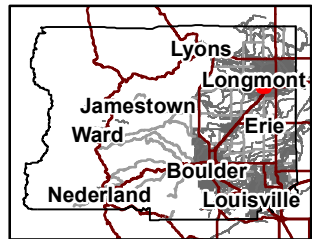
Ditch Setbacks

20 feet

50 feet



Area of Detail Date: 6/5/2024



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Online Building Permit Request Summary BP-24-2227 **REQ-BP-16966**

Site Address 550 S HOVER STREET		Parcel Number 131509000009																																																																																											
Property Owner PUBLIC SERVICE CO OF COLORADO - XCEL		Email william.a.schulz@xcelenergy.com																																																																																											
Mailing Address PO BOX 1979, DENVER, CO 80201 197		Phone 7204259377																																																																																											
Contact JOE COLETTI JR	Organization BLACKEAGLE ENERGY SERVICES	Type AGENT FOR APPLICANT																																																																																											
Address 230 COMMERCE DR, BERTHOUD, CO 80549		Phone 1 9705320600																																																																																											
Email MELISSA.ELLINGSON@BLACKEGL.COM	Phone 2	Fax																																																																																											
Requestor Login Username kaitlin.rainsberger@hdrinc.com	Login Email kaitlin.rainsberger@hdrinc.com	Login ID PUBLICUSER11246																																																																																											
Account Contact Name Kaitlin Rainsberger	Organization HDR Engineering, Inc.	Type Agent for Applicant																																																																																											
Address		Phone 1 970-416-4427																																																																																											
Email kaitlin.rainsberger@hdrinc.com	Phone 2	Fax																																																																																											
Contractor Blackeagle Energy Services		License Number CON200185																																																																																											
Description Utility building (for Variance process)	Plumbing NO	Mechanical NO	Electrical NO																																																																																										
			Valuation 100																																																																																										
Project Type New Structure	Structure Public Works, Utility Building																																																																																												
<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Existing Building</th> <th rowspan="2">New Construction</th> <th rowspan="2">Existing & New Total</th> <th colspan="3">Proposed New Building or Addition</th> </tr> <tr> <th>Existing Building</th> <th>New Construction</th> <th>Structure</th> <th>Size Finished</th> <th>Sized Unfinished</th> </tr> </thead> <tbody> <tr> <td>Height</td> <td></td> <td></td> <td>8</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bedrooms</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bathrooms</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Property Size</td> <td>5704</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="2">Setbacks</td> <td>Front</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Left</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="2">Existing</td> <td>Right</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rear</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="2">Proposed</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>61</td> <td>2</td> <td>46</td> <td>3</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Existing Building		New Construction	Existing & New Total	Proposed New Building or Addition			Existing Building	New Construction	Structure	Size Finished	Sized Unfinished	Height			8					Bedrooms								Bathrooms								Property Size	5704							Setbacks	Front							Left							Existing	Right							Rear							Proposed								61	2	46	3			
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Water Service Not Applicable	Sewer Service Not Applicable	Electrical Service Not Applicable	Gas Service Xcel Energy																																																																																										
Access Existing Driveway		Floodplain No, property is not in a floodplain																																																																																											
Attached documents, if any, are listed on next page.		Document Count: 3																																																																																											
Printed: 08/08/2024	3:13 PM	Building Permit Request																																																																																											
Building_ApplicationRequest_LU_v1																																																																																													

Document Description	Status	Date
Building Drawings	Uploaded	8/8/2024 11:23 AM
Filename	Size	Type
Xcel Energy_EL66_Building Permit Drawings.pdf	897.2KB	application/pdf

Document Description	Status	Date
Building Permit Memo	Uploaded	8/8/2024 11:25 AM
Filename	Size	Type
Xcel Energy_EL66_Building Permit Application Memo.pdf	1,772.4KB	application/pdf

Document Description	Status	Date
planning correspondence	Uploaded	8/8/2024 3:11 PM
Filename	Size	Type
550 S HOVER STREET planning.pdf	129.5KB	application/pdf

EL-66 Building Permit Application

Date: Monday, July 01, 2024

Project: Xcel Energy – EL-66 Longmont-Nelson Road Rebuild

To: Boulder County Community Planning & Permitting Department

From: Kaitlin Rainsberger – HDR Engineering, Inc. on behalf of Public Service Company of Colorado (d.b.a. Xcel Energy)

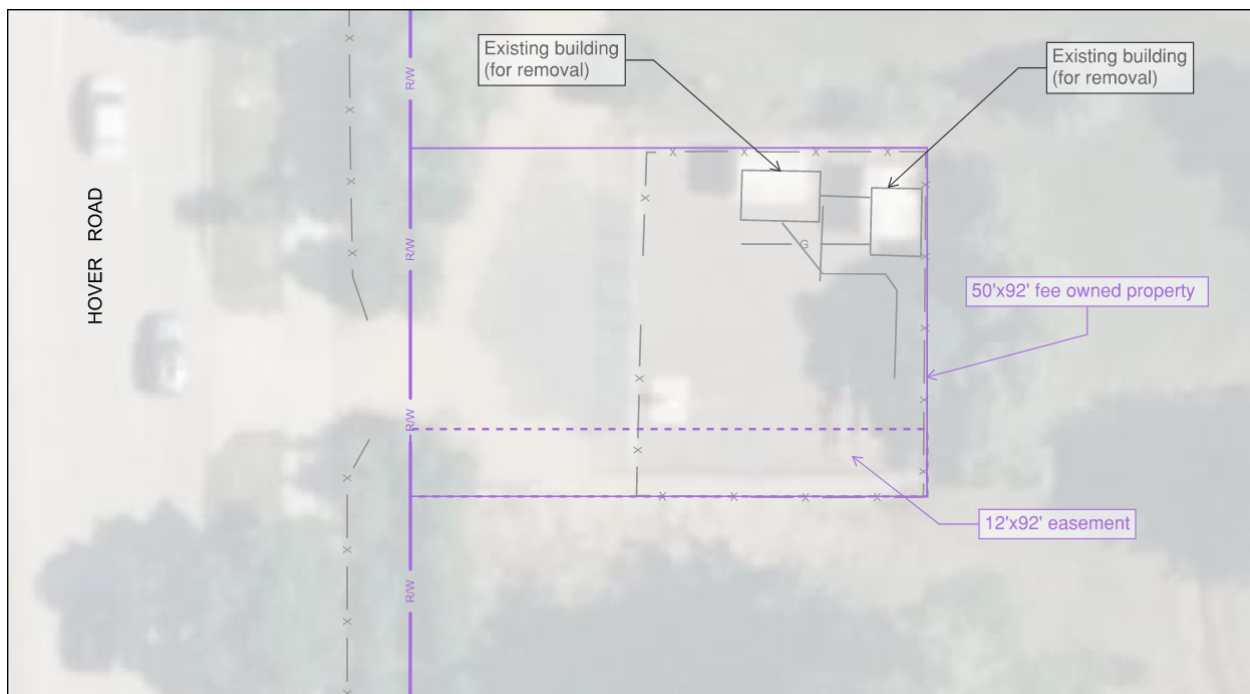
Subject: EL-66 Longmont-Nelson Road Natural Gas Regulator Station Rebuild

Project Overview

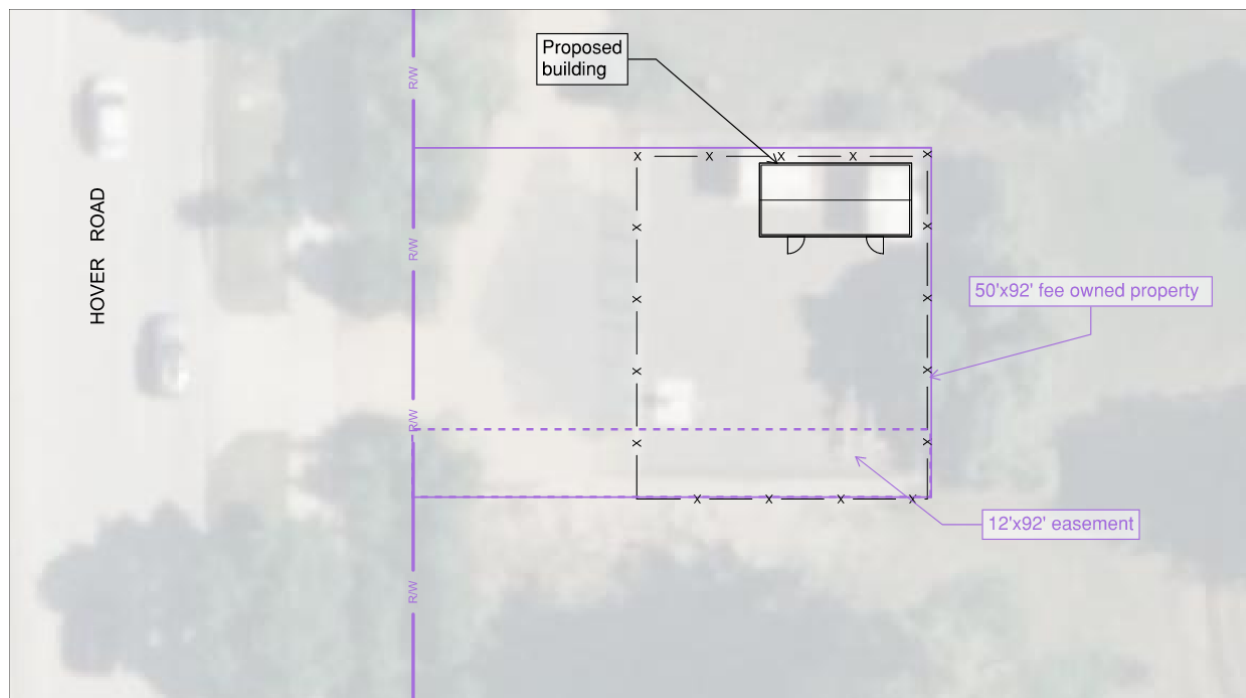
Public Service Company of Colorado, doing business as Xcel Energy, is planning to rebuild existing natural gas infrastructure located within Xcel Energy fee owned property near the northeast intersection of Nelson Road and Hover Street in unincorporated Boulder County (Parcel Number: 131509000009, Property Address: 550 S Hover St. Zoned: A - Agricultural). The rebuild will consolidate the Lyons Regulator Station (EL-66) and Nelson Road Regulator Station #2 (EL-81) into a single regulator station at the same location (Project).

The Project team is submitting an incomplete building permit application in order to begin the process of obtaining a variance for setback requirements from the Boulder County Board of Adjustments.

The Project includes removal and demolition of existing EL-66 and EL-81 regulator stations and construction of a new regulator building, as well as utility line reconfiguration. The existing buildings to be replaced are approximately 125 square feet and 110 square feet in size (roughly 235 square feet in total).



The proposed building is approximately 400 square feet in size, The proposed fence height is 10 feet, replacing an existing 6 foot fence with the same boundary/perimeter.



The Project is being undertaken to comply with US Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) "Mega Rule" regulations, which requires natural gas operators to ensure pipelines in their system meet certain requirements to improve record keeping activity and safety. The proposed Project would allow for continued supply of safe and reliable energy to existing customers and would not increase capacity or supply of the current natural gas distribution system.

Contact Information

XCEL ENERGY (APPLICANT) – LAND RIGHTS/DIVISION AGENT

Bill Schulz – Xcel Energy

2655 North 63rd Street, Boulder, Colorado 80301

William.A.Schulz@xcelenergy.com

720-425-9377 / 303-245-2271

XCEL ENERGY – PROJECT MANAGER

Tyler Holt – Xcel Energy

1123 West 3rd Avenue, Denver, Colorado 80223

Tyler.E.Holt@xcelenergy.com

303-571-3602

PERMITTING CONSULTANT

Kaitlin Rainsberger – HDR, Inc.

419 Canyon Avenue, Suite 316, Fort Collins, Colorado 80521

Kaitlin.Rainsberger@hdrinc.com

970-416-4427

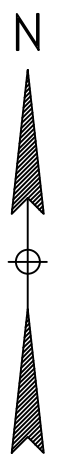
PERMITTING CONSULTANT (ALTERNATE)

Avery Munson – HDR, Inc.
1670 Broadway, Suite 3400
Denver, Colorado 80202
Avery.Munson@hdrinc.com
303-524-8447

Attachments

To aid in Planning Department review, select sheets from the utility engineering design package have been attached. Building specifications are not yet fully determined and will be provided during the building permit application process following expected BOA approval of the setback variance request.

NELSON RD RS EL-66 REBUILD LONGMONT/BOULDER ISSUED FOR CONSTRUCTION



LOCATION INFORMATION

GPS LOCATION:
LAT: 40.153600°
LONG: -105.130278°
ELEV: 4,997 FT



WORK ORDER - INDEX	
WORK ORDER	DESCRIPTION
109056468	NELSON RD RS EL-66 REBUILD

FUNCTIONAL LOCATION - INDEX	
FUNCTIONAL LOCATION	DESCRIPTION
GT-000000823081-STA-RS00000EL66	LYONS RS (EL-66)

DRAWING NUMBER SERIES - INDEX	
NUMBER SERIES	DISCIPLINE
0000	COVER SHEETS
1000	PFD/P&ID
3000	PRESSURE TESTING & TIE-IN
4000	CIVIL & STRUCTURAL
6000	PIPING

NOTES:

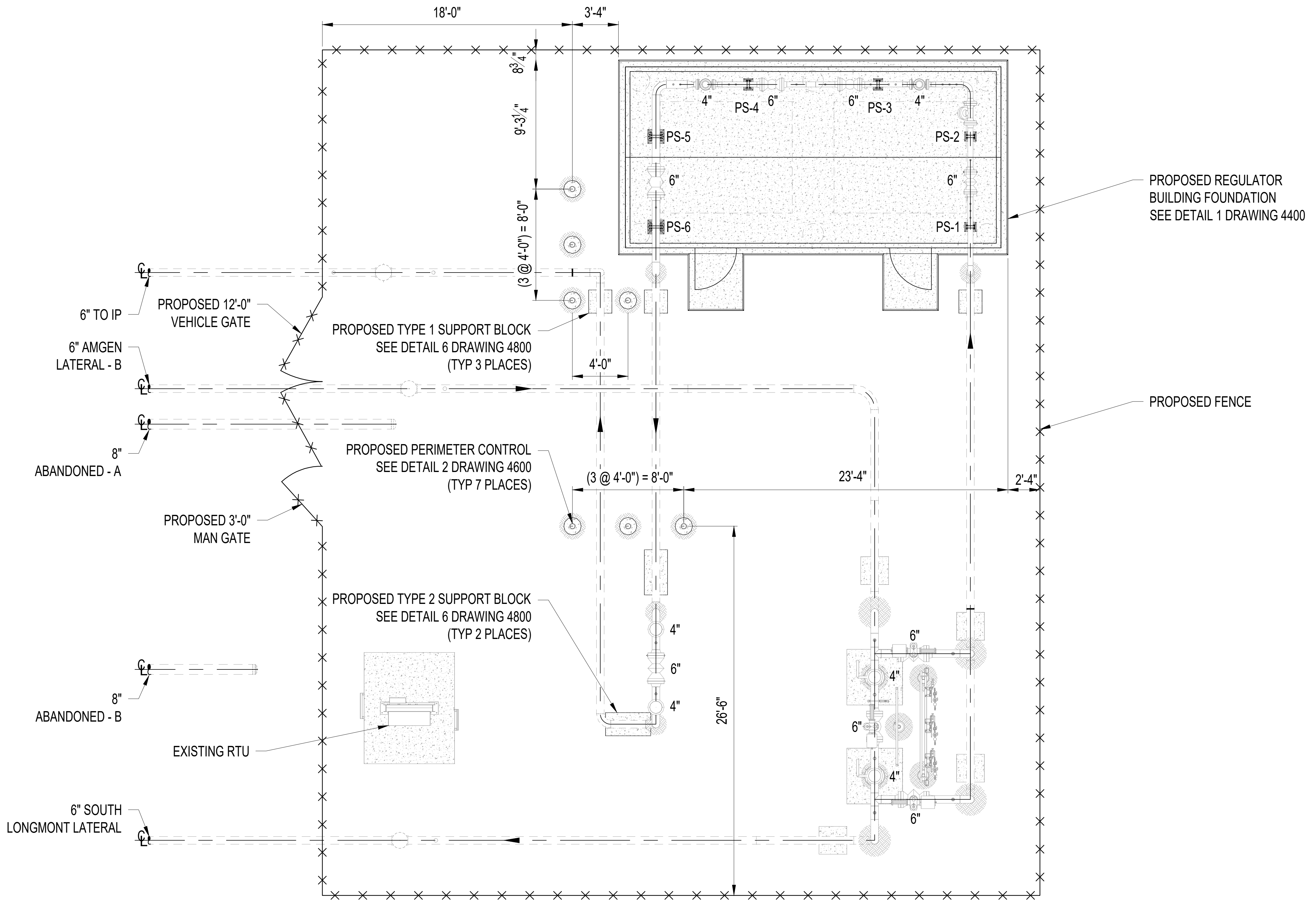
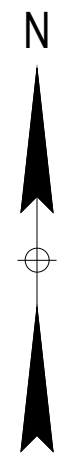
- 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.

PROJECT CONTACTS			
NAME	ROLE	PHONE#	EMAIL
TYLER HOLT	XCEL PROJECT MANAGER	(303) 571-3602	TYLER.E.HOLT@XCELENERGY.COM
SARAH KEESE	XCEL PROJECT ENGINEER	(720) 291-2394	SARAH.A.KEESE@XCELENERGY.COM
MICHAEL SUPPES	ENTRUST PROJECT MANAGER	(303) 405-2803	MSUPPES@ENTRUSTSOL.COM
JASON PETER KEENAN	ENTRUST PROJECT ENGINEER	(303) 416-2442	JKEENAN@ENTRUSTSOL.COM

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THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987 www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

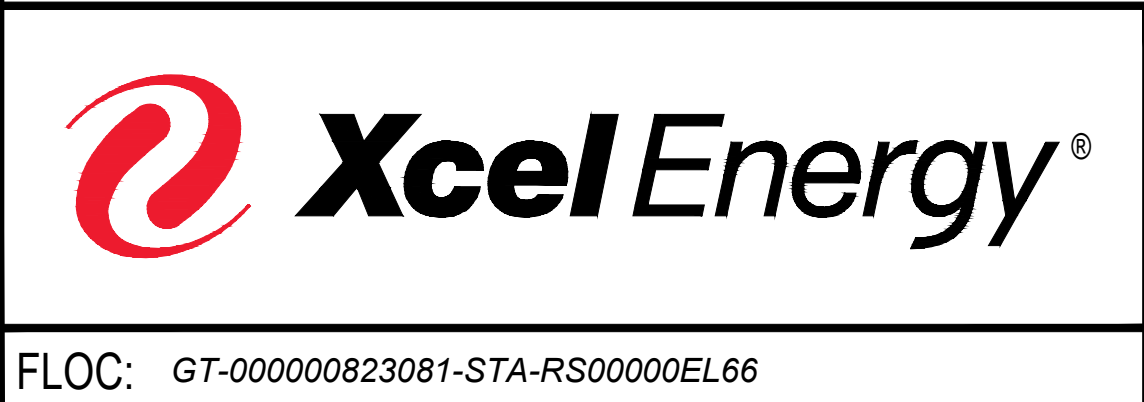
CAD FILE NAME: D1_0000_Lyons RS EL-66_EL-81_MAOP_Rebuild.dwg

		 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY	DATE	REVISIONS			NELSON RD RS EL-66 REBUILD COVER SHEET AND VICINITY MAP COVER SHEETS		DRAWING
			DRAWN BY: MA DESIGNED BY: TCJ CHECKED BY: JPK APPROVED BY: CB IN SERVICE DATE:	02/05/24 01/17/24 04/25/24 04/25/24	NO. 0	DESCRIPTION ISSUED FOR CONSTRUCTION	BY MA	DATE 04/25/24	SERVICE CENTER: CAMPION LOCATION: S9 T2N R69W	
FLOC: GT-000000823081-STA-RS00000EL66			DIVISION: EASTERN			CITY/COUNTY: LONGMONT/BOULDER		TYPE: TRANSMISSION		



NOTES:
 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 2) FOR ALL PIPE SUPPORT SEE DETAILS DRAWING 4700.
 CAD FILE NAME: D1_4000_Lyons_RS_EL-66_EL-81_MAOP_Rebuild.dwg

SITE PLAN
 SCALE 1/4" = 1'-0"

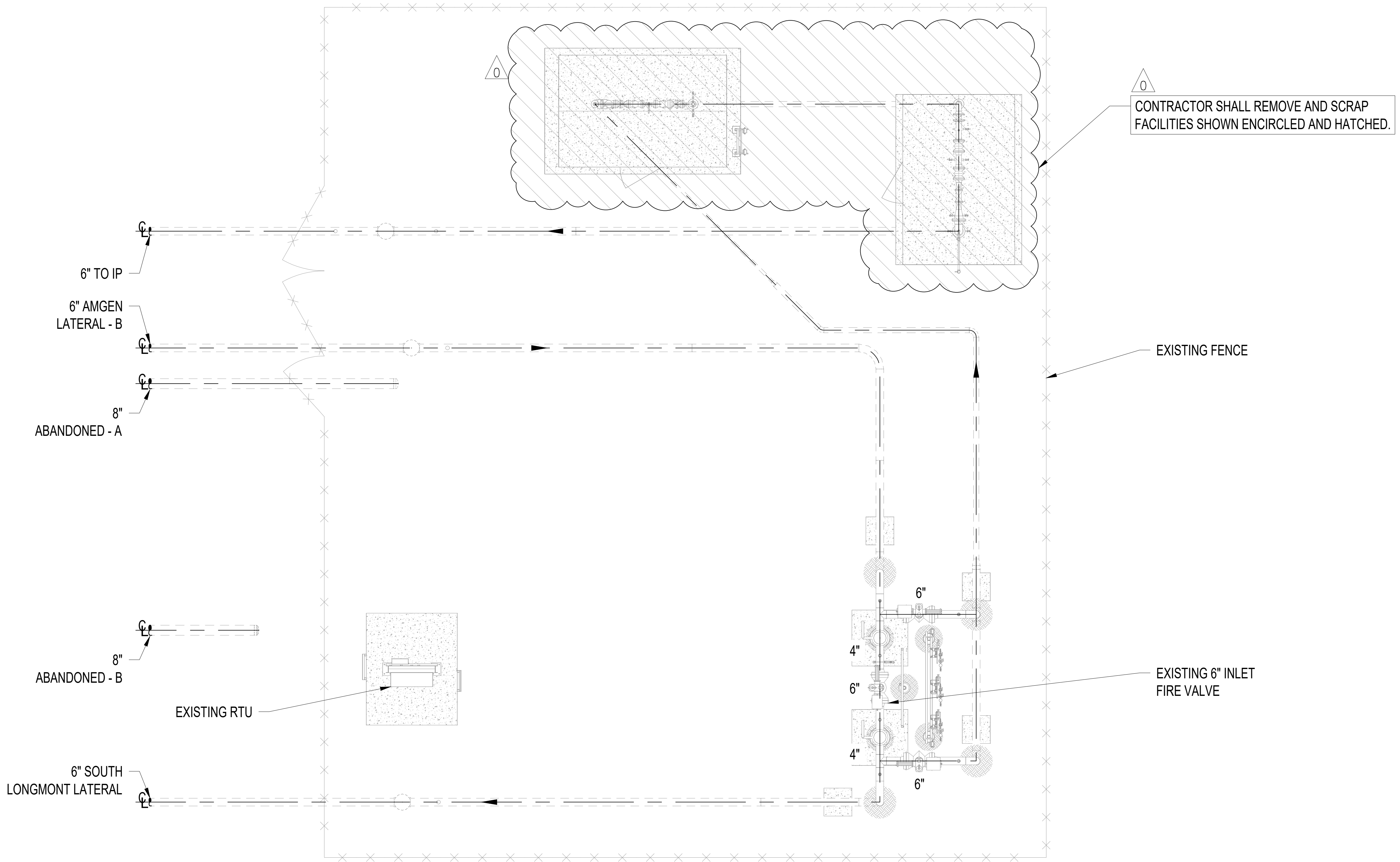
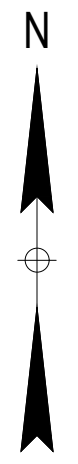


ENEngineering
 9777 PYRAMID COURT, STE 300
 ENGLEWOOD, CO. 80112
 TEL. 303-405-2799
 WWW.ENENGINEERING.COM

HISTORY		DATE	REVISIONS			
DRAWN BY:	MA	02/05/24	NO.	DESCRIPTION	BY	DATE
DESIGNED BY:	TCJ	01/17/24	0	ISSUED FOR CONSTRUCTION	MA	04/25/24
CHECKED BY:	EC	04/25/24				
APPROVED BY:	AM	04/25/24				
IN SERVICE DATE:						

NELSON RD RS EL-66 REBUILD		
SITE PLAN		
CIVIL & STRUCTURAL		
SERVICE CENTER: CAMPION	LOCATION: S9 T2N R69W	
DIVISION: EASTERN	CITY/COUNTY: LONGMONT/BOULDER	TYPE: TRANSMISSION

DRAWING
4100



NOTES:
 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 CAD FILE NAME: D1_4000_Lyons RS EL-66_EL-81_MAOP_Rebuild.dwg

SITE PLAN - RETIREMENT
 SCALE: 1/4" = 1'-0"

FLOC: GT-00000823081-STA-RS00000EL66

9777 PYRAMID COURT, STE 300
 ENGLEWOOD, CO. 80112
 TEL. 303-405-2799
 WWW.ENENGINEERING.COM

HISTORY	DATE
DRAWN BY: MA	02/05/24
DESIGNED BY: TCJ	01/17/24
CHECKED BY: EC	04/25/24
APPROVED BY: AM	04/25/24
IN SERVICE DATE:	

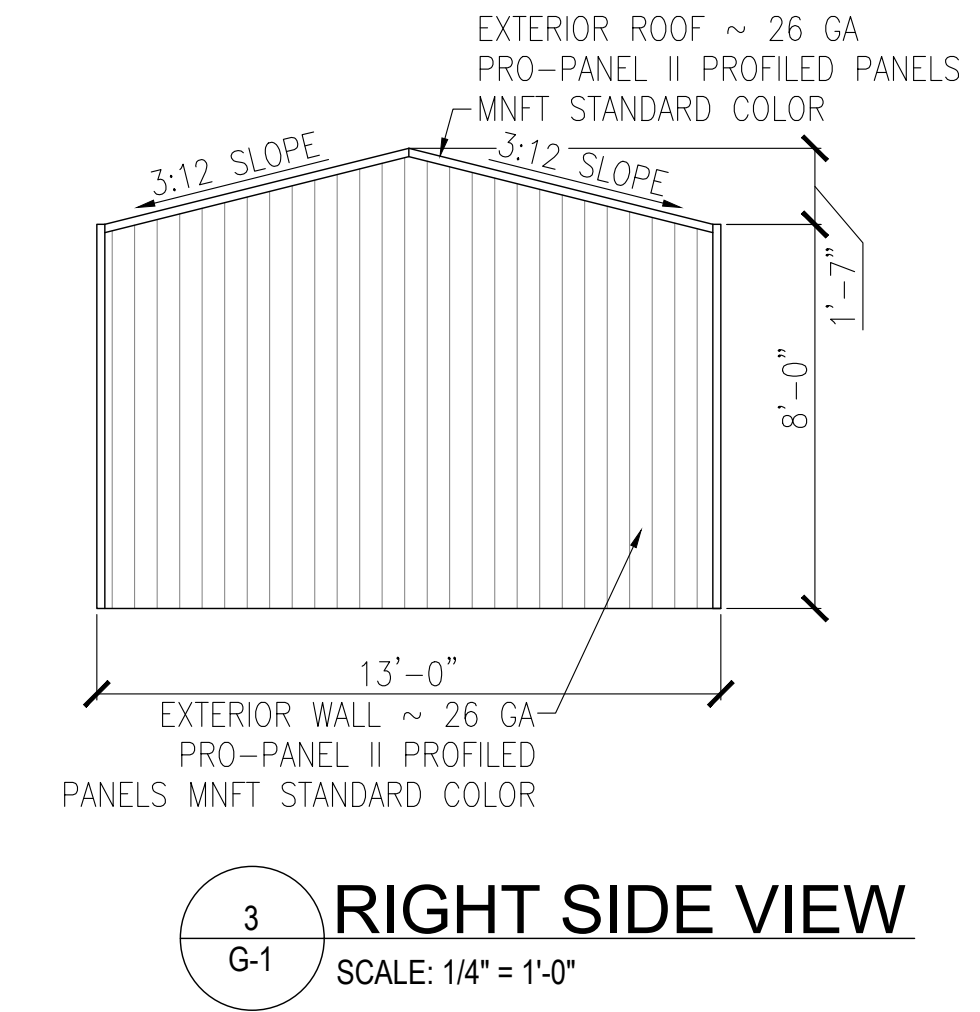
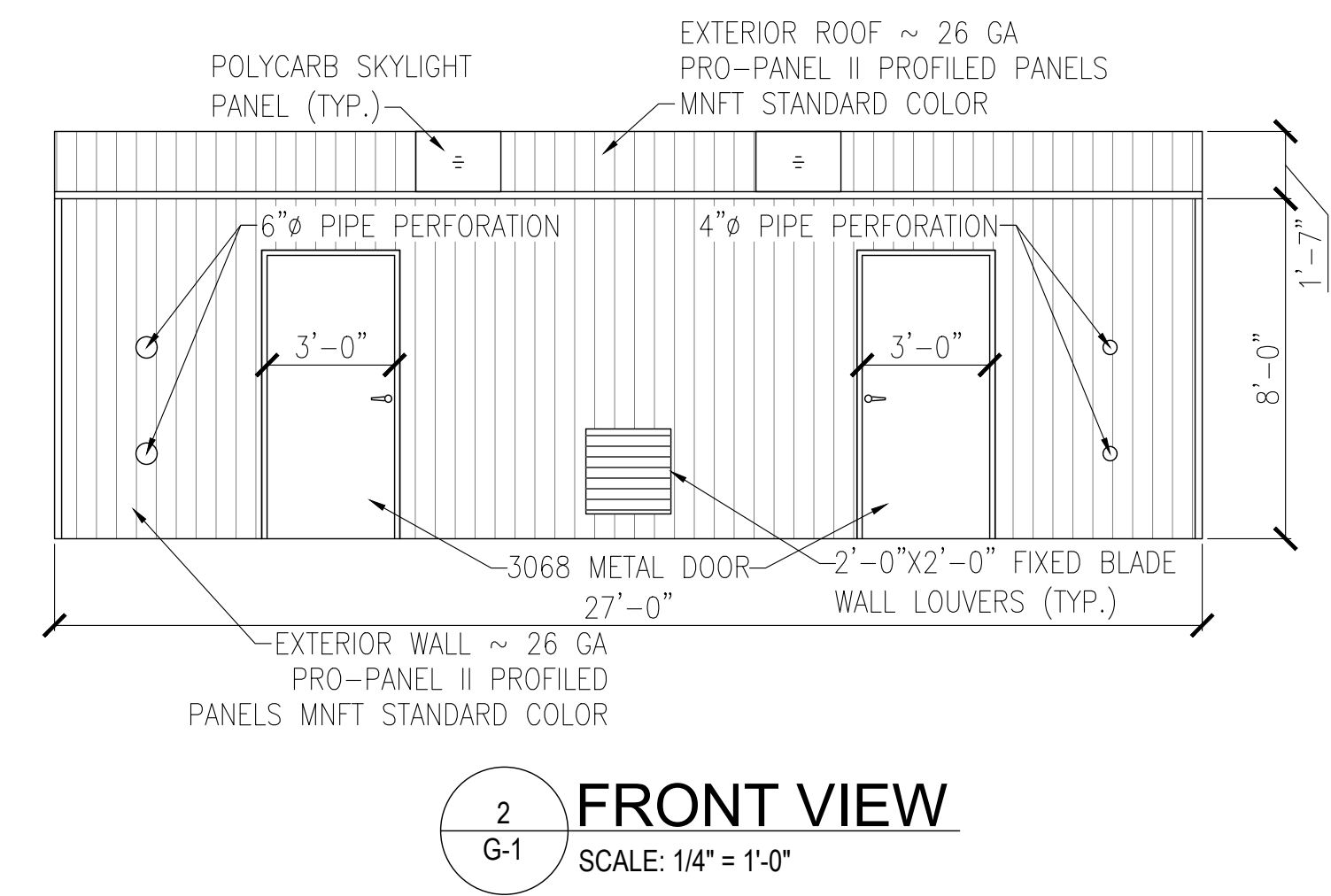
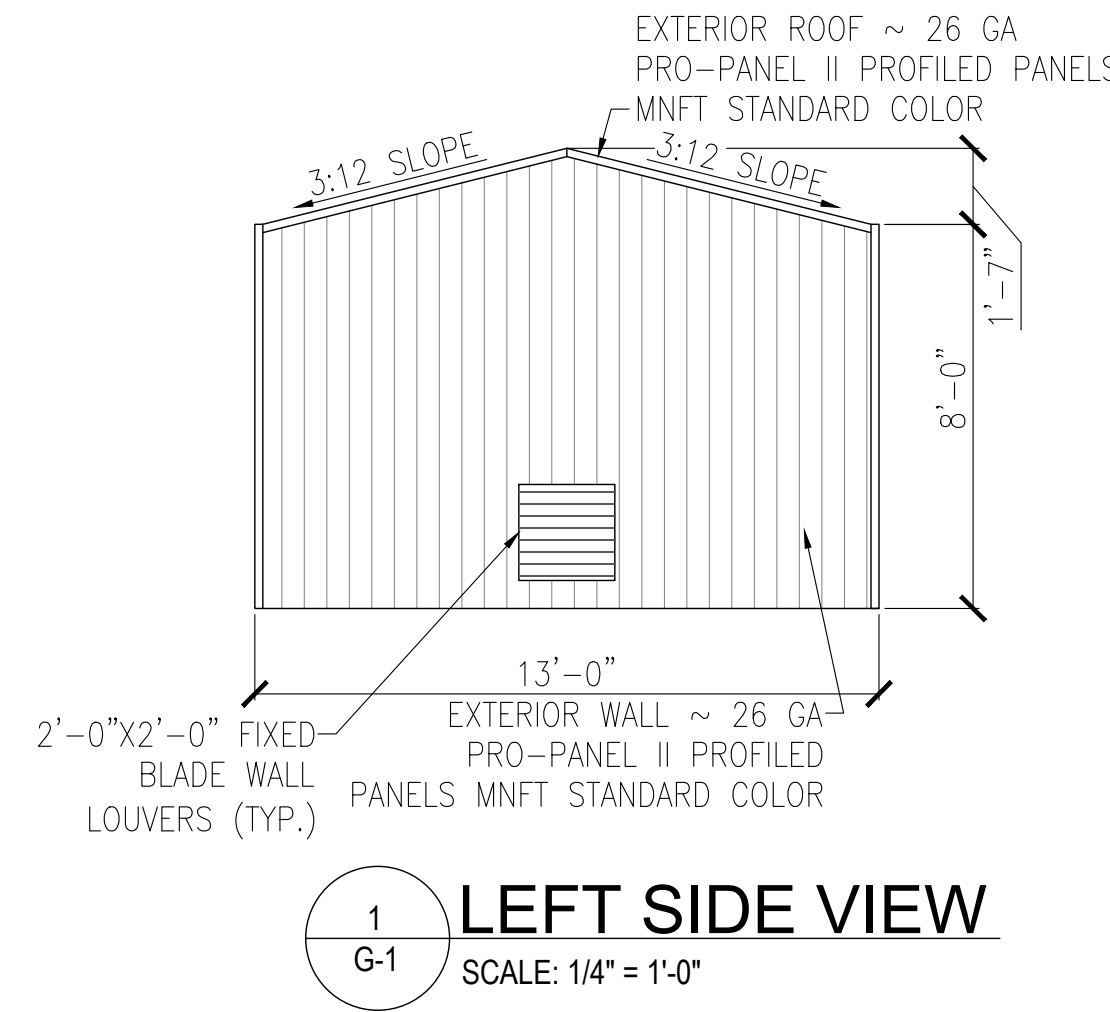
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	ISSUED FOR CONSTRUCTION	MA	04/25/24

**NELSON RD RS EL-66 REBUILD
 RETIREMENT - SITE PLAN
 CIVIL & STRUCTURAL**

SERVICE CENTER: CAMPION LOCATION: S9 T2N R69W

DIVISION: EASTERN CITY/COUNTY: LONGMONT/BOULDER TYPE: TRANSMISSION

DRAWING
4200



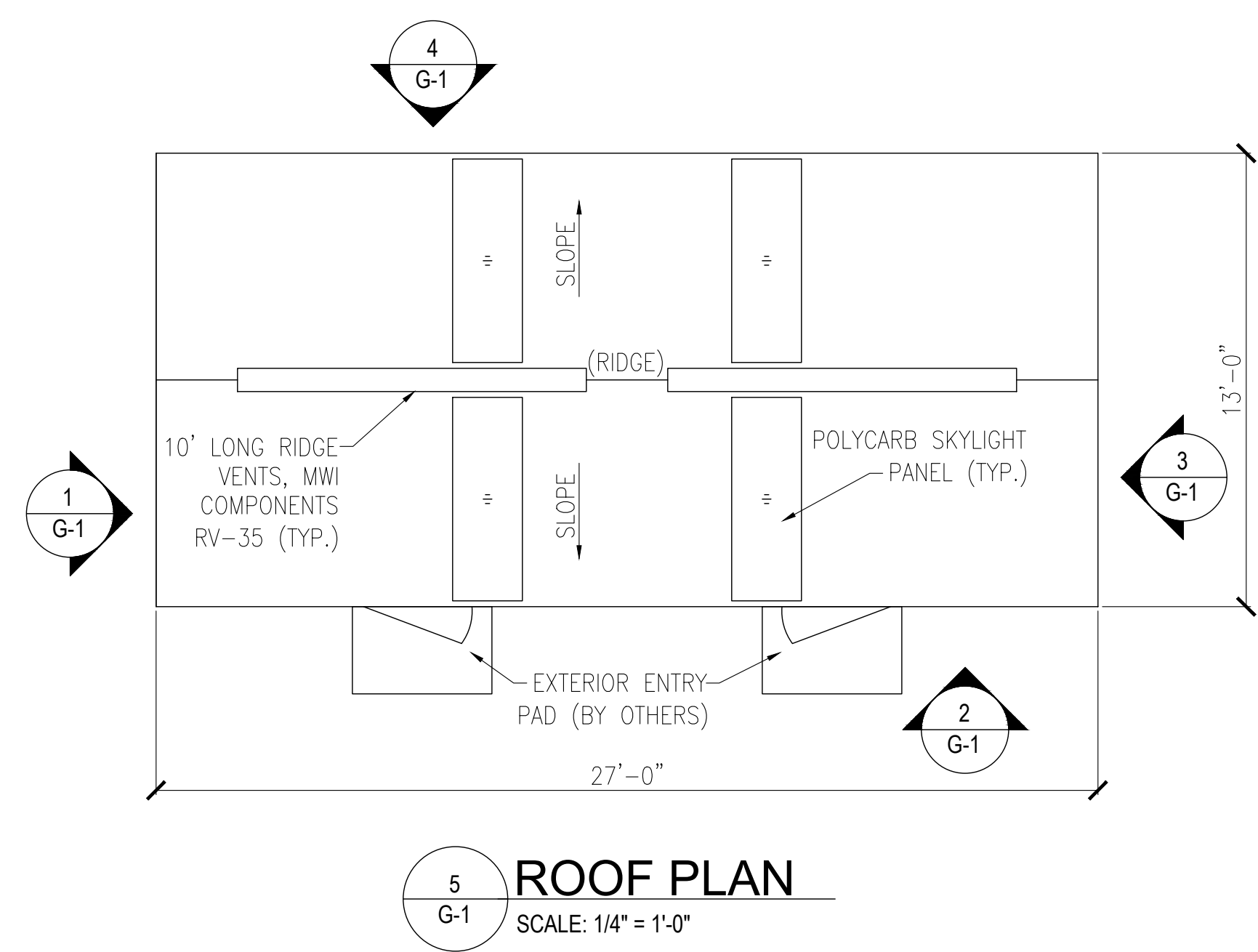
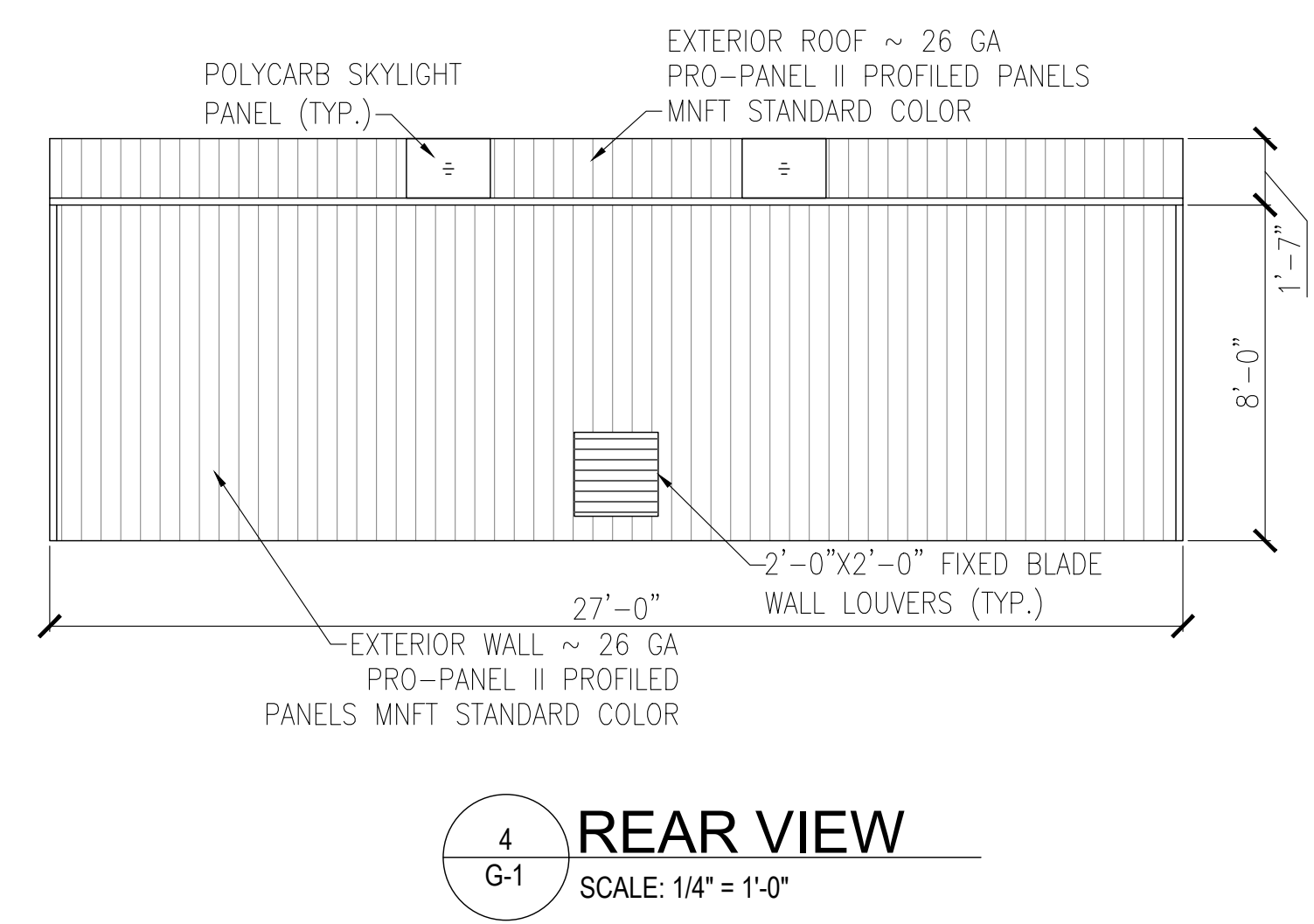
ATTENTION LOCAL BUILDING DEPARTMENT

THIS BUILDING IS NOT DESIGNED TO BE OCCUPIED EXCEPT FOR SHORT DURATIONS OF EQUIPMENT MONITORING, MAINTENANCE OR SERVICE. THE ALLOWABLE HAZARDOUS MATERIALS SHALL NOT EXCEED TABLES 307.1(1) AND TABLE 307.1(2).

THIS BUILDING DOES NOT CONTAIN CONDITIONED SPACE AS DESCRIBED IN SECTION C402.1.1 LOW-ENERGY BUILDINGS OF THE 2018 IECC

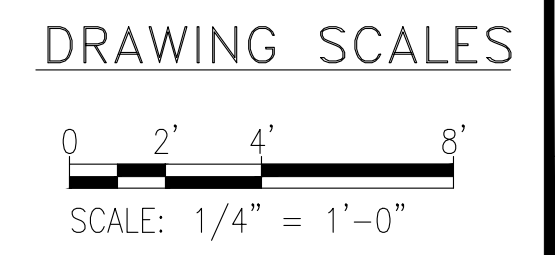
THIS BUILDING DOES NOT CONTAIN ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS AND ARE NOT WITHIN THE SCOPE OF THIS DESIGN.

REQUIRED PLUMBING FIXTURES PER TABLE 403.1 OF THE 2018 IPC TO BE WITHIN 500 FEET OF THIS BUILDING PER SECTION 2903.2.3 OF THE 2018 IBC, REVIEWED AND APPROVED BY THE LOCAL JURISDICTION HAVING AUTHORITY.



BUILDING NOTES:

- BASE SIZE: 13'-0" x 27'-0" (1/2" x 6" FLAT BAR)
- FLOOR PLATE: NONE
- LOADING HITCH: NONE
- BUILDING SIZE: 13'-0" x 27'-0" x 8'-0" EAVE, GABLE ROOF METAL BUILDING.
- STRUCTURE: 2"x2"x11 GAUGE SQUARE TUBE, AND 3"x2"x11 GAUGE RECTANGULAR TUBE.
- INSULATION: NONE
- DOORS: (2) 3'-0" x 6'-8" INDUSTRIAL METAL DOOR, LEVER ENTRY, PANIC EXIT BAR, CLIENT TO FURNISH IC CORES, INTERIOR WIND GRAB HANDLES FOR DOOR.
- EXTERIOR SIDING/ROOF: EXTERIOR SIDING & ROOF 26 GA. PRO-PANEL II PROFILED MNFT STANDARD COLOR
- INTERIOR WALL LINER: 29 GA. PRO-PANEL II PROFILED PROFILED WHITE.
- SKYLIGHT: (4) TOTAL - (2) POLYCARB SKYLIGHT PANELS EACH SIDE
- VENTS: (3) TOTAL - 2'-0" x 2'-0" VENT (FIXED-BLADE WALL LOUVERS)
- (2) TOTAL - 10' LONG RIDGE VENTS, MWI COMPONENTS - RV-35
- WINDOWS: NONE
- (2) GRAB HANDLE, INTERIOR OF DOOR
- (2) CLOSURE FOR DOORS
- (4) PICKING EYES EXTERIOR ROOF
- (3/4" DIAMETER HOLES IN 1/2" x 6" FLAT BAR BASE FOR ANCHORING, AS SHOWN ON BASE PLATE PLAN ~RE: 1/S-1



ROOF PLAN, ELEVATIONS & BUILDING NOTES

TRI-STATE INSULATING OF COLORADO, INC.
P.O. BOX 462
BRIGHTON, COLORADO 80801
OFFICE (303) 658-8903 FAX (303) 658-8919
"ENERGY INSULATORS OF THE ROCKIES"

PUBLIC SERVICE COMPANY OF COLORADO
13'X27'X8' DROP OVER STYLE BUILDING
EL-66 REGULATOR STATION
LONGMONT
BOULDER COUNTY, COLORADO



THIS STAMP IS INVALID WITHOUT AN ORIGINAL WET SIGNATURE

NO.	REVISION RECORD	DATE	BY
0	PERMIT	7/22/24	HPEC

JOB NO.: 24-1723
DRAWN: KS
CHECKED: CV/DW/RT
DESIGNER: CV
ISSUE DATE: 7/22/24
SHEET: **G-1**

GENERAL SHEET NOTES

DESIGN CRITERIA:
 BUILDING DESIGN CODE: 2021 IBC
 OCCUPANCY RISK CATEGORY: I
 ROOF DEAD LOAD: 12 PSF
 GROUND SNOW LOAD (Pg): 30 PSF
 ROOF SNOW LOAD (Pf): 30 PSF (DESIGN)
 ROOF LIVE LOAD: 20 PSF
 WIND SPEED (V): 110 MPH, EXPOSURE C
 SEISMIC DESIGN CATEGORY: B

- GENERAL NOTES**
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GOVERNING BUILDING CODES.
 - PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS. THE STRUCTURAL FRAMING SCHEDULE (IF PROVIDED ON THIS SHEET) IS ONLY TO BE USED FOR REFERENCE AND NOT FINAL MATERIAL TAKEOFFS.
 - PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC.
 - DISCREPANCIES BETWEEN DRAWINGS/ SPECIFICATIONS SHALL BE CONFIRMED BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE BUILDER.

- BUILDING STRUCTURE:**
- FULL WELD-OUT STRUCTURE ~ ALL WELDS SHALL BE ALL-AROUND FILLETS OR FLARE-BEVEL WELDS WITH A MINIMUM THROAT THICKNESS OF 3/16"
 - WELD WIRE ELECTRODES ARE E70S6
 - ALL STRUCTURAL TUBES ARE 2X2X11 GAUGE, OR 3X2X11 GAUGE, UNLESS OTHERWISE NOTED.
 - ALL STRUCTURAL TUBE STEEL ARE A-500, GRADE B.
 - ALL STRUCTURAL PLATE STEEL ARE A36.
 - ALL STEEL BOLTS MUST BE SAE J429, GRADE 8 BOLTS, ASTM A325, OR EQUIVALENT
 - ALL STEEL IS TO BE SHOP PRIMED AT A MINIMUM. GALVANIZATION OPTION PER OWNER/BUILDER IS ACCEPTABLE.

NOTE: THE STRUCTURE WILL BE SECURED VIA EXPANSION ANCHORS TO A SLAB ON GRADE (DESIGNED BY OTHERS) WITH EMBEDMENT DEPTH TO BE DETERMINED PER THE SLAB DEPTH AND REINFORCEMENT VALUES PER APPENDIX D OF ACI 318.

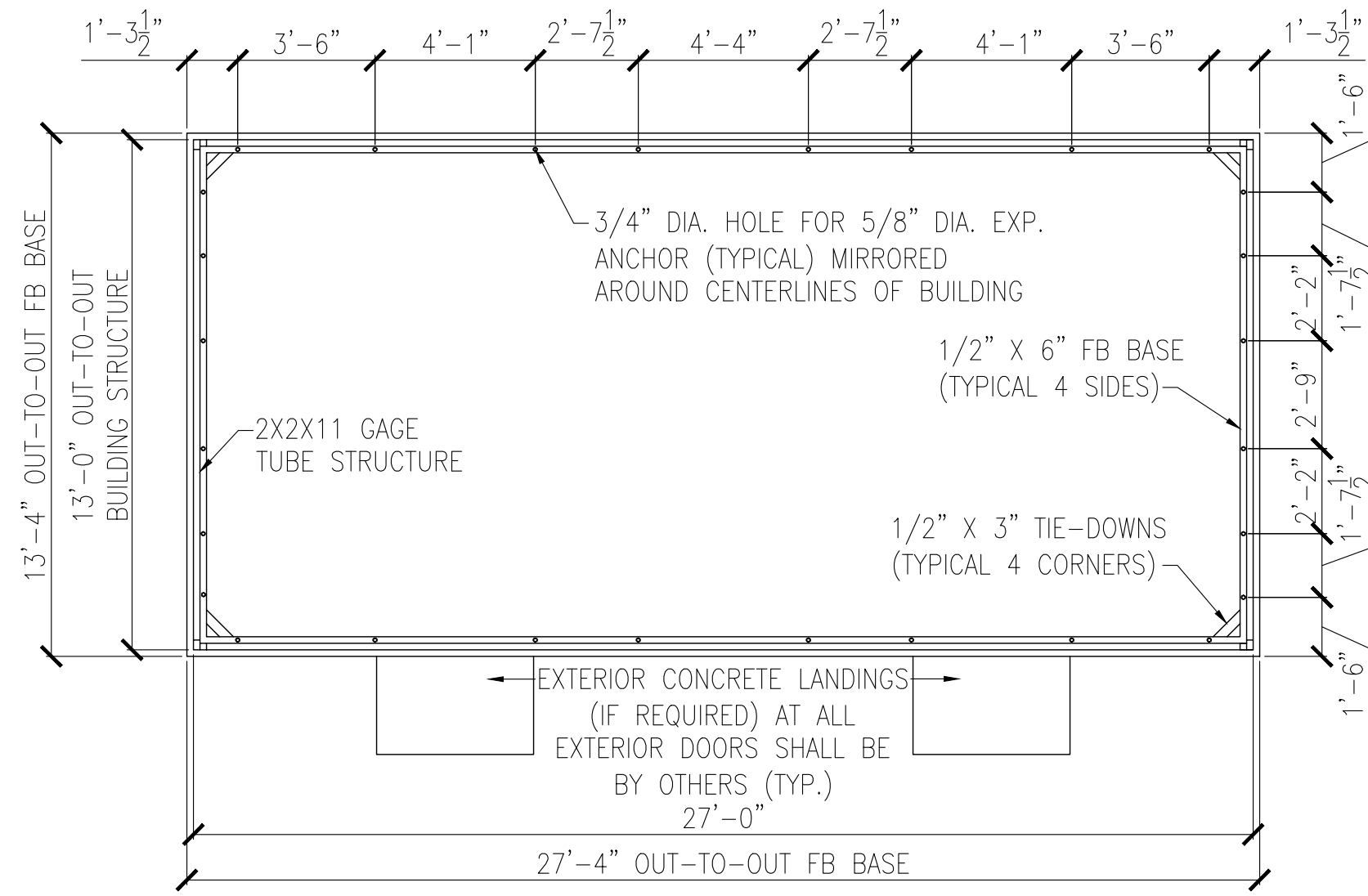
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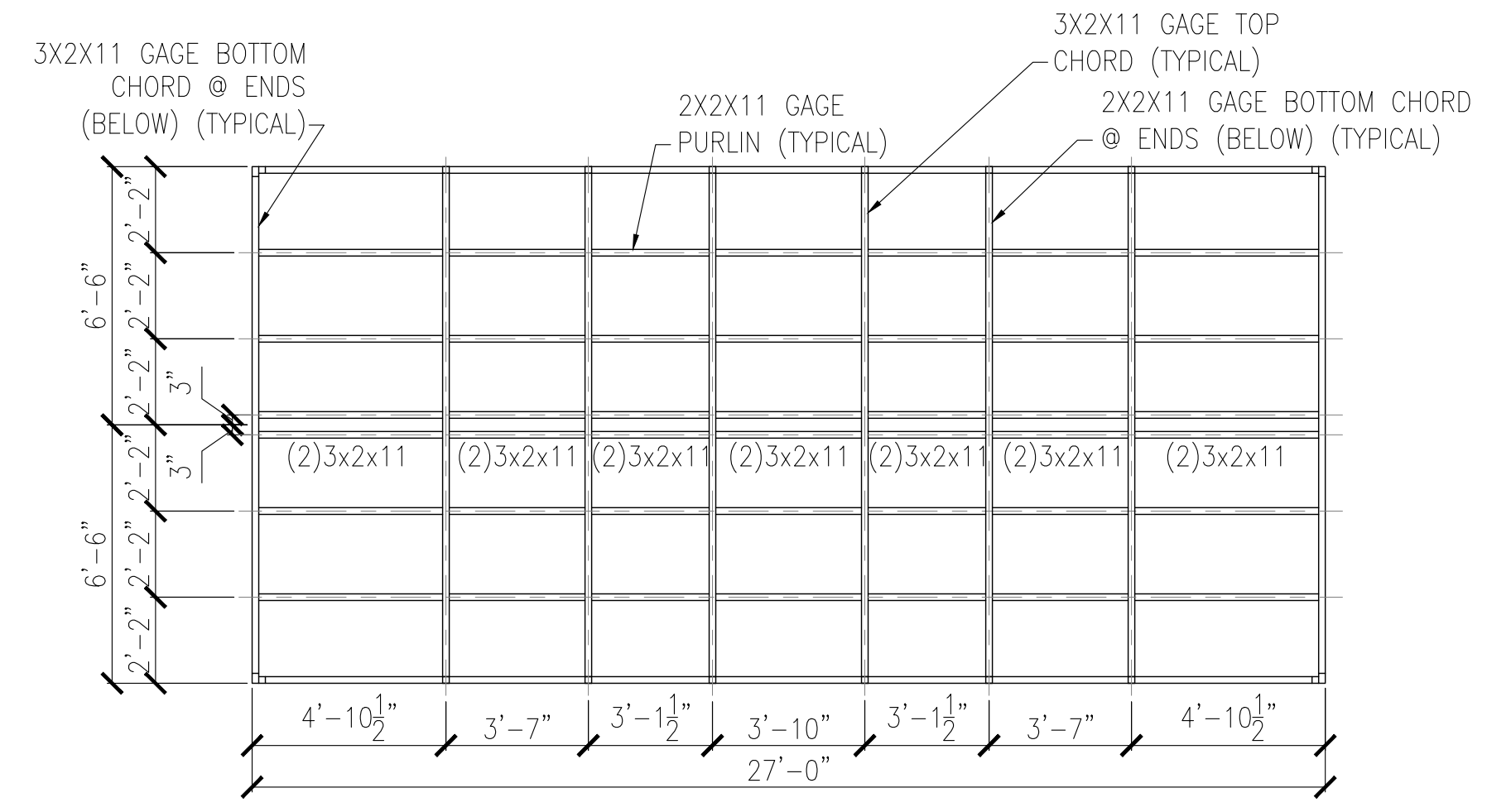
THIS BUILDING DOES NOT CONTAIN CONDITIONED SPACE AS DESCRIBED IN SECTION C402.1.1 LOW-ENERGY BUILDINGS OF THE 2018 IECC

THIS BUILDING DOES NOT CONTAIN ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS AND ARE NOT WITHIN THE SCOPE OF THIS DESIGN.

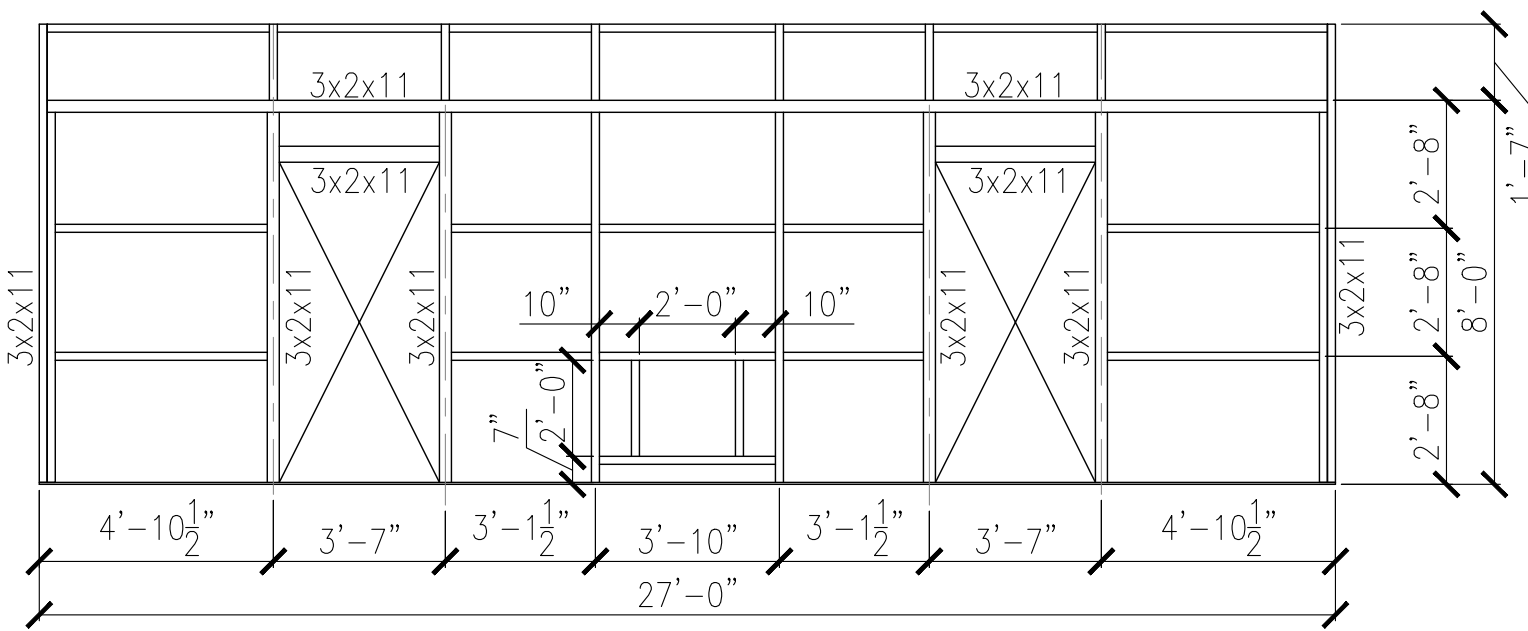
REQUIRED PLUMBING FIXTURES PER TABLE 403.1 OF THE 2018 IPC TO BE WITHIN 500 FEET OF THIS BUILDING PER SECTION 2903.2.3 OF THE 2018 IBC, REVIEWED AND APPROVED BY THE LOCAL JURISDICTION HAVING AUTHORITY.



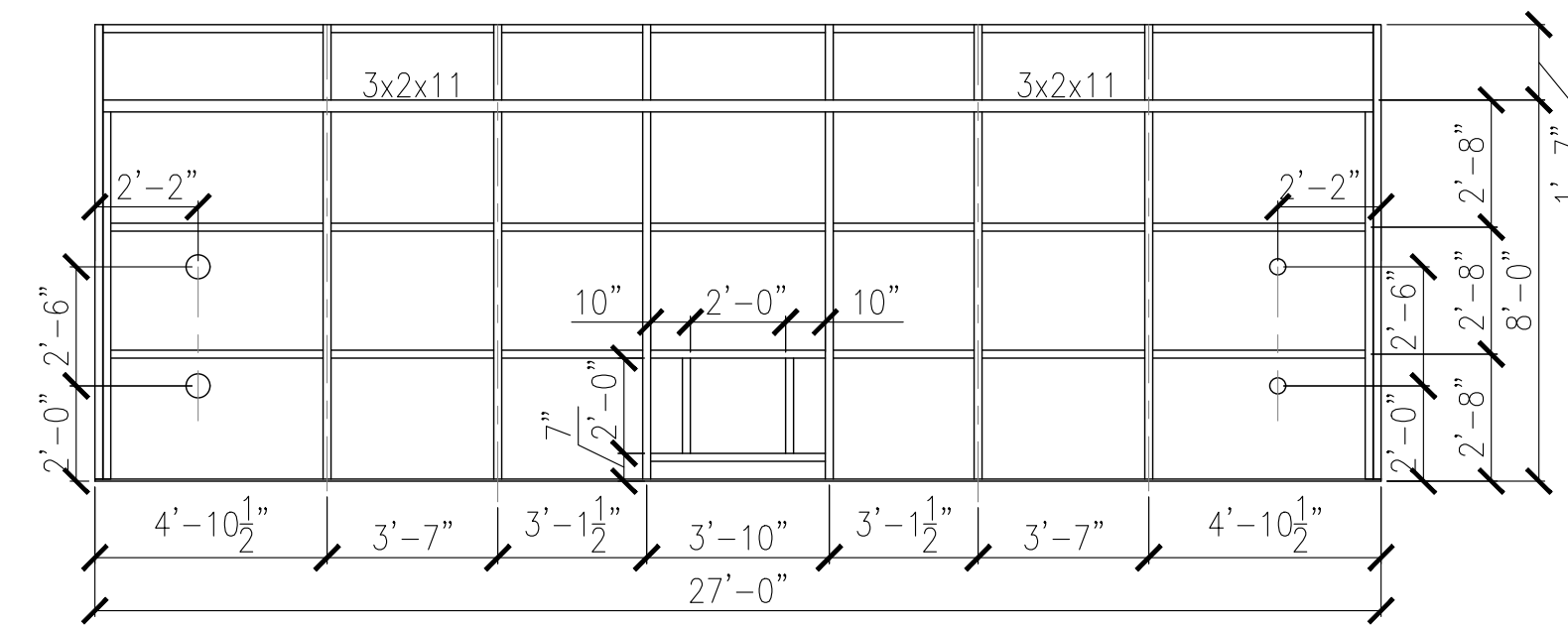
1 STRUCTURAL BASE PLATE PLAN
 SCALE: 1/4" = 1'-0"



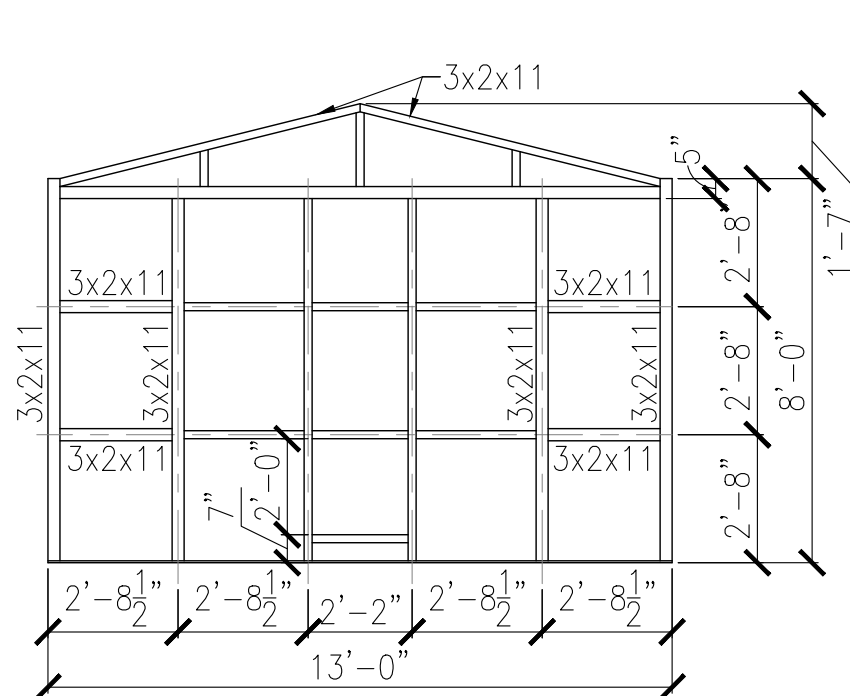
2 ROOF PLAN
 SCALE: 1/4" = 1'-0"



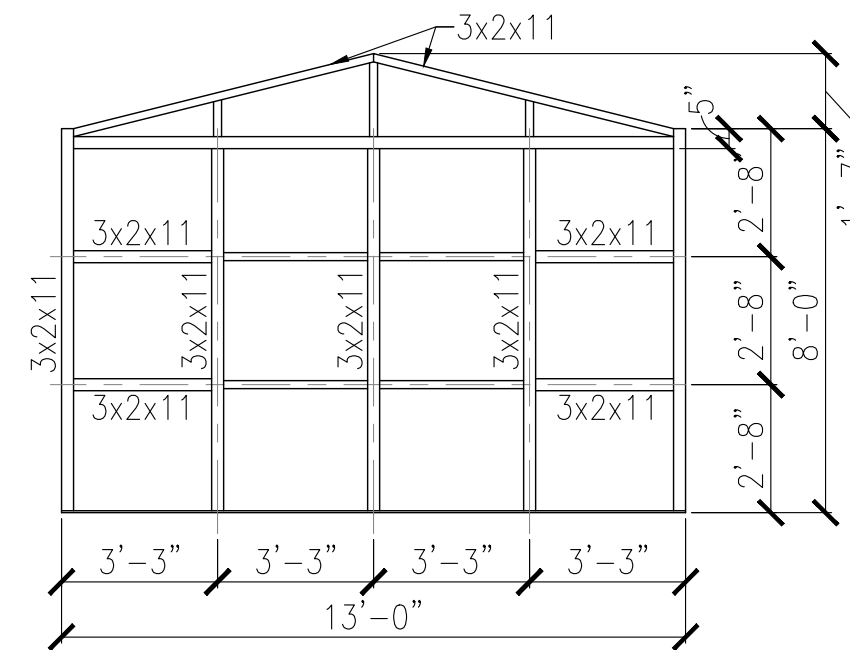
3 FRONT ELEVATION VIEW
 SCALE: 1/4" = 1'-0"



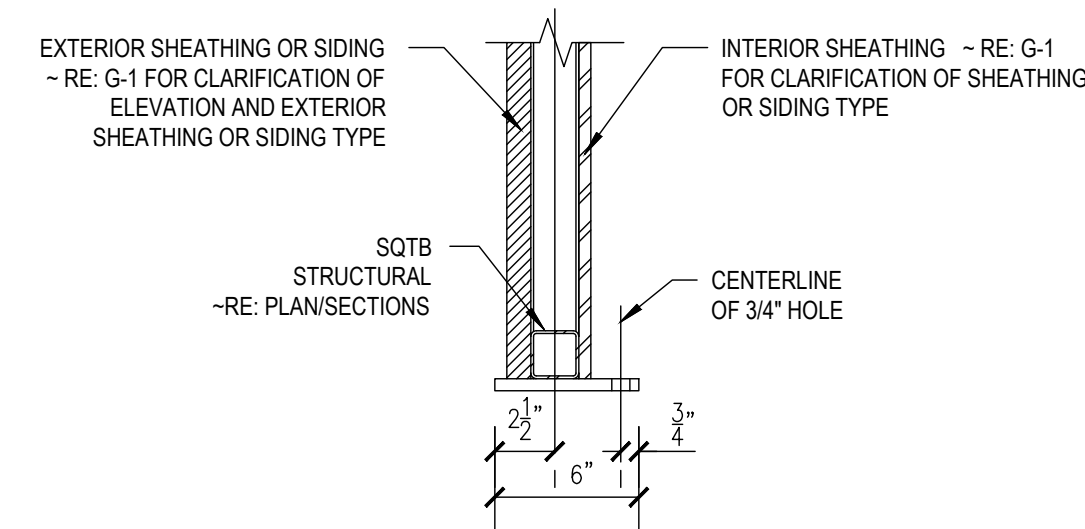
4 REAR ELEVATION VIEW
 SCALE: 1/4" = 1'-0"



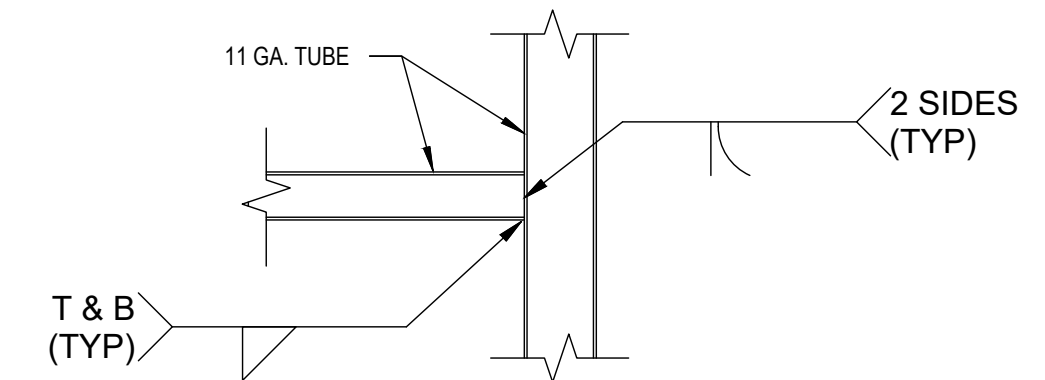
5 LEFT ELEVATION VIEW
 SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION VIEW
 SCALE: 1/4" = 1'-0"

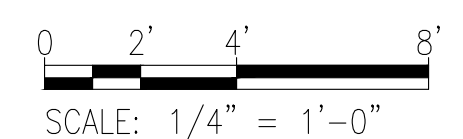


7 TYPICAL WALL SECTION AT FB BASE PLATE
 SCALE: NTS = 1'-0"



8 TYPICAL WELD DETAIL
 SCALE: NTS = 1'-0"

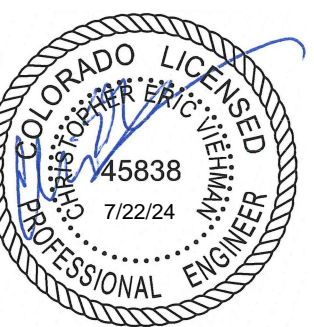
DRAWING SCALES



ROOF PLAN, WALL FRAMING & DETAILS

TRI-STATE INSULATING OF COLORADO, INC.
 P.O. BOX 462
 BRIGHTON, COLORADO 80011
 OFFICE (303) 658-8903 FAX (303) 658-8919
 "ENERGY INSULATORS OF THE ROOMIES"

PUBLIC SERVICE COMPANY OF COLORADO
 13'X27'X8" DROP OVER STYLE BUILDING
 EL-66 REGULATOR STATION
 LONGMONT
 BOULDER COUNTY, COLORADO



THIS STAMP IS INVALID WITHOUT AN ORIGINAL WET SIGNATURE

NO	REVISION	RECORD	DATE	BY
0			7/22/24	HPEC

JOB NO.: 24-1723
 DRAWN: KS
 CHECKED: CV/DW/RT
 DESIGNER: CV
 ISSUE DATE: 7/22/24
 SHEET: S-1

From: [Perez, Martha](#)
To: kaitlin.rainsberger@hdrinc.com; "MELISSA.ELLINGSON@BLACKEGL.COM"; [L'Orange, Pete](#)
Cc: [LandUse Building Official](#); [LandUse Permit Applications](#)
Subject: BP-24-2227 Commercial Utility Building at 550 S. Hover Street
Date: Wednesday, August 28, 2024 7:24:00 AM
Attachments: [ZON IRFA HOLD VarianceSubmittal 2024.pdf](#)

Dear Kaitlin:

Boulder County Community Planning & Permitting / Zoning has completed its review of BP-24-2227. However, we regret to inform you that the building permit has been placed on hold until the project location is approved through a variance process. See the attached letter for details.

If you should have any questions about the variance process, please contact [@L'Orange, Pete](#), Planner for Docket is VAR-24-0005.

Sincerely,

Martha L. Pérez (*she, her, hers, ella*)

Bilingual Code Compliance Specialist II

Boulder County Community Planning & Permitting | Code Compliance & Public Information

720-564-2624 | 303-441-3930

Core Working Hours: Monday 7 a.m. – 3:30 p.m. | Tuesday - Thursday 6 a.m. – 5 p.m.

[Boulder County Community Planning & Permitting](#)

Office Hours: Monday, Wednesday, Thursday 8 a.m. – 3 p.m. | Tuesday 10 a.m. – 3 p.m.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

August 28, 2024

Public Service Co. of Colorado (Xcel)
PO Box 1979
Denver CO 80201-197

RE: BP-24-2227 Commercial Utility Building

Dear Applicants:

The Department of Boulder County Community Planning & Permitting / Zoning has completed its initial review of the building permit application for your property located at **550 S. Hover Road** / Assessor ID **R0400101**. However, we regret to inform that we are unable to sign off on your permit and have placed it on hold for the following reason.

Based on the building application materials submitted, it appears that the **commercial utility building** will be **2 feet from the north (side) property line** and **3 feet from the rear (east) property line (east)**, and does not meet the minimum side and rear yard setbacks as required in the Agricultural (A) Zoning District: *Front 35 ft / Sides 7 ft / Rear 15 ft*.

Our records indicate that you already submitted the application materials for a variance process (Docket VAR-24-0005). After the application materials have been reviewed by the Board of Adjustment, and if approved then the permit will be reactivated for review. *Please note that if approved then revised construction plans will be required to reflect the approval of the variance.*

If you have questions about this matter, please feel free to contact Pete L'Orange, Planner at 303-441-3930, or at plorange@bouldercounty.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Martha L. Pérez".

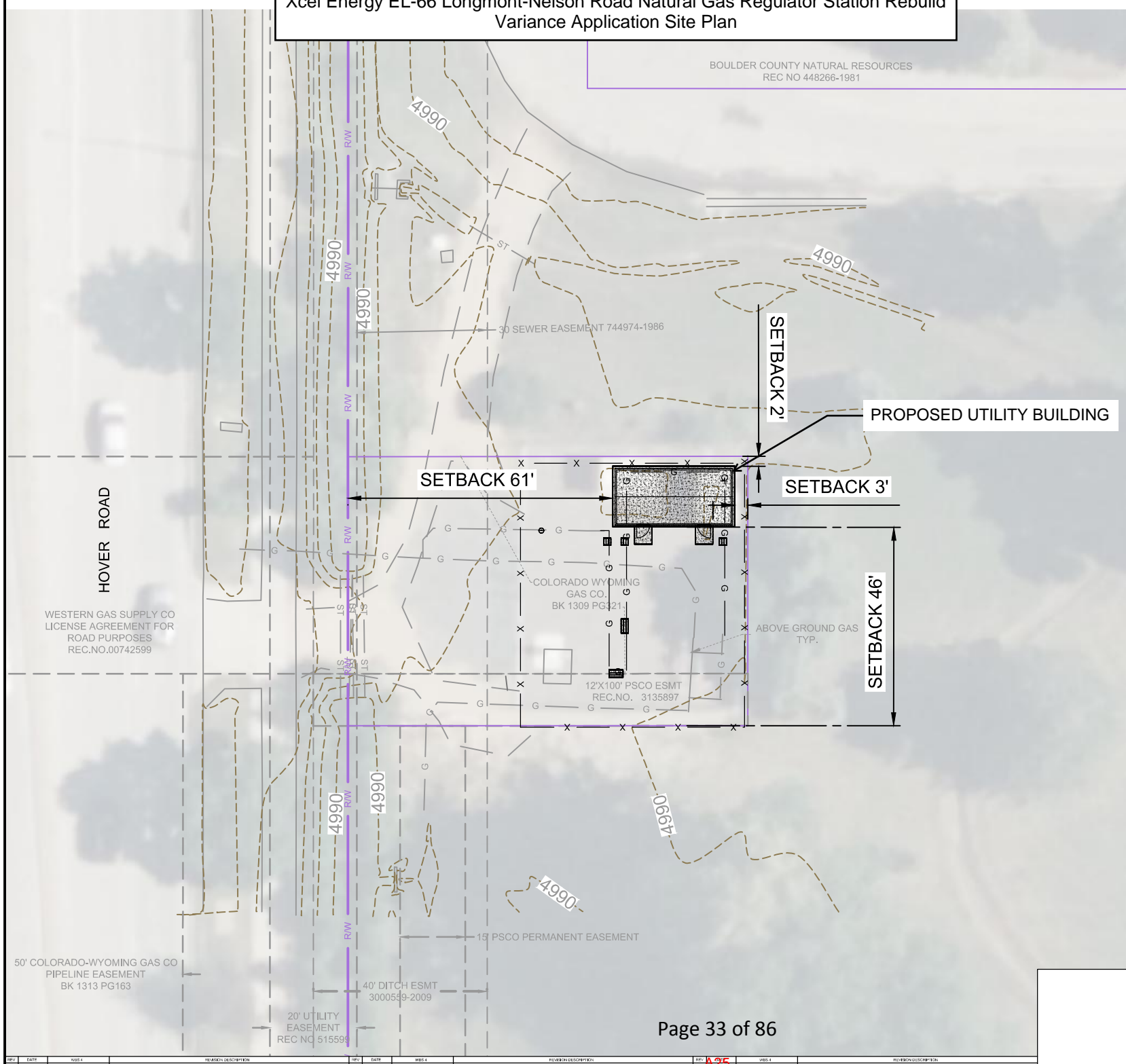
Martha L. Pérez
Bilingual Code Compliance Specialist II

cc: File for BP-24-2227 and VAR-24-0005 | Joe Colletti, Jr. (Blackeagle Energy Services) | Kaitlin Rainsberger (HDR Engineering, Inc.)

Xcel Energy EL-66 Longmont-Nelson Road Natural Gas Regulator Station Rebuild Variance Application Site Plan

BOULDER COUNTY NATURAL RESOURCES
REC NO 448266-1981

- LEGEND:**
- 4925 EX MAJOR CONTOUR (5')
 - 4924 EX MINOR CONTOUR (1')
 - RW RIGHT-OF-WAY
 - EASEMENT / PSCO PROPERTY LINE
 - G GAS (EXISTING)
 - G GAS (PROPOSED)
 - EASEMENT (EXISTING)
 - EDGE OF PAVEMENT (EXISTING)
 - X FENCE (PROPOSED)
 - ST STORM SEWER (EXISTING)
 - AGGREGATE SURFACE (EXISTING)
 - CONCRETE SURFACE (PROPOSED)



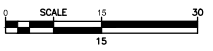
SETBACK 61'

SETBACK 2'

PROPOSED UTILITY BUILDING

SETBACK 3'

SETBACK 46'



ISSUED BY ENGINEERING DEPT FOR PERMITTING, NOT FOR CONSTRUCTION
THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROCEDURAL MANUALS AND BRANDS.
 INTERNAL TO BOUNDER COUNTY. DO NOT COPY OR REPRODUCE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.

EL-66 Site Plan
Variance Application

	DOCUMENT NUMBER	SCALE	REV
		1"=30'	1"

REV	DATE	ISSUED	REVISION DESCRIPTION	REV	DATE	ISSUED	REVISION DESCRIPTION
A25							



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Building Safety & Inspection Services Team

MEMO

TO: Pete L'Orange, Planner II
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: September 25, 2024

RE: Referral Response, VAR-24-0005: PSCo Setback Variance: Variance request to reduce the side setback from 7 feet to 2 feet and the rear setback from 15 feet to 3 feet for the construction of a new utility structure and for construction of a 10-foot fence located at the property line on a 0.08-acre.

Location: 550 S Hover Street

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the utility structure.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, [2015 Building Code Adoption & Amendments](#)

[The Commercial Plan Submittal Checklist](#)

2. There are several important Building Code requirements that present a potential challenge with this variance request.
3. **The International Building Code (IBC)** restricts openings such as openings in walls, projections (prohibits overhangs), and requires rated assemblies for structures. Please review the IBC and provide a complete code analysis that demonstrate compliance to the code.
4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 145 mph (Vult) and 35 psf, respectively.
5. **Buildings such as this will be reviewed through the International Building Code (IBC) as a commercial building.** A code analysis from a Colorado licensed design professional, an architect, is required.

6. **2015 International Energy Conservation Code (IECC)** - If the structures, or a portion of them are to be conditioned (heated or cooled), please demonstrate compliance to 2015 IECC – Commercial provisions.
7. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
8. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call us at (720) 564-2640.

From: [Keyes, Jennifer](#)
To: [L"Orange, Pete](#)
Cc: [Transportation Development Review](#); [Webster, Dave](#)
Subject: FW: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street
Date: Thursday, September 19, 2024 6:19:18 PM
Attachments: [var-24-0005-referral-packet-red.pdf](#)

Pete – At building permit, we will be requesting a drainage letter and will want to verify if the utility line work is confined to the regulator station. If you think, this might be helpful information to relay to the applicant, please do so. These items will not be required until building permit. Thanks, Jenn

Jennifer Keyes (she/her/hers), CPESC, CESSWI

Stormwater Quality Coordinator
Boulder County Public Works
Cell: 720-225-7228
jkeyes@bouldercounty.gov

From: Transportation Development Review <TransDevReview@bouldercounty.gov>
Sent: Wednesday, September 18, 2024 2:07 PM
To: Keyes, Jennifer <jkeyes@bouldercounty.gov>
Subject: FW: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

For your review.

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Wednesday, September 18, 2024 8:16 AM
To: !LongRange <longrange@bouldercounty.gov>; #WildfireMitigation <WildfireMitigation@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.gov>; Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; Oehlkers, Jason <joehlkers@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; Kelly, Allison <akelly@bouldercounty.gov>; Stadele, Lee <leestadele@bouldercounty.gov>; Stadele, Lee <leestadele@flagstaffsurveying.com>; jstruble@northernwater.org; bflockhart@northernwater.org; LPC_Field_Engineering_Staff@longmontcolorado.gov; ReferralsXcelDistribution@xcelenergy.com; Renee.Hester@lumen.com; Relocations@Lumen.com; kevin.boden@longmontcolorado.gov; robine@dgmlc.com; don.burchett@longmontcolorado.gov; dora_puc_website@state.co.us; levi.brown@longmontcolorado.gov; Michele.goldman@longmontcolorado.gov; prevention@mvfpd.org; Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Morgan, Heather <hmorgan@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>;

Skufca, Erika <eskufca@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>
Cc: L'Orange, Pete <plorange@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>
Subject: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

Please find attached the referral packet for **VAR-24-0005: PSCo Setback Variance at 550 S Hover Street.**

Please return responses and direct any questions to [Pete L'Orange](mailto:plorange@bouldercounty.gov) by **October 3, 2024.** (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,

**Heather Morgan | Lead Administrative Technician – Planning Division
Boulder County Community Planning & Permitting**

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 p.m.



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

October 3, 2024

TO: Pete L'Orange, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # VAR-24-0005: PSCO Setback Variance – 550 S. Hover Street

The Development Review Team – Access & Engineering has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed from Hover Street, a paved, City of Longmont owned and maintained right-of-way (ROW). Legal access is demonstrated by adjacency to the ROW.
2. The proposal, as presented, meets the requirements of the Boulder County Multimodal Transportation Standards.

This concludes our comments at this time.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

September 24, 2024

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Pete L'Orange

Re: PSCo Setback Variance, Case # VAR-24-0005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **no conflict** with the **PSCo Setback Variance**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [Morgan, Heather](#)
To: [L"Orange, Pete](#)
Subject: FW: No Conflict: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street
Date: Tuesday, October 29, 2024 8:35:32 AM
Attachments: [var-24-0005-referral-packet-red.pdf](#)

Hi Pete,

Please see below. Thank you!

Thank you,
Heather Morgan | Lead Administrative Technician
Boulder County Community Planning & Permitting

From: Martin, Philip P <Philip.P.Martin@lumen.com>
Sent: Tuesday, October 29, 2024 7:20 AM
To: Morgan, Heather <hmorgan@bouldercounty.gov>
Subject: [EXTERNAL] No Conflict: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

Attn: Heather Morgan

Thank you for your project notification. LUMEN has reviewed your utility notice regarding **P-605477 CO** | VAR-24-0005: PSCo Setback Variance at 550 S Hover Street (“Project”). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

- **LUMEN has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a LUMEN representative will be required on-site when construction begins.**
Lumen does not have local facilities in conflict with the subject parcel

Please contact your [State One Call](#) prior to construction.

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com. Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact relocations@lumen.com regarding the above-mentioned project if you should have any questions. Please reference the file number **P-605477 CO** with any future communications.

Important Notice - For the States listed below, please add relocations@brightspeed.com to your distribution list for inquiries and updates regarding local facilities.
(AL, AR, GA, IL, IN, KS, LA, MI, MO, MS, NC, NJ, OH, OK, PA, SC, TN, TX, VA, WI)

Thank you for your cooperation!



Philip Martin
Business Analyst
Tulsa, OK
Philip.P.Martin@lumen.com

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Wednesday, September 18, 2024 9:16 AM
To: !LongRange <longrange@bouldercounty.gov>; #WildfireMitigation <WildfireMitigation@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.gov>; Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; Oehlkers, Jason <joehlkers@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; Kelly, Allison <akelly@bouldercounty.gov>; Stadele, Lee <leestadele@bouldercounty.gov>; Stadele, Lee <leestadele@flagstaffsurveying.com>; jstruble@northernwater.org; bflockhart@northernwater.org; LPC_Field_Engineering_Staff@longmontcolorado.gov; ReferralsXcelDistribution@xcelenergy.com; Hester, Renee <Renee.Hester@lumen.com>; relocations <relocations@centurylink.com>; kevin.boden@longmontcolorado.gov; robine@dgmlc.com; don.burchett@longmontcolorado.gov; dora_puc_website@state.co.us; levi.brown@longmontcolorado.gov; Michele.goldman@longmontcolorado.gov; prevention@mvfpd.org; Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Morgan, Heather <hmorgan@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>
Cc: L'Orange, Pete <plorange@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>
Subject: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the referral packet for **VAR-24-0005: PSCo Setback Variance at 550 S Hover Street**.

Please return responses and direct any questions to [Pete L'Orange](mailto:plorange@bouldercounty.gov) by **October 3, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,

Heather Morgan | Lead Administrative Technician – Planning Division

Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 p.m.

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

BOULDER COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

Wednesday November 6, 2024 4:00 P.M.

PUBLIC HEARING

STAFF PLANNER: Wesley Jefferies, Planner I

RECOMMENDATION: Staff recommends denial of the variance request

Docket VAR-24-0006: Wolf Setback Reductions

Request:	Request to reduce the supplemental setback along Cherryvale Rd from 90 feet. (required) to 75 feet. (proposed) to construct an addition an existing residence on a 1-acre parcel at 1015 Cherryvale Road.
Location:	1015 Cherryvale Road, approximately 0.1 mile north of the intersection of Baseline Road and Cherryvale Road, Section 34, Township 1N, Range 70W.
Zoning:	Rural Residential (RR) Zoning District
Applicant/Owner:	Nicole and Ben Wolf

PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 5
○ Application Materials (Attachment A)	A1 – 30
○ Referral Agency Responses (Attachment B)	B1 – 7
○ Adjacent Property Owner Comments (Attachment C)	C1 – 2

SUMMARY

The applicant requests a reduction in the required supplemental setback along Cherryvale Road from 90 feet to 75 feet to allow them to construct an addition to the south side of the existing residence and a pergola to the east. The residence is a nonconforming structure (Article 4-1002 of the Code), having been constructed in 1940, prior to the adoption of the supplemental setback requirements along Cherryvale Road. Therefore, the applicant cannot increase the height of the residence given the footprint is in the setback without obtaining a setback variance.

Staff recommends that this variance request be denied because the applicable review criteria in Article 4-1202.B.2 of the Boulder County Land Use Code (the Code) cannot be strictly met.

DISCUSSION

The subject property is located approximately 0.1 miles north of the intersection of Baseline Road, Cherryvale Road, and Dimmit Drive, immediately adjacent to the eastern boundary of the City of Boulder. The property is approximately 1-acre in size, is located in the Rural Residential zoning district, and is a legal building lot. Access to the parcel is via an existing driveway onto Cherryvale Road.

This area of Cherryvale Road is classified as a Collector and therefore the subject property is subject to the 90-foot supplemental setback associated with such roadways.

The general character of the neighborhood, specifically those residences along Cherryvale Road, includes many nonconforming structures, as much of the area was developed prior to the adoption of the supplementary setbacks along major roads.



Figure 1: Aerial of subject property, outlined in red, with approximate location of 90-foot supplementary setback shown in blue.

A portion of the 100-year floodplain (Figure 2) extends approximately 180 feet on to the eastern portion of the property, however there is sufficient space outside of this area for development.

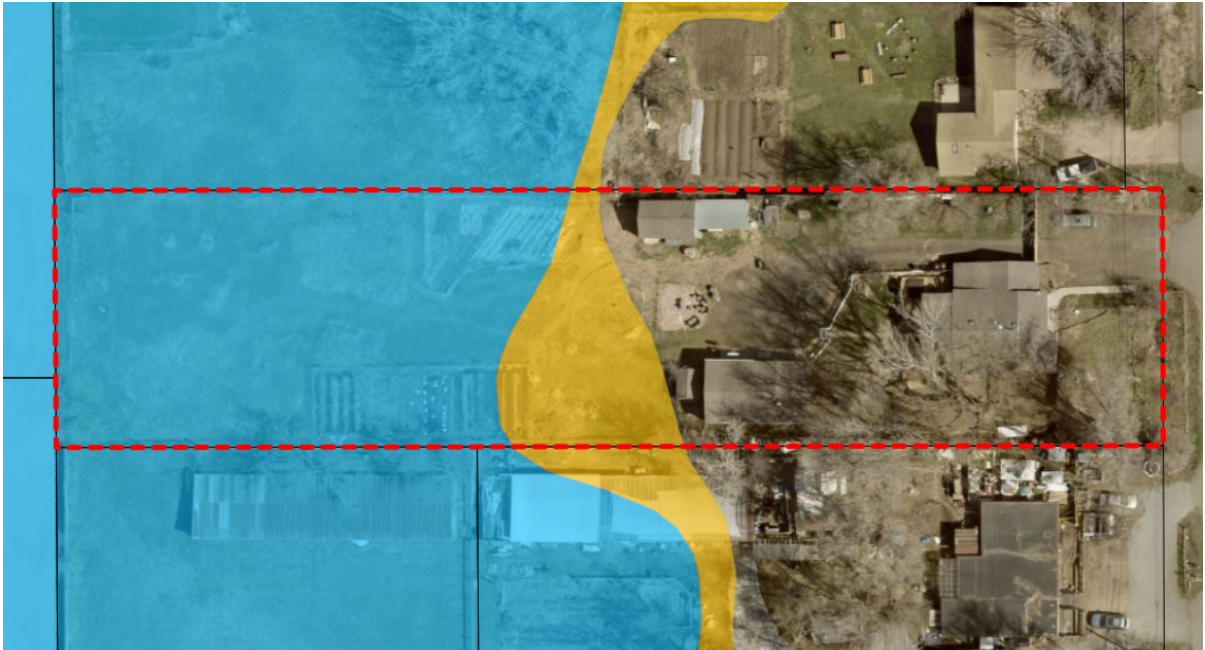


Figure 2: Aerial of subject property, with Floodplain Overlay District. Light blue area is 100-Year floodplain, yellow is 500-Year floodplain

Staff evaluation of the property identifies no particular physical circumstance that creates undue hardship. The lot is generally rectangular and flat, similar to other properties in the vicinity. Staff finds there is sufficient space to allow for development outside of the setback at issue. Staff does not find existing nonconformity alone to be sufficient demonstration of hardship.

For these reasons, staff finds that the proposal cannot meet the Variance criteria described in the Code, and therefore recommend that the application be denied.

REFERRALS

The variance request was sent to property owners within 1,500 feet of the subject property, as well as all applicable referral agencies. Responses received by staff are attached to this staff recommendation (Attachments B) and summarized below.

Boulder County Floodplain Program: This team responded that the proposal is located outside the Floodplain Overlay (FO) District and had no conflict with the Floodplain. This team noted that any development within the Floodplain Overlay District would require a Floodplain Development Permit and must adhere to the requirements of Article 4-400 of the Code.

Boulder County Development Review Team – Access & Engineering (DRT A&E): This team responded that they do not support this request. The referral states there are multiple reasons the transportation setback was established and allowing the expansion of structures in the setback, particularly when there are other options for expansion, diminishes the effectiveness of the setback.

Xcel Energy: The Public Service Company of Colorado responded with no conflict with the setback reduction. The Company noted that they own and operate existing natural gas service and overhead electric distribution facilities within the proposed project area.

Agencies indicating no conflicts: Boulder County Building Safety & Inspection Services Team, Boulder County Historic Preservation Team, US Fish and Wildlife Service, Boulder County Park and Open Space Natural Resource Planner, and Mountain View Fire Rescue.

Agencies that did not respond: Boulder County Long Range Planning, Boulder County Public Health, Boulder County Assessor, Boulder County Attorney’s Office, Boulder County Parks & Open Space Real Estate Team, City of Boulder Planning & Development Services, City of Boulder Open Space and Mountain Parks, City of Lafayette Planning Division, City of Louisville Planning Department, and US Fish and Wildlife.

Adjacent Property Owners – 106 referrals were sent to nearby property owners, and staff received two responses from members of the public. 1 indicates support for the proposed setback reduction and an assertion that the required supplementary setback along Cherryvale is “obsolete;” 1 indicates opposition to the proposal, citing concerns impacts semi-rural character of the neighborhood.

CRITERIA ANALYSIS

Per Article 3-100.A.18 of the Code, the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that all of the following criteria from **Article 4-1202.B.2** of the Code are satisfied:

(a) There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;

Staff does not find that the subject parcel is encumbered by exceptional or extraordinary physical circumstances. The parcel is flat, with sufficient alternative locations for development that meets the supplemental setback. Approximately 0.45-acres of the parcel is encumbered by the 100-year floodplain. While there are additional permitting requirements, the property owners are not precluded from development within this area.

Therefore, staff finds this criterion is not met.

(b) Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;

Because staff does not find that there are exceptional or extraordinary physical circumstances on the parcel, the strict application of the Code does not create an exceptional or undue hardship on the property owner. The existing residence is located within the setback but there are other suitable development options, other than expanding the footprint of the residence within the setback, that comply with current setback requirements.

Therefore, staff finds this criterion is not met.

(c) The hardship is not self-imposed;

Staff have not identified a hardship on the property owner. While staff does understand the desire to renovate the existing residence, as stated above there are other areas in which to do improvements that comply with the current setback requirements.

Therefore, staff finds this criterion is not met.

(d) The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;

Staff does not anticipate that the proposed variance, if granted, will adversely affect the uses of adjacent properties as permitted under the Code, nor has any referral agency responded with such a concern. The proposed additions to the structure are not anticipated to negatively impact the uses of adjacent property.

Therefore, staff finds this criterion is met.

- (e) The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;*

Staff does not have concerns that the variance will change the character of the zoning district in which the property is located if granted. Aerial photographs of the area around the subject parcel indicate that many nearby properties also have development that encroaches on the required supplemental setbacks.

Therefore, staff finds that this criterion is met.

- (f) The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.*

Staff does not have concerns that the variance will adversely affect the health, safety, and welfare of the citizens, nor will the proposed reduction in setback conflict with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.

Therefore, staff finds this criterion is met.

RECOMMENDATION

As discussed above, staff finds that three of the criteria for a variance cannot be met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **Deny Docket VAR-24-0006: Wolf Setback Reductions.**



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 1015 Cherryvale Road, Boulder CO 80303			
Subdivision Name Cherryvale			
Lot(s)	Block(s)	Section(s) SE Corner of Section 34	Township(s) 1 North
Area in Acres 1.03	Existing Zoning RR	Existing Use of Property REsidential	Range(s) 70 West of 6PM
Proposed Water Supply		Proposed Sewage Disposal Method	
Number of Proposed Lots N/A			

Applicants:

Applicant/Property Owner Nicole and Ben Wolf		Email npwolf1919@gmail.com/	
Mailing Address 1015 Cheryvale Rd			
City Boulder	State CO	Zip Code 80303	Phone 917-570-9234/347-451-9945
Applicant/Property Owner/Agent/Consultant Same as Above		Email	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant N/A		Email	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>Nicole Wolf</i>	Printed Name Nicole Wolf	Date 9/16/24
Signature of Property Owner <i>Benjamin Wolf</i>	Printed Name Ben Wolf	Date 9/16/24

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Boulder County Land Use Department
 Courthouse Annex Building • 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
<http://www.bouldercounty.org/lu/>
 Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp:
Docket #:

Board of Adjustment (BOA) Hardship Statement

Explain how the following hardship criteria for granting a variance have been satisfied. Please feel free to attach your statements using a separate piece of paper.

A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

Our home was built in 1940 and is therefore outside of the current property zoning regulations. Our main aim is to stay small on our acre farm footprint. There fore we request a variance to be able to add 6 more feet south on a bedroom that is currently 10x8, as well as have a pergola built on the front of the house to mitigate, in a pleasing aesthetic way, the strong sunlight. We have a narrow acre and most west is flood plain.

B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue hardship up the property owner.

The strict application of the current zoning code would cause us to stay with incredibly tiny bedrooms and a potentially unsuitable shade structure in the front of the house.

C. The hardship is not self-imposed.

Correct. We are trying desperately to keep a small footprint on our land.

D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code.

Correct. It will not affect adjacent properties.

E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the *Boulder County Comprehensive Plan*; and,

It would keep in character our small cottage, and the pergola would add to the charm of a SW style home seeking sun relief.

F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

The variance would not adversely affect the health, safety or welfare of the citizens of Boulder County

Applicant or Agent Signature: <i>Nicole Wolf</i>	Date: 9/16/24
--	---------------




Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

1015 CHERRYVALE

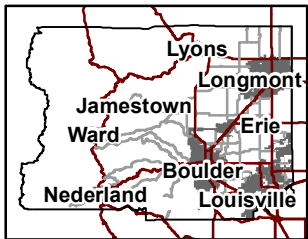
 Subject Parcel



0 0.0085 0.017 Miles



Area of Detail Date: 3/20/2023



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Aerial

1015 CHERRYVALE

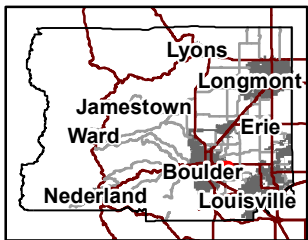
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 3/20/2023



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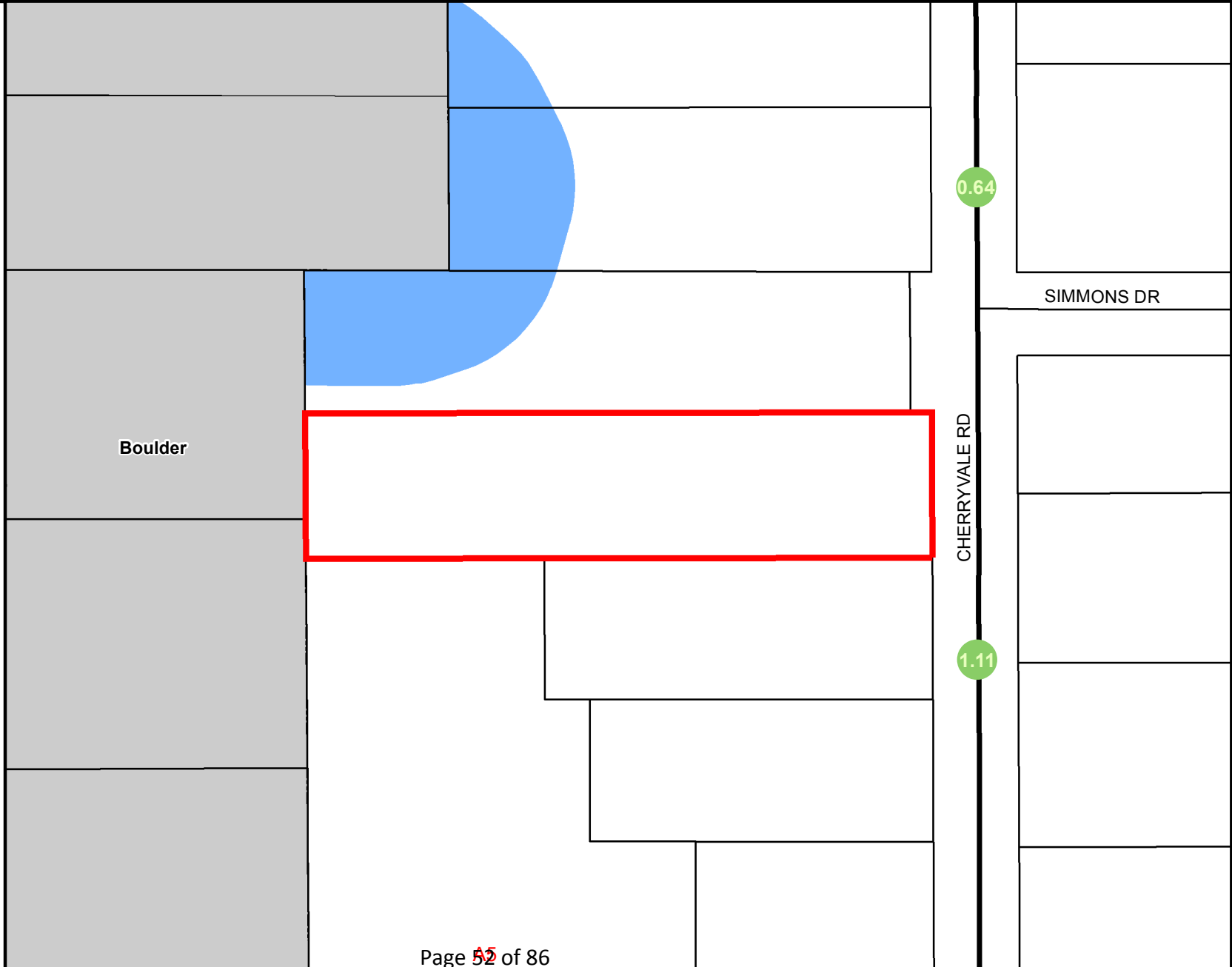
Community Planning & Permitting


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Comprehensive Plan

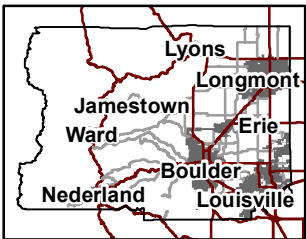
1015 CHERRYVALE

-  Subject Parcel
-  Wetlands
-  Rare Plant Areas



0 0.0085 0.017 Miles 

Area of Detail Date: 3/20/2023



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Zoning

1015 CHERRYVALE

Subject Parcel

Zoning Districts

Estate Residential

Rural Residential

Ditch Setbacks

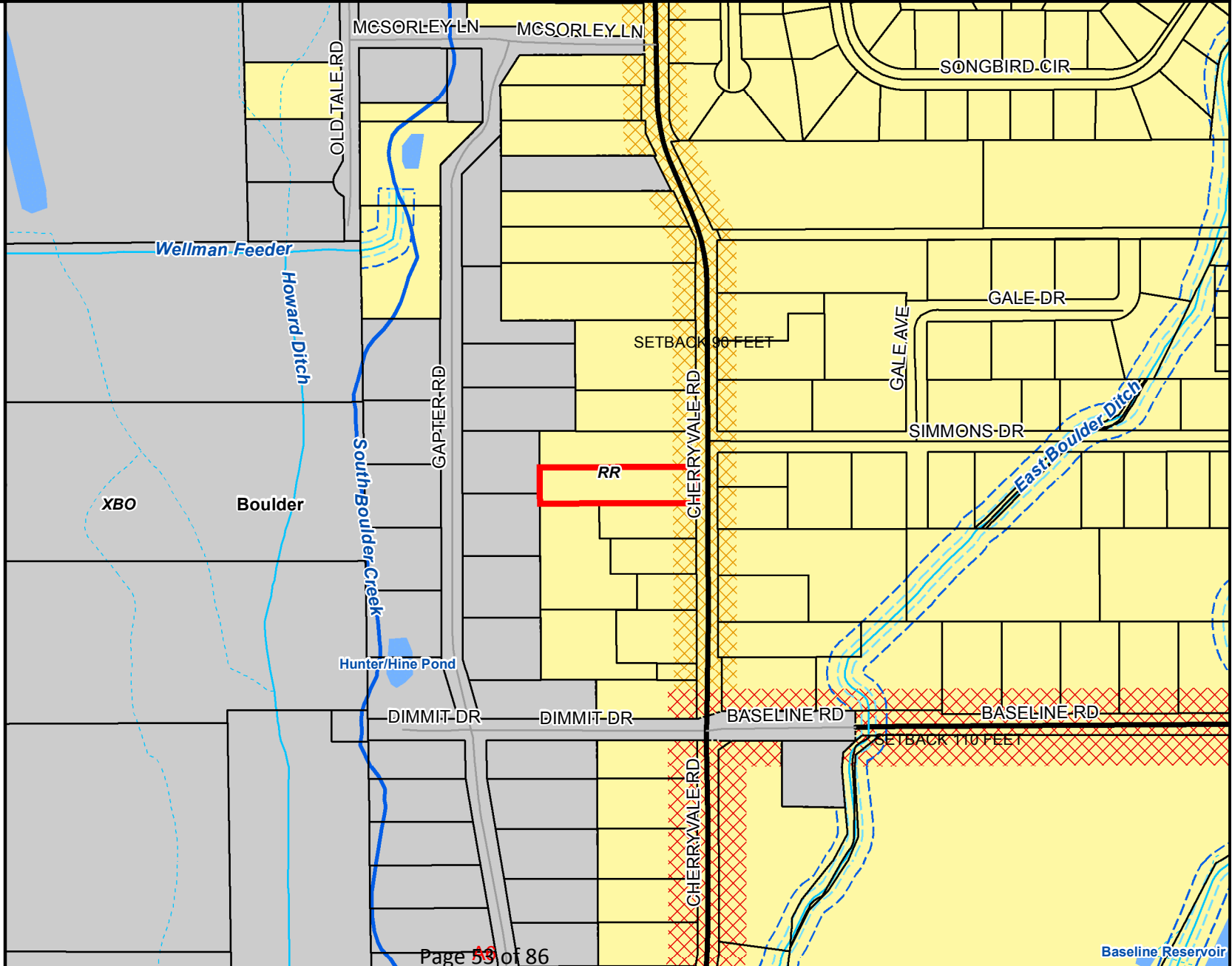
20 feet

50 feet

Major Road Setbacks

90 feet

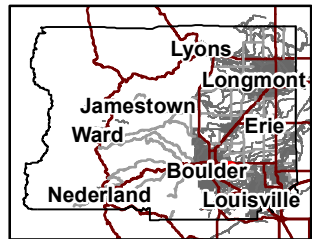
110 feet



0 190 380 Feet



Area of Detail Date: 3/20/2023



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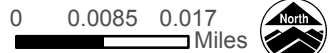
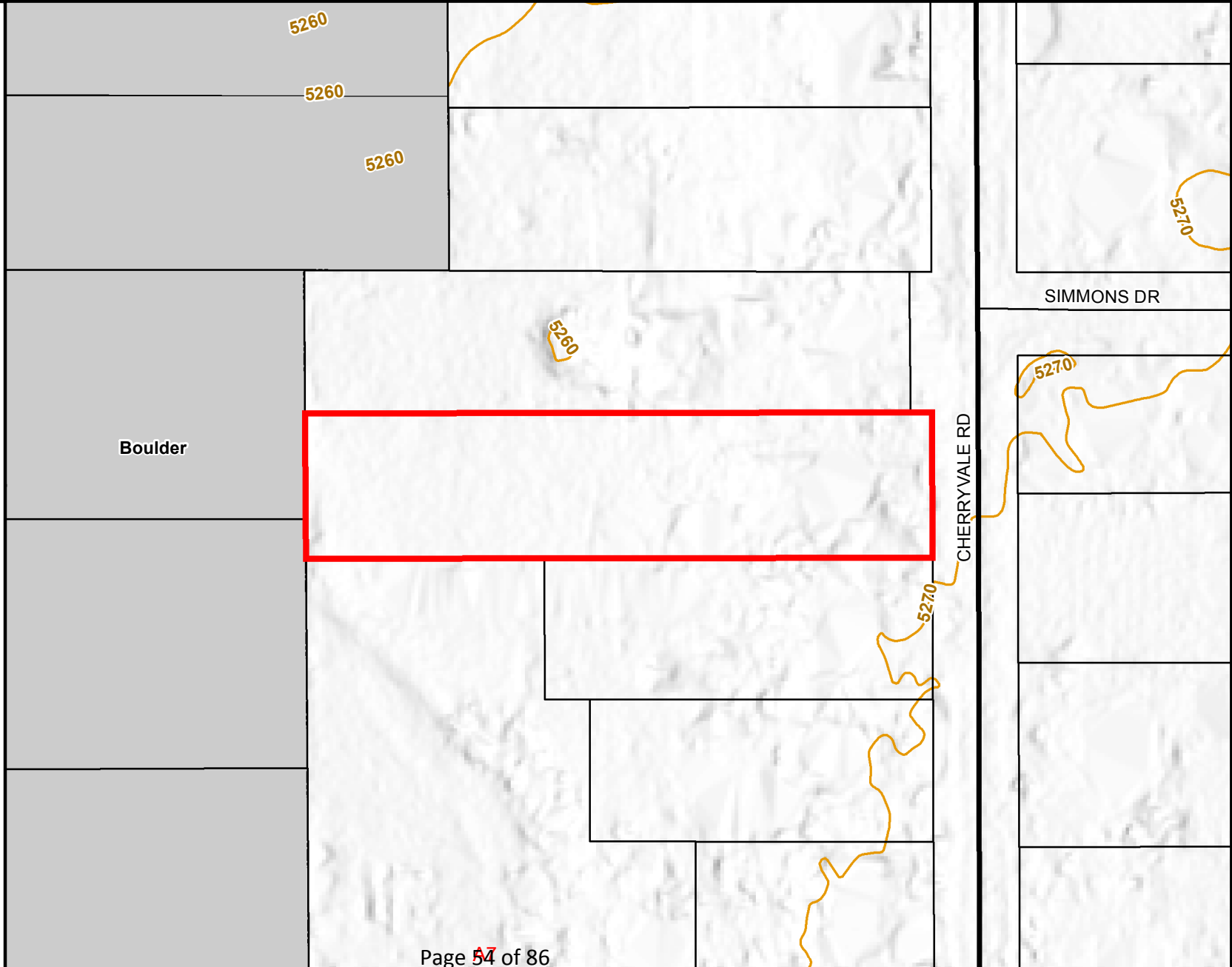
Community Planning & Permitting

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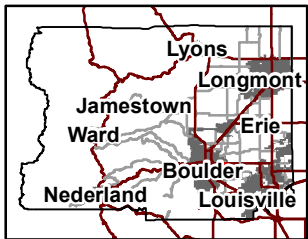
Elevation Contours

1015 CHERRYVALE

-  Subject Parcel
-  Contours 10'



Area of Detail Date: 3/20/2023



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Floodplain

1015 CHERRYVALE

Subject Parcel

Floodplain

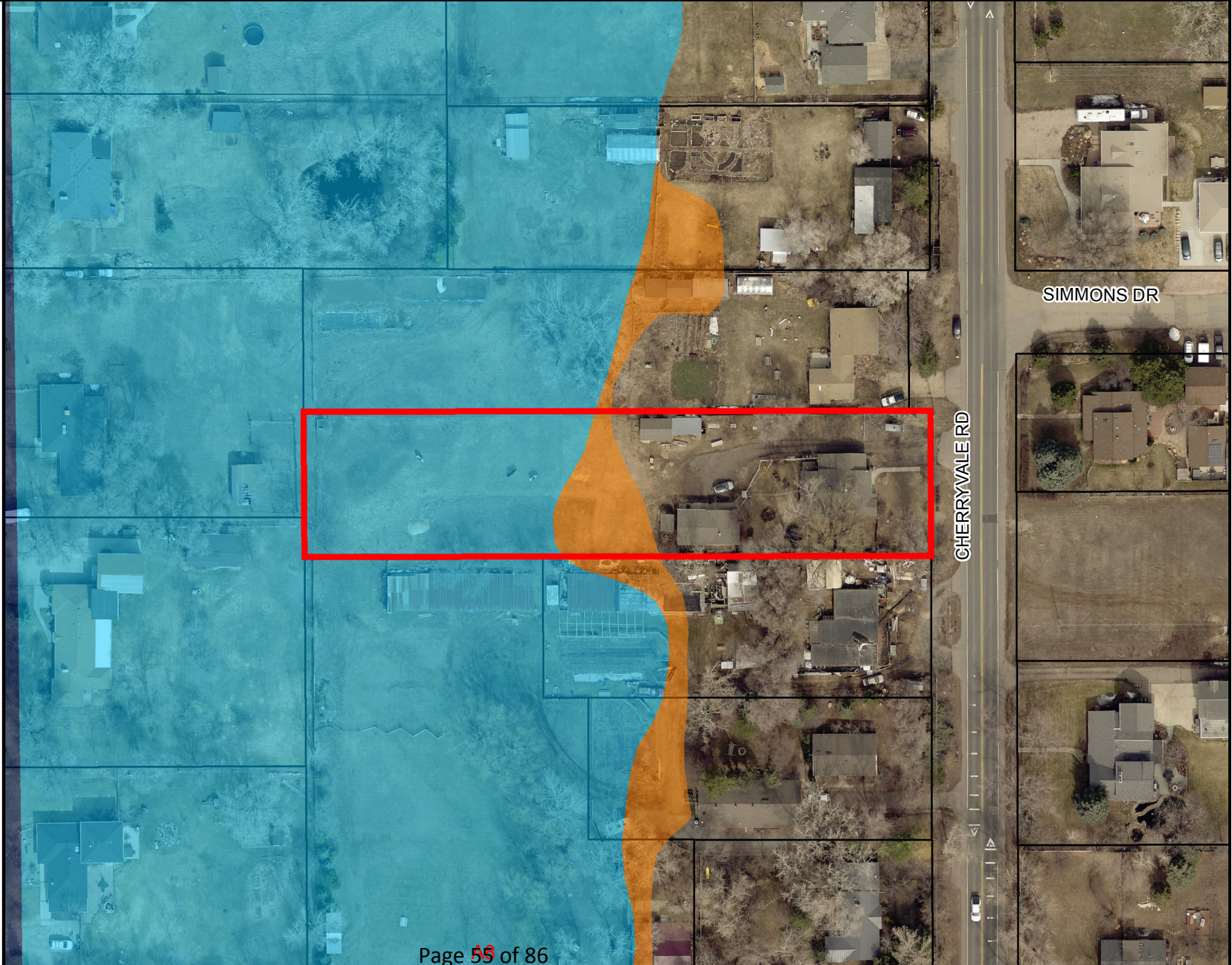
100-Year Floodplain

- Zones AE, A, AO and AH

Floodway

500-Year Floodplain

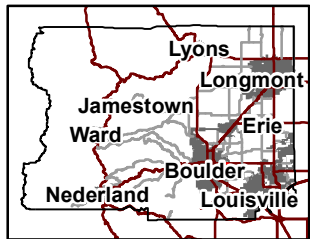
- Zone X500



0 0.0085 0.017 Miles



Area of Detail Date: 3/20/2023



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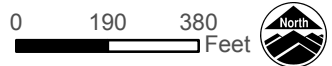
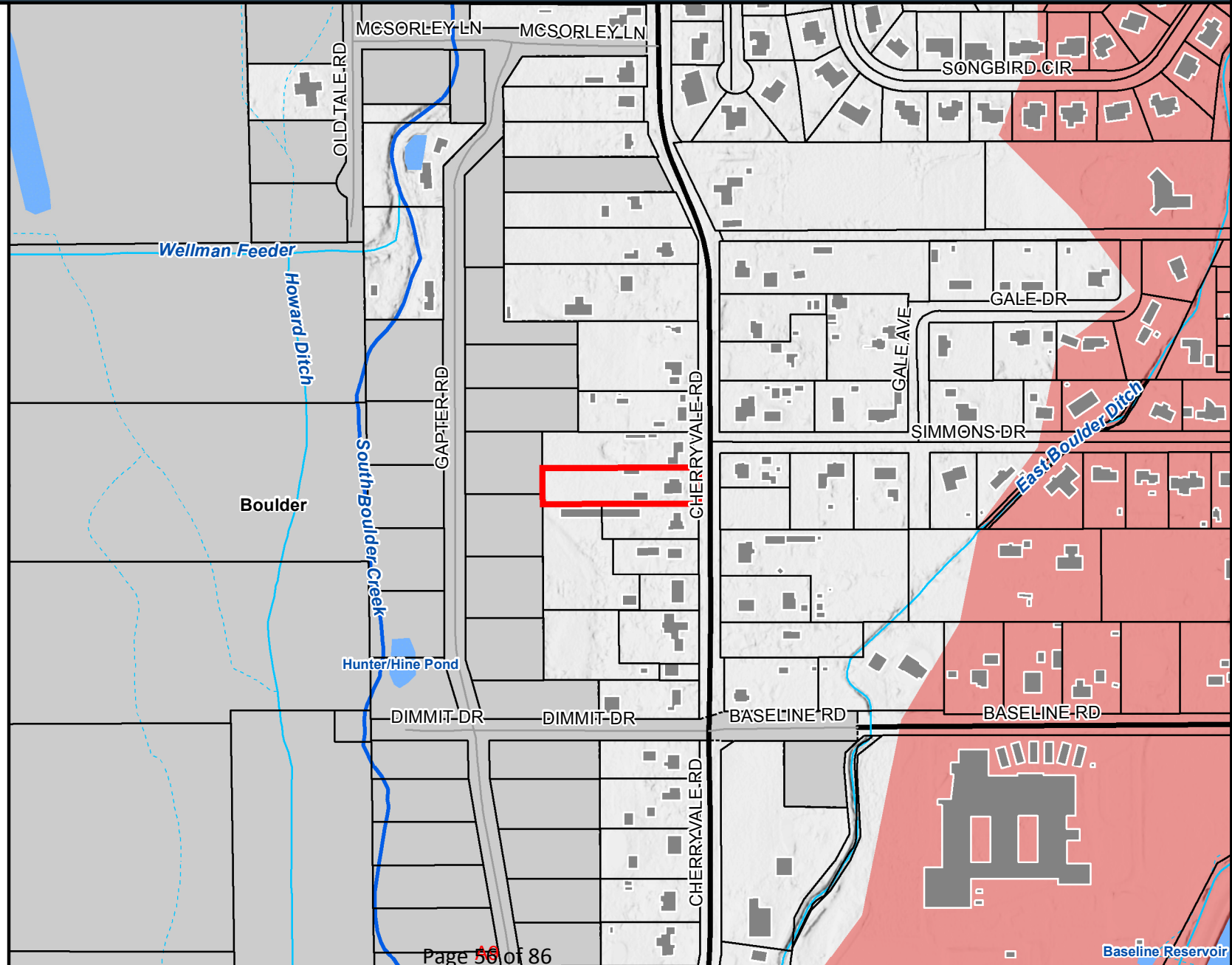
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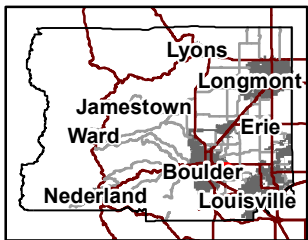
Geologic Hazards

1015 CHERRYVALE

-  Subject Parcel
-  Very High Swelling Soil Potential



Area of Detail Date: 3/20/2023



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Prebles

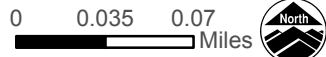
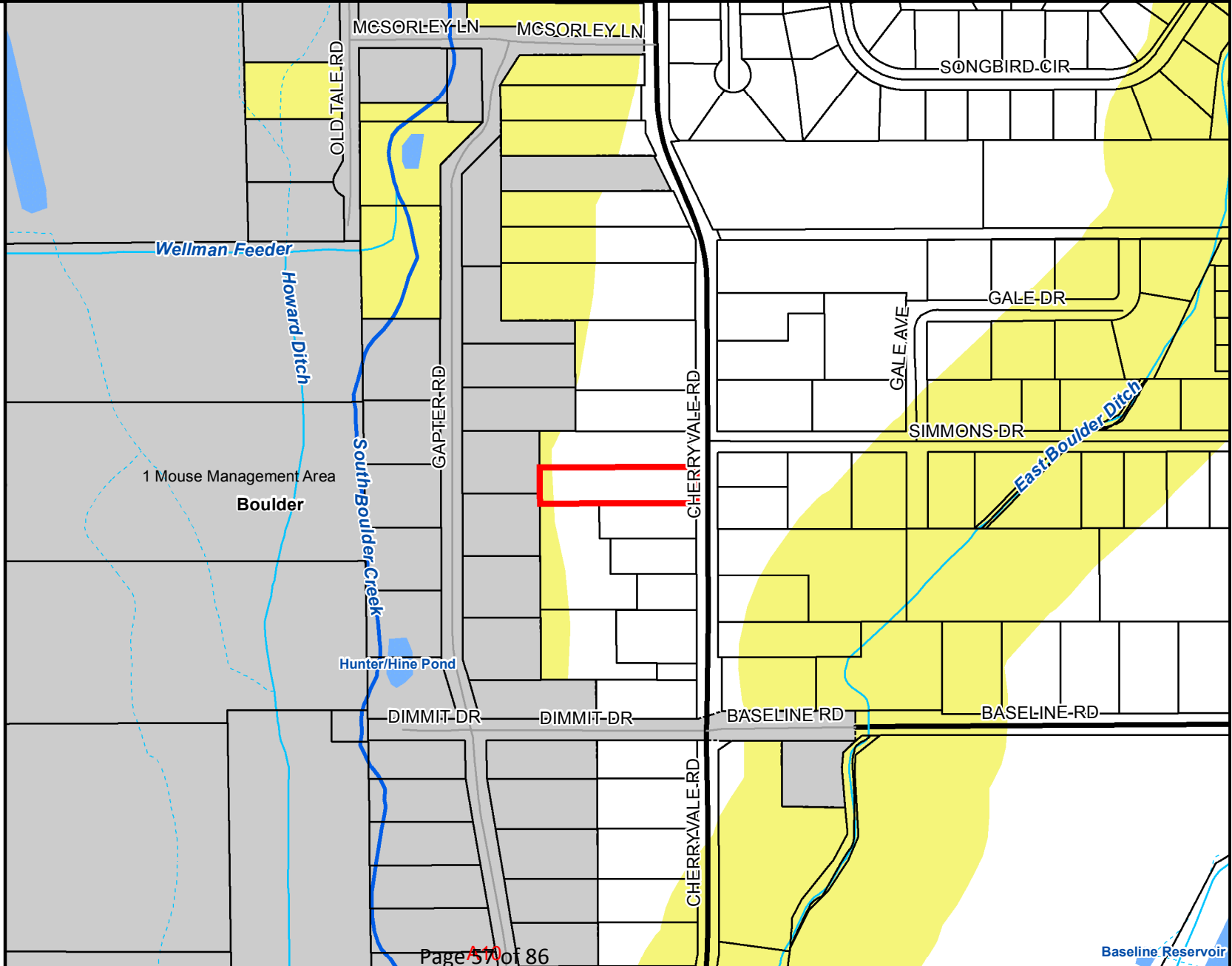
1015 CHERRYVALE

Subject Parcel

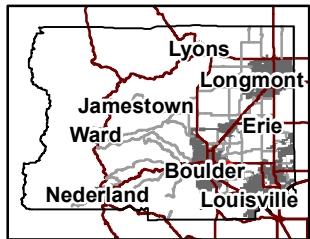
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

Zone 1 Mouse Management Area



Area of Detail Date: 3/20/2023



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Planning Areas

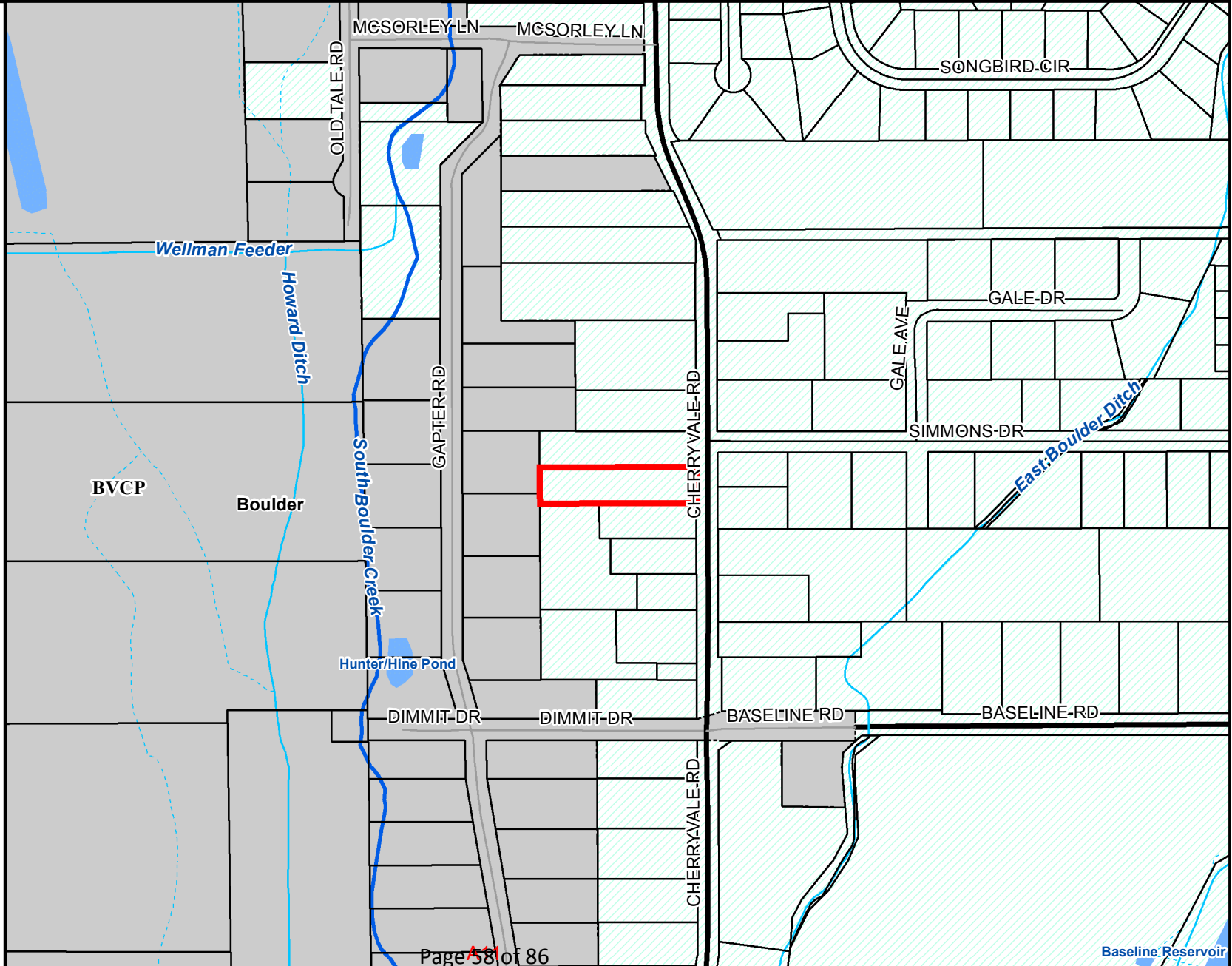
1015 CHERRYVALE

Subject Parcel

Active IGA Boundary

Active IGA Designation

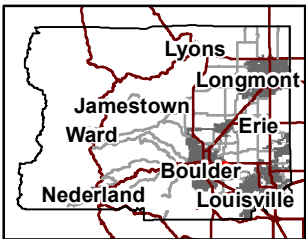
BVCP



0 0.035 0.07 Miles



Area of Detail Date: 3/20/2023



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Community Planning & Permitting

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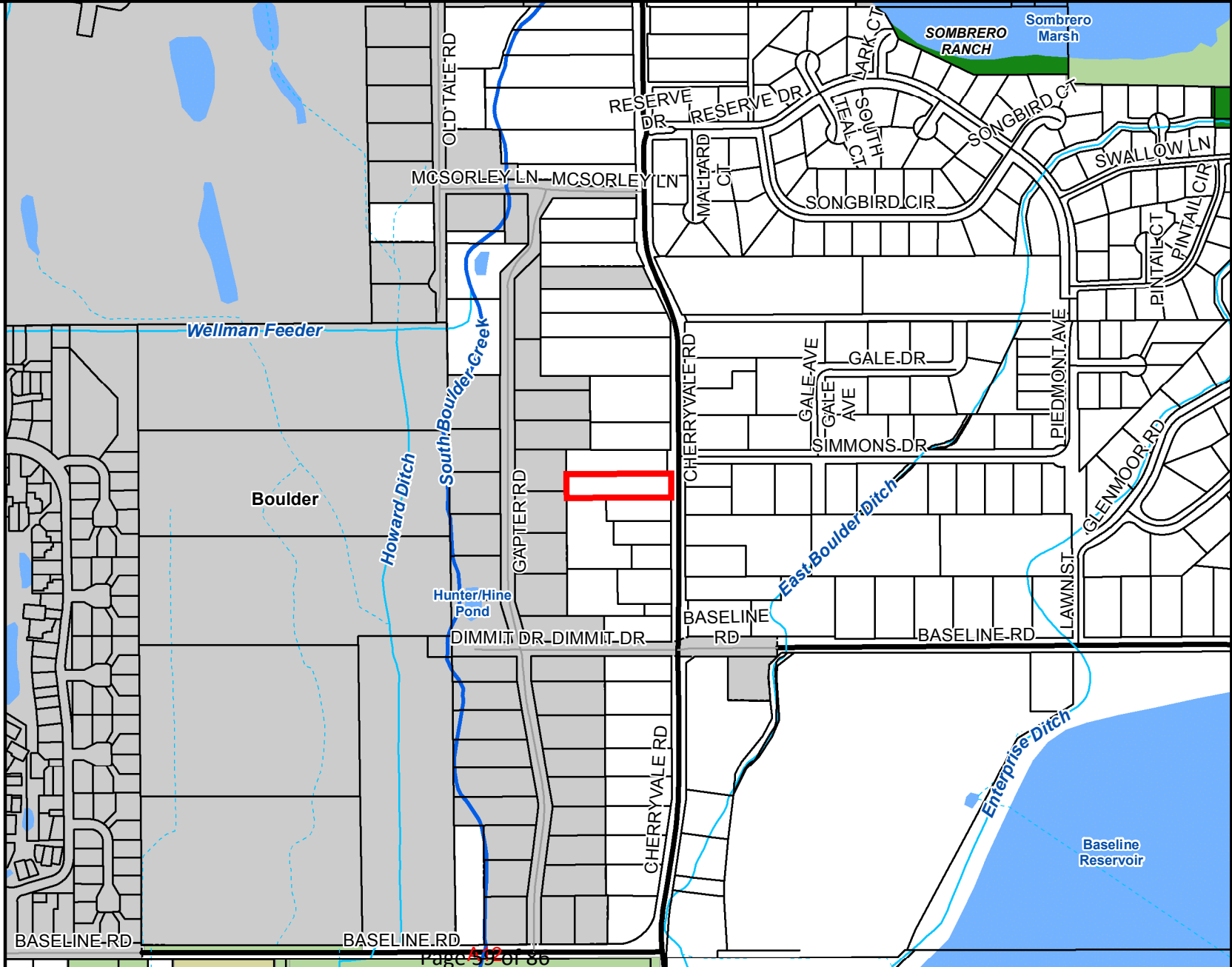
Public Lands & CEs

1015 CHERRYVALE

Subject Parcel

Boulder County Open Space

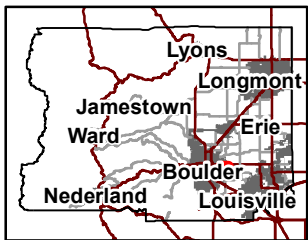
- County Open Space
- City Parks and Open Space
- OSMP Properties



0 0.05 0.1 Miles



Area of Detail Date: 3/20/2023

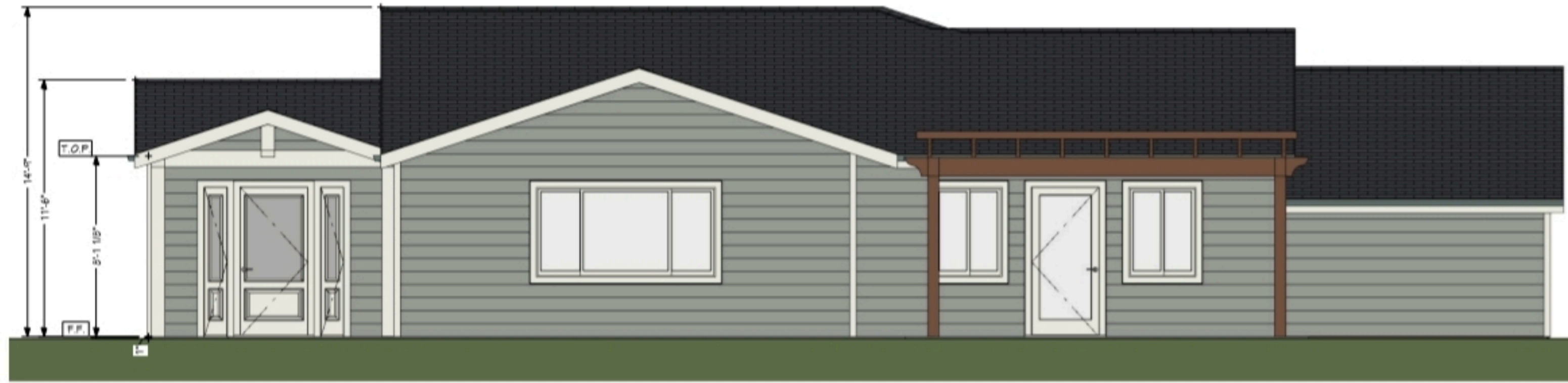


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SITE PLAN - 1" = 40'-0"

Address: 1015 CHERRYVALE RD
 Parcel Number: 146334400010
 Zoning: RR - Rural Residential



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Mario Luis De Leon
 Digitally signed by Mario Luis De Leon
 Date: 2024.06.17 14:14:12 -05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
 1015 Cherrvale Road
 Boulder, CO 80303

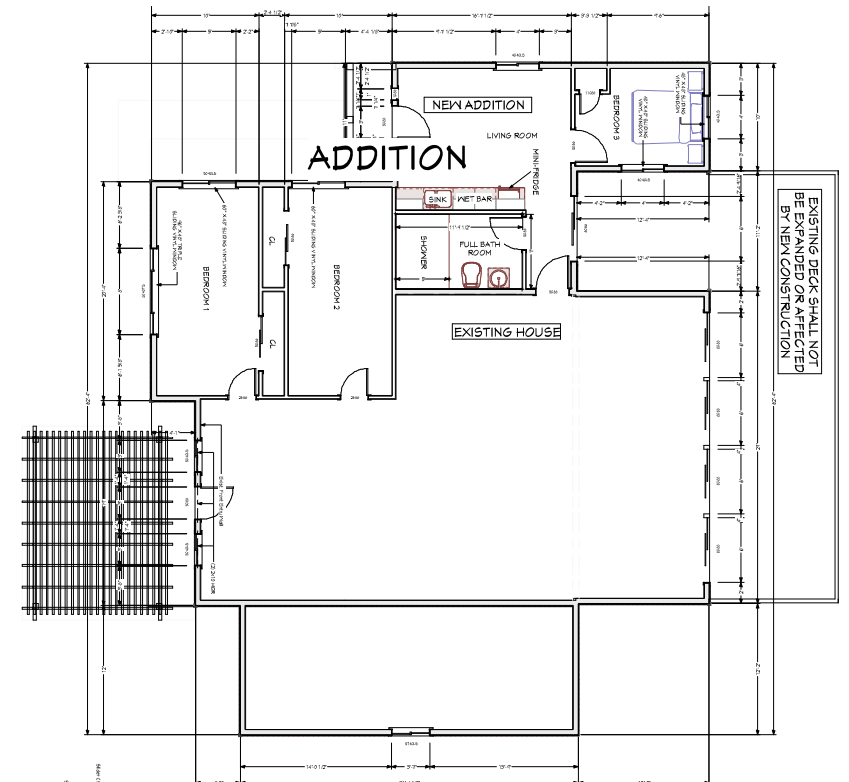
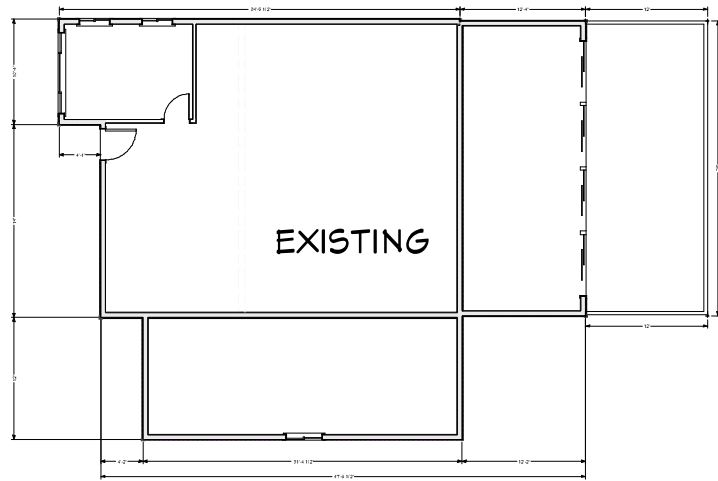
PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 852-1676

DATE:
 5/10/2024

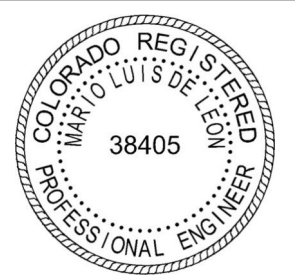
SCALE:
 1/8" = 1'-0"

ADDITION PLAN

A-3



Mario Luis De Leon
 Digitally signed by Mario Luis De Leon
 Date: 2024.06.17 14:11:10 -05'00'



NO.	DESCRIPTION	BY	DATE

GENERAL NOTES

THE STRUCTURAL DRAWINGS DEPICT THE STRUCTURE IN ITS FINAL CONSTRUCTED CONFIGURATION. NEITHER CONSTRUCTION MEANS, NOR CONSTRUCTION SAFETY, ARE PART OF THE STRUCTURAL ENGINEER'S EXPERTISE OR SCOPE OF WORK. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE FULLY RESPONSIBLE FOR THE MEANS AND METHODS USED TO CONSTRUCT THE STRUCTURE AND FOR FULL COMPLIANCE WITH ALL SAFETY RELATED REGULATIONS AND CONDITIONS AT THE SITE. LIMITED SITE VISITS, IF ANY, BY THE STRUCTURAL ENGINEER IS NEITHER QUALIFIED TO OBSERVE, NOR COMMENT, ON CONSTRUCTION MEANS AND METHODS AND JOB SITE SAFETY. PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, CURBS, INSERTS, DEPRESSIONS, ETC. NOT SHOWN. SHOP DRAWINGS SHALL BE NEW DRAWINGS PRODUCED BY THE CONTRACTOR REPRODUCTIONS OF THE DESIGN DRAWINGS WILL BE REJECTED.

SITE PREPARATIONS

- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, RE-ROUT OR MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHALL BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
- SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH PROJECT GEOTECHNICAL INVESTIGATION.
- SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

CONCRETE

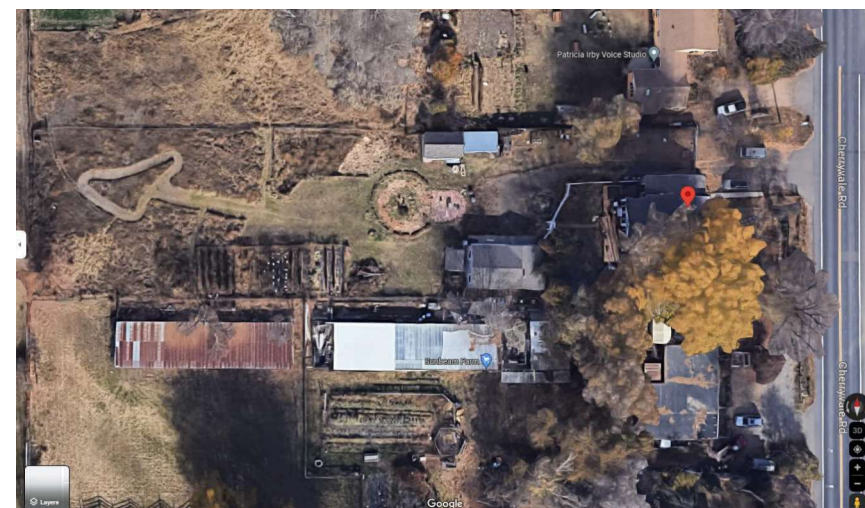
- ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 7 DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. SLABS TO BE 4,000 PSI, TYPE I OR II.
- ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 (U.N.O.), MIN. 24" LAP.
- CONCRETE PROTECTION FOR REINFORCEMENT (U.N.O.)
- CONCRETE POURED AGAINST EARTH*
- CONCRETE POURED IN FORMS, BUT EXPOSED TO EARTH & WEATHER #5 BARS OR SMALLER. ...1-1/2"
- BARS LARGER THAN
- SLABS
- NO SPLICES OF REINFORCEMENT SHALL BE MADE AND NO WELDING TO REINFORCING SHALL BE PERMITTED, EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MIN. OF 36 BAR DIAMETERS. WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL LAP PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 28" AND SHALL BE WIRED TOGETHER. MAKE ALL BARS CONTINUE AROUND CORNERS, OR PROVIDE CORNER BARS OF EQUAL SIZE & SPACING. IN ADDITION TO STANDARD WALL REINFORCING, PROVIDE (2) #5 BARS, ONE EACH FACE W/ 2'-0" PROJECTION ON ALL SIDES AROUND OPENING IN CONC. (U.N.O.) CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

FOUNDATIONS

- THE ARCHITECTURAL PLANS, SPECIFICATIONS, AND SOILS REPORT ARE PART OF THIS DESIGN.
- PLACE FLOOR JOISTS AND SUB-FLOOR PRIOR TO BACK-FILLING.
- PLACE COMPACTED BACK-FILL IN 12" MAX. LIFTS ALONG ENTIRE LENGTH OF WALL. SEE SPECIFICATIONS IN SOIL REPORT.
- WALL THICKNESS SHOWN ARE NOMINAL.
- LOAD BEARING COMPONENTS SUSCEPTIBLE TO WEATHER SHALL BE FINISHED TO MIN. OF 36" BELOW, AND 6" ABOVE, FINISHED GRADE.
- WALL HEIGHTS VARY. REFER TO ARCH. DRAWINGS AND DETAIL SHEETS.
- IF WALL HEIGHTS EXCEED 12 FEET, OR IF UN-FORESEEN CONDITIONS ARISE, CONTACT ENGINEER.
- MINIMUM 4" BEFORE STEPPING AT ANY DIRECTION CHANGE IN WALL.
- 5/8" Ø X 10" LONG ANCHOR BOLTS AT 32" O.C., MIN. 2-PER PLATE; MIN. 12" FROM PLATE ENDS. USE 5/8" DIA. BOLTS AT SHEAR WALLS; MIN. 2-PER PLATE.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FOUNDATION WINDOWS, BLOCK-CUTS, STEP-DOWNS, AND OTHER DETAILS.
- STEEL BEAM SUPPLIER IS TO FURNISH BEAM BOLT TOGETHER CONNECTORS.
- STEEL PIPE COLUMNS SHALL CONFORM TO A-53.
- WRAP ALL PIPE COLUMNS AND UTILITY LINES THAT EXTEND THROUGH CONCRETE SLABS WITH A 1" WIDE EXPANSION JOINT MATERIAL.
- REINFORCE ALL CONCRETE SLABS-ON-GRADE WITH 6X6 - 10/10 W.W.M.
- A MINIMUM OF 12 INCH DROP IN GRADE IN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALL IS REQUIRED IN ORDER TO PROVIDE EFFECTIVE DRAINAGE. NO IRRIGATION ALLOWED WITHIN 5 FEET OF BUILDING.
- ALL FLOOR FRAMING SHOULD BE IN PLACE AND THE BASEMENT FLOOR SLABS SHOULD BE POURED BEFORE BACK-FILLING, IN ORDER TO REDUCE THE POSSIBILITY OF BACK-FILL CRACKS.
- ALL DIMENSIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- REINFORCE ALL FOUNDATION WALL GRADE CHANGES WITH NO. 4'S VERTICALLY AT 16 INCHES O C; PLACED 2 INCHES FROM THE INSIDE FACE OF THE FOUNDATION WALL AND EXTENDING 3 FEET EACH WAY FROM THE GRADE CHANGES.
- A PERIMETER DRAIN SYSTEM IS REQUIRED. SEE SOIL REPORT

CONSTRUCTION NOTES

- SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-6% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE, AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
- AT CONTRACTORS OPINION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
- WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED ARCHITECTURAL PLANS SHALL CONTROL.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES, AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE
- PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
- SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
- WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITHIN 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
- SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE- HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ONE- HALF OF TREE OR SHRUB'S MATURE HEIGHT.
- LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPING EDGING SHALL NOT BE USED.



VICINITY MAP



BOULDER COUNTY CODES

- 2015 INTERNATIONAL BUILDING CODE (the "IBC"), including specifically Appendix Chapters C, I, J and K;
- 2015 INTERNATIONAL RESIDENTIAL CODE (the "IRC"), including specifically Appendix Chapters E, F, H, R and S;
- 2015 INTERNATIONAL EXISTING BUILDING CODE (the "IEBC");
- 2015 INTERNATIONAL MECHANICAL CODE (the "IMC");
- 2015 INTERNATIONAL PLUMBING CODE (the "IPC");
- 2015 INTERNATIONAL FUEL GAS CODE (the "IFGC");
- CURRENT VERSION ADOPTED BY THE COLORADO STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (the "NEC");
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (the "IECC");
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE (the "IGCC");
- 2015 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (the "ICCPC"); and the
- 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (the "ISPS");

STRUCTURAL NOTES

SUPPORTING CODES:	2015 INTERNATIONAL RESIDENTIAL CODE
GROUND SNOW LOAD:	40 PSF
ROOF (LIVE):	30 PSF
DEAD LOAD:	15 PSF
FLOORS (LIVE):	40 PSF
DEAD LOAD:	12 PSF
WIND	155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B"
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF/ 800 PSF MIN. DEAD LOAD
EQUIVALENT FLUID PRESSURE	45 PSF (OPEN HOLE INSPECTION REQUIRED)

Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 692-1616

DATE:

5/10/2024

SCALE:
NOT TO SCALE

ADDITION PLAN

A-1

Mario
Luis De
Leon

Digitally
signed by
Mario Luis De
Leon
Date:
2024.06.17
14:14:47
-05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616

DATE:

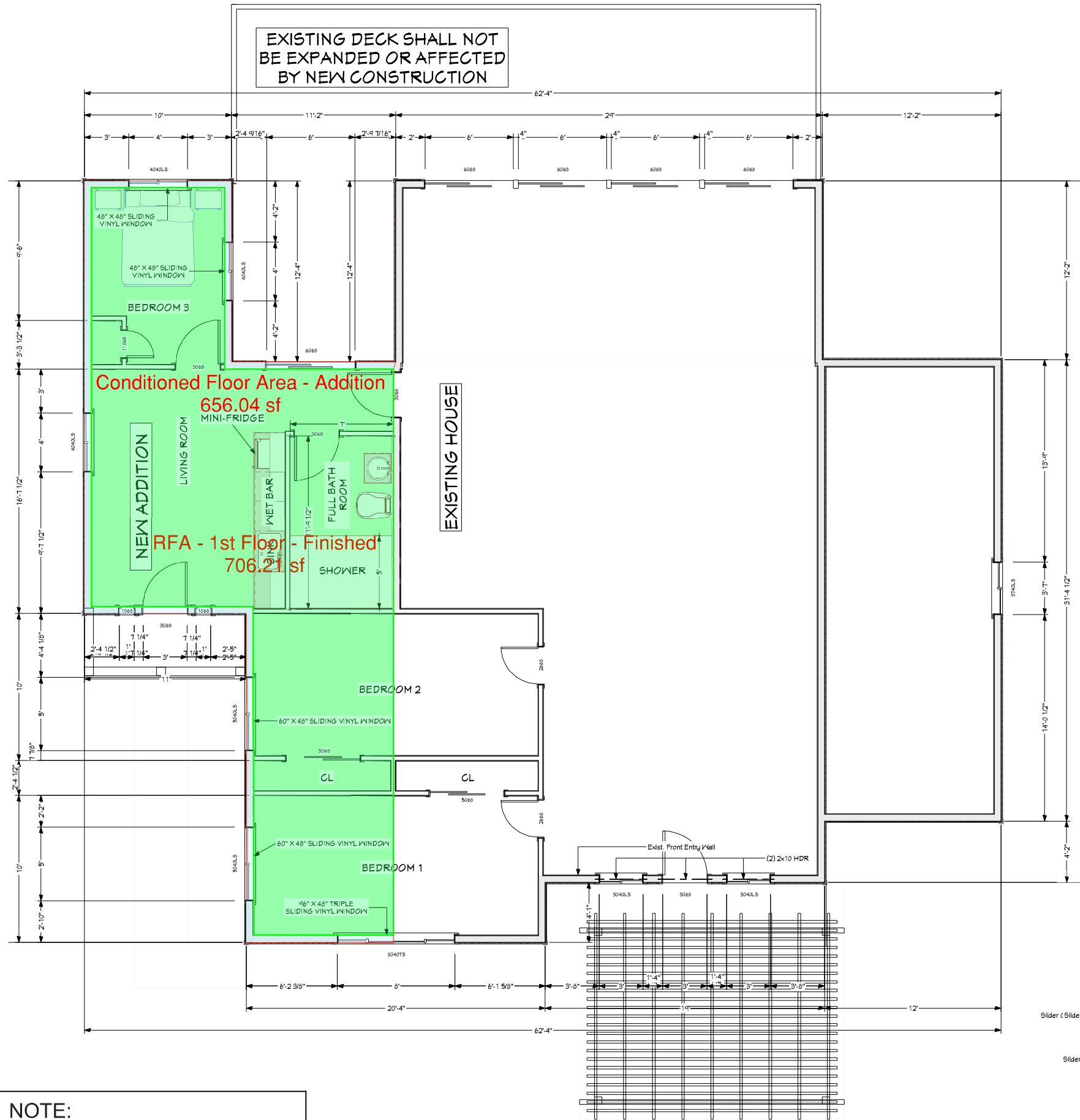
5/10/2024

SCALE:

1/8" = 1'-0"

ADDITION PLAN

A-2



EXISTING DECK SHALL NOT
BE EXPANDED OR AFFECTED
BY NEW CONSTRUCTION

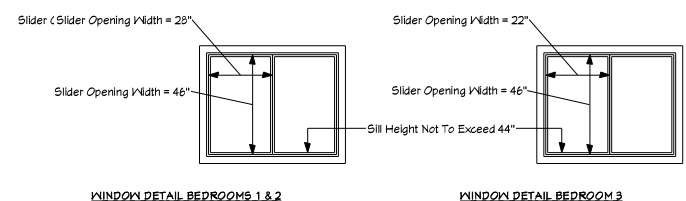
Conditioned Floor Area - Addition
656.04 sf

RFA - 1st Floor - Finished
706.21 sf

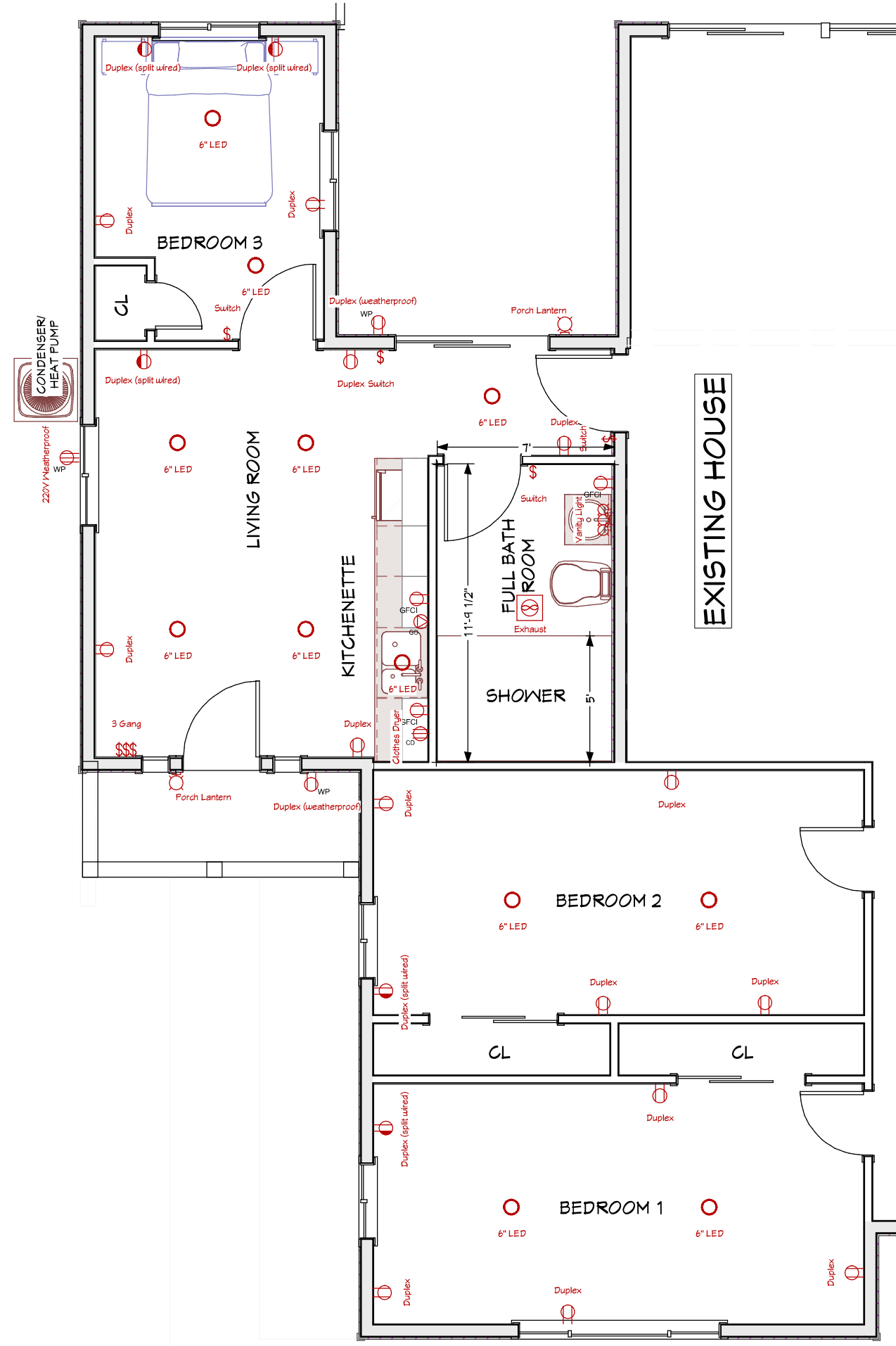
BC Measurements & Counts			
Label	Quantity	Unit	
Conditioned Floor Area - Addition	656.04	sf	
Other - Cover - Open	56.31	sf	
RFA - 1st Floor - Finished	706.21	sf	

NOTE:
This addition will not be used
as an Accessory Dwelling Unit.

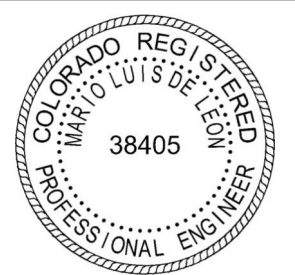
2021 IRC Code Reference
R310.2.2 Minimum dimensions.
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
Premium Code Insights: Code Change Details, Hearing Videos
R310.2.3 Maximum height from floor.
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.
WINDOW OPENING SIZES
Opening Sizes Comply w/ Sec. R310 Of The 2021 IRC



NOTE:
ALL ELECTRICAL WORK TO BE DONE
IN ACCORDANCE WITH THE 2023 (NEC)



Mario Luis De Leon
Digitally signed by Mario Luis De Leon
Date: 2024.06.17 14:11:39 -05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1616

DATE:

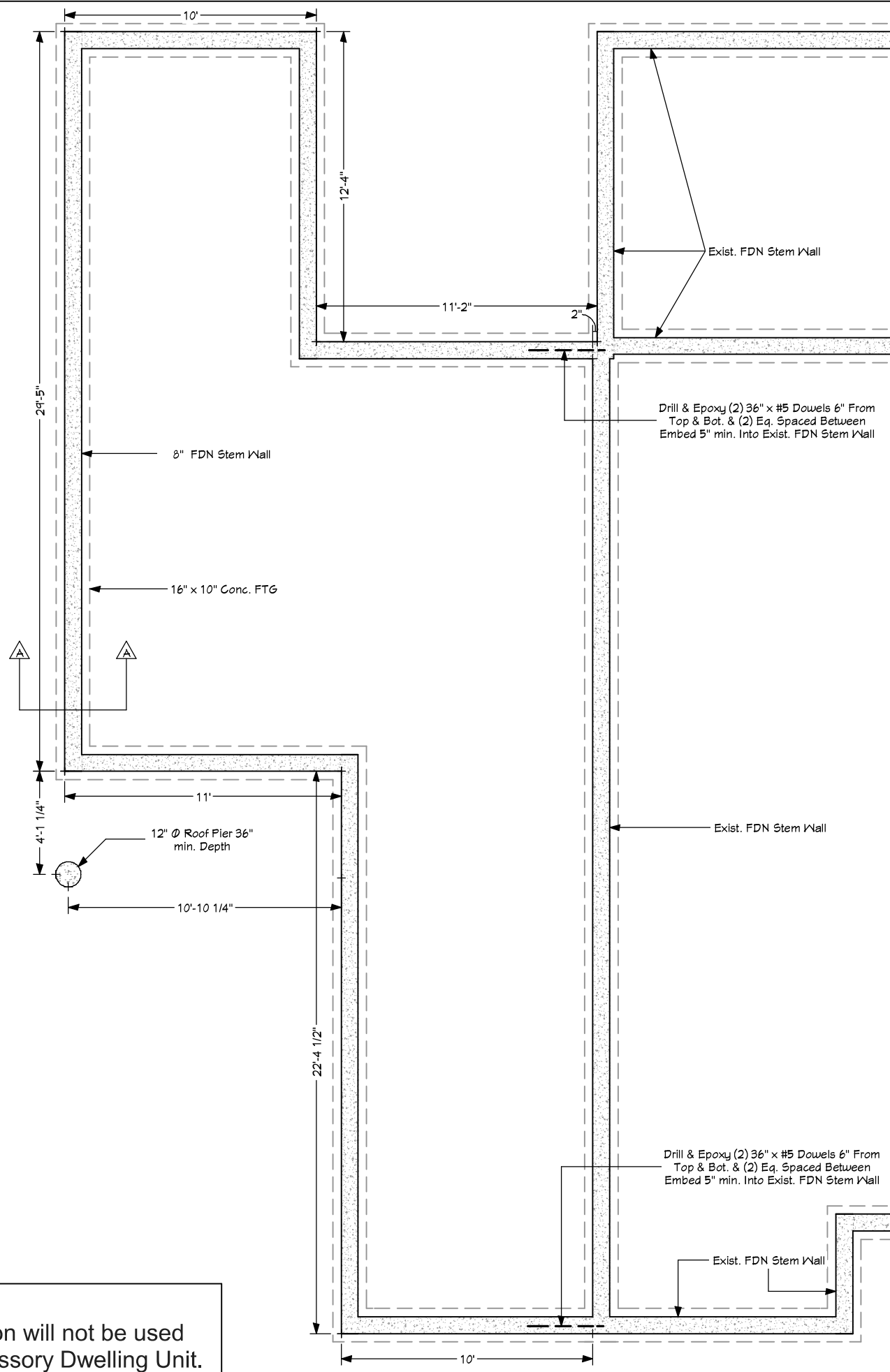
5/10/2024

SCALE:

3/16" = 1'-0"

ADDITION PLAN

E-1



NOTE:
This addition will not be used as an Accessory Dwelling Unit.

FOUNDATION PLAN

Mario Luis De Leon
Digitally signed by Mario Luis De Leon
Date: 2024.06.17 14:11:55 -05'00'

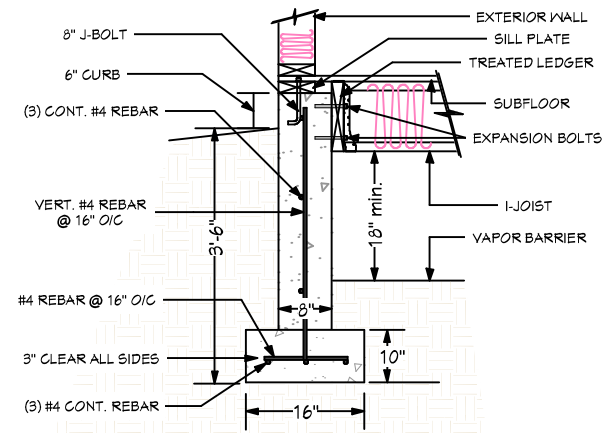


NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616



SECTION A
FDN WALL DETAIL N.T.S.

CODES AND LOADS

SUPPORTING CODES:	2015 INTERNATIONAL RESIDENTIAL CODE
GROUND SNOW LOAD:	40 PSF
ROOF (LIVE):	30 PSF
DEAD LOAD:	15 PSF
FLOORS (LIVE):	40 PSF
DEAD LOAD:	12 PSF
WIND	155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B"
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF/ 800 PSF MIN. DEAD LOAD
EQUIVALENT FLUID PRESSURE	45 PSF (OPEN HOLE INSPECTION REQUIRED)

DATE:

5/10/2024

SCALE:

3/16" = 1'-0"

ADDITION PLAN

S-1

Mario
Luis De
Leon

Digitally signed
by Mario Luis
De Leon
Date:
2024.06.17
14:12:11 -05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616

DATE:

5/10/2024

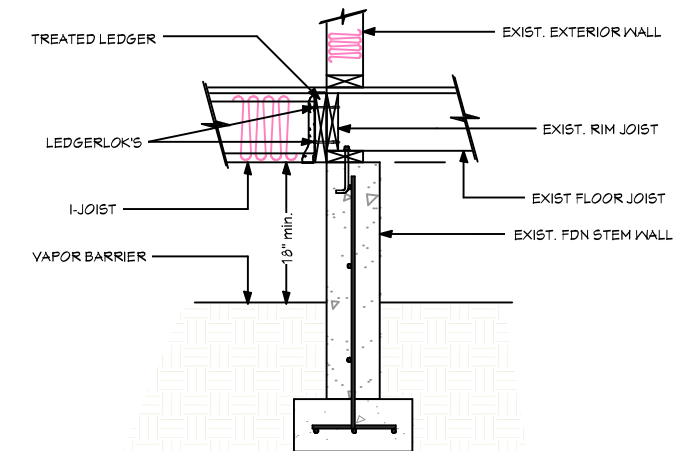
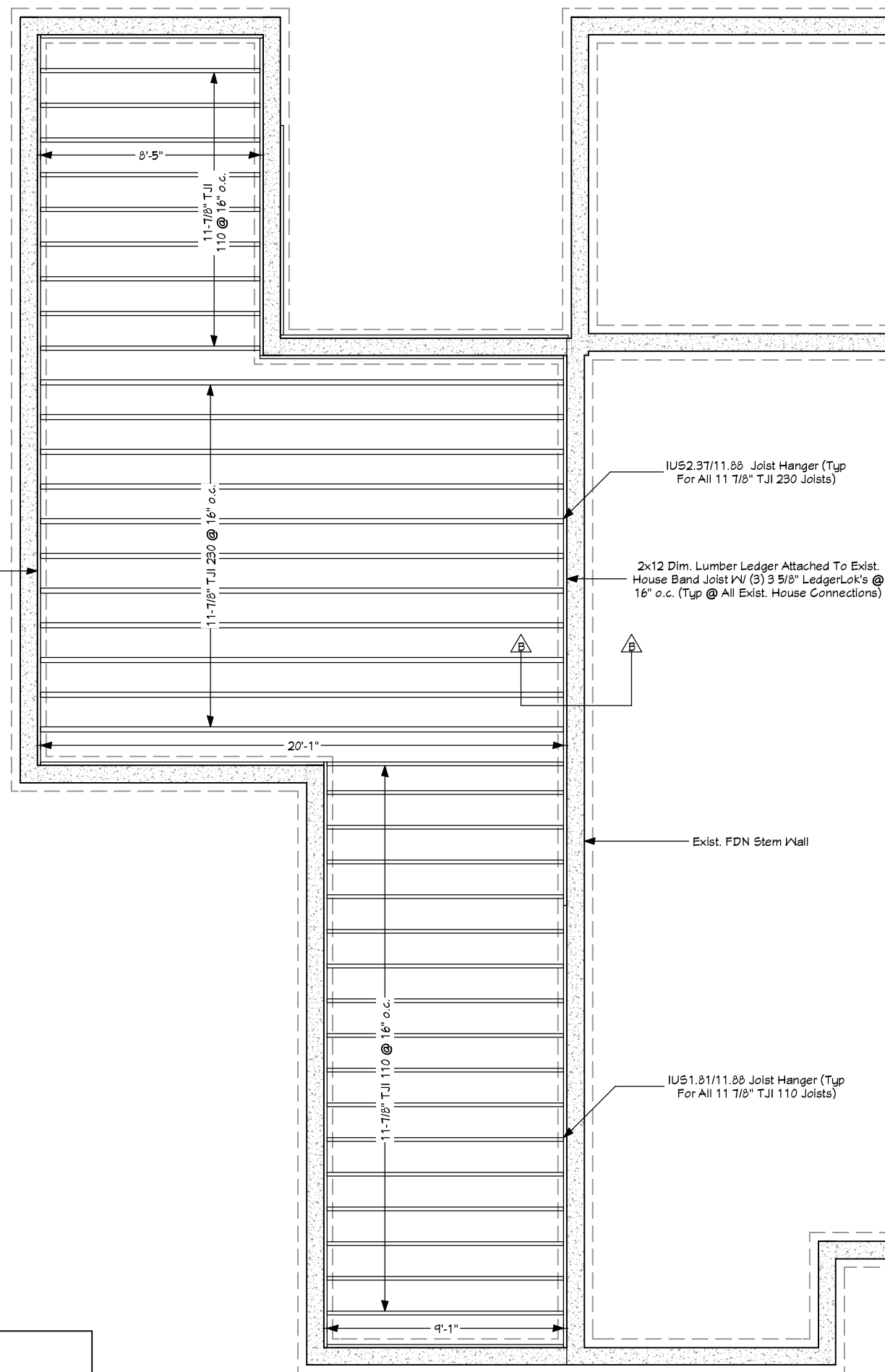
SCALE:

3/16" = 1'-0"

ADDITION PLAN

S-2

2x12 Dim. Lumber Ledger Attached To FDN
Stem Wall W/ (2) 4" Expansion Bolts @ 16" o.c.
(Typ @ All New FDN Stem Walls)



SECTION B

CODES AND LOADS

SUPPORTING CODES:	2015 INTERNATIONAL RESIDENTIAL CODE
GROUND SNOW LOAD:	40 PSF
ROOF (LIVE):	30 PSF
DEAD LOAD:	15 PSF
FLOORS (LIVE):	40 PSF
DEAD LOAD:	12 PSF
WIND	155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B"
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF/ 800 PSF MIN. DEAD LOAD
EQUIVALENT FLUID PRESSURE	45 PSF (OPEN HOLE INSPECTION REQUIRED)

NOTE:
Crawl space will be a conditioned
crawl space per R408.3

Mario Luis De Leon
 Digitally signed by Mario Luis De Leon
 Date: 2024.06.17 14:12:34 -05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 692-1616

DATE:

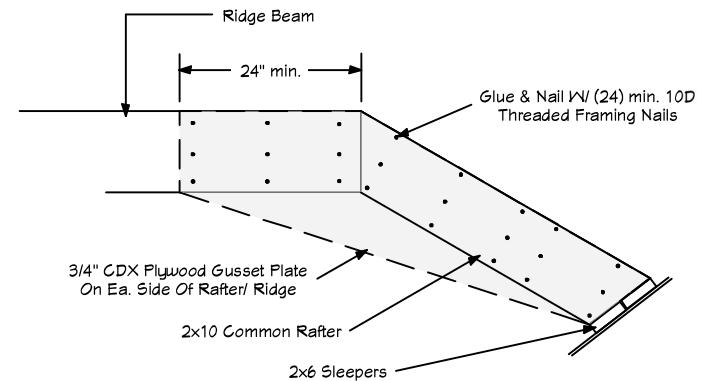
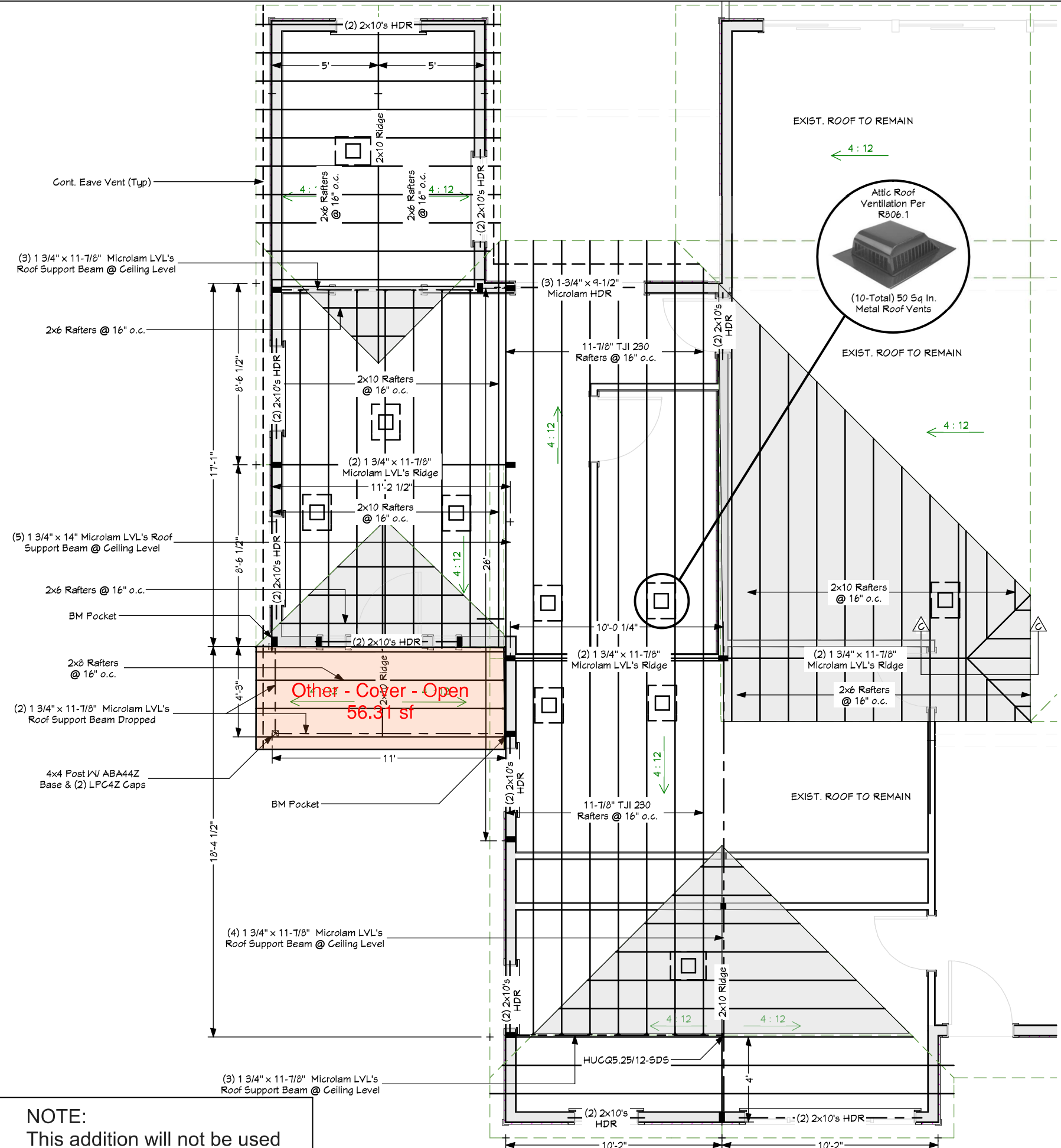
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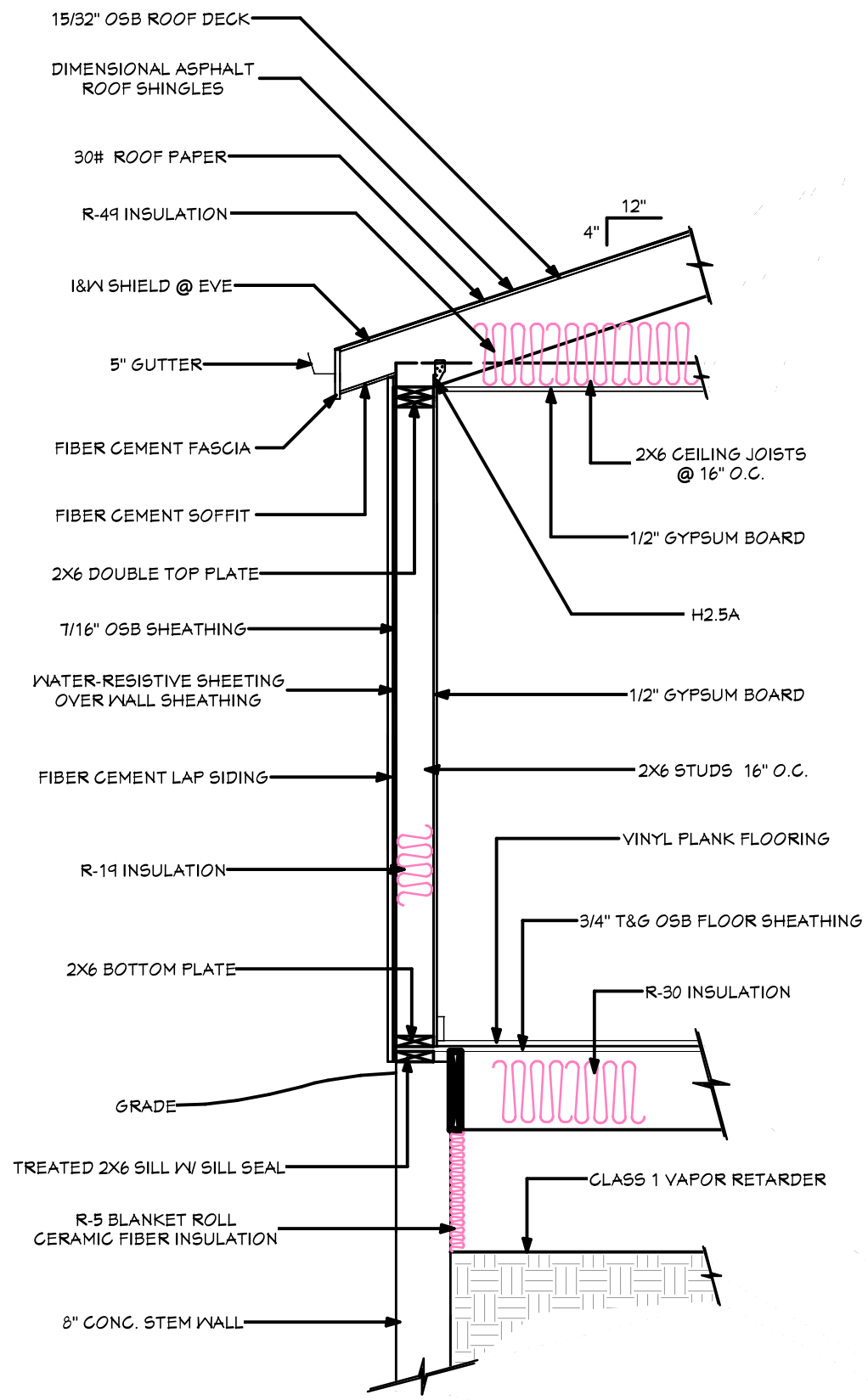
3/16" = 1'-0"

ADDITION PLAN

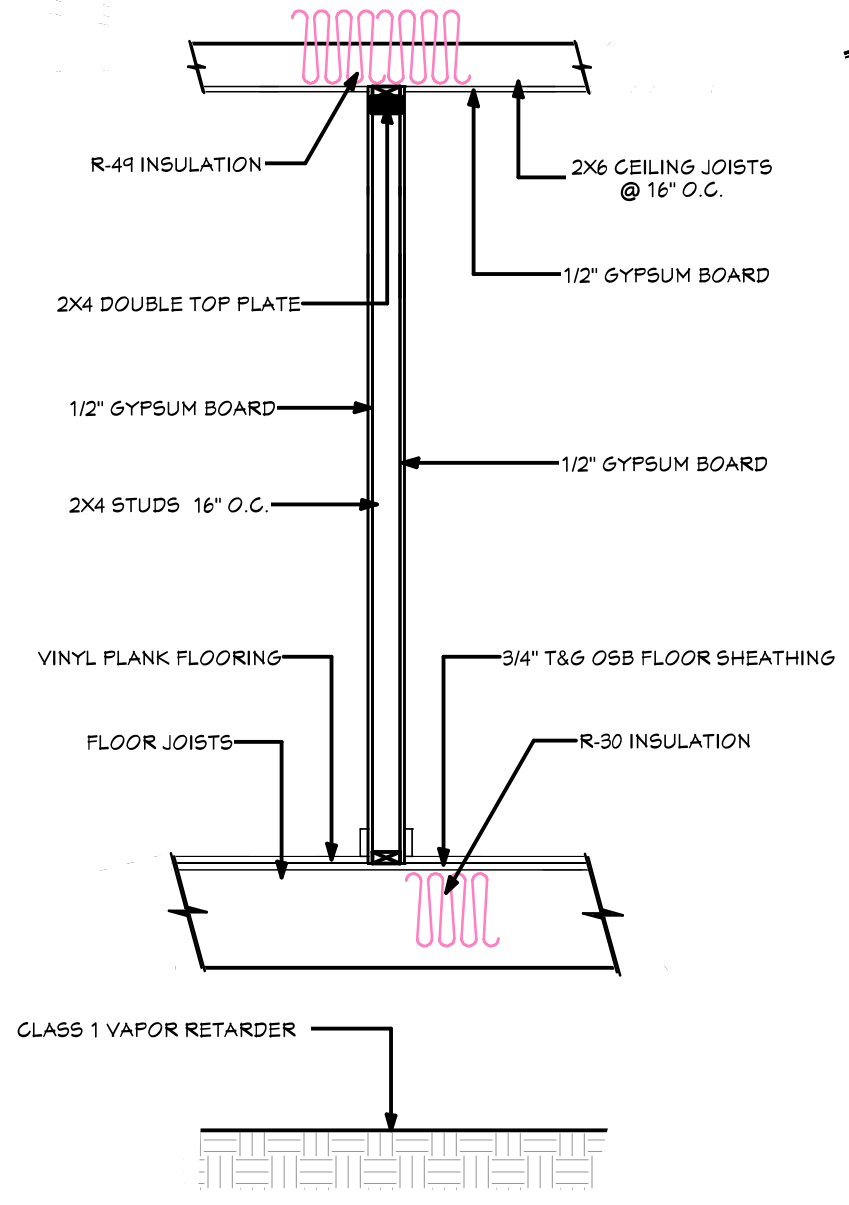
S-3



NOTE:
 This addition will not be used as an Accessory Dwelling Unit.

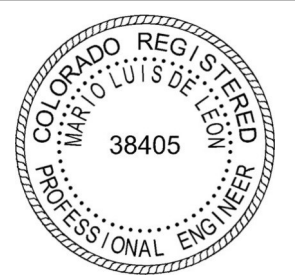


EXTERIOR BUILDING SECTION



INTERIOR BUILDING SECTION

Mario Luis De Leon
 Digitally signed by Mario Luis De Leon
 Date: 2024.06.17 14:12:49 -05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 892-1616

DATE:

5/10/2024

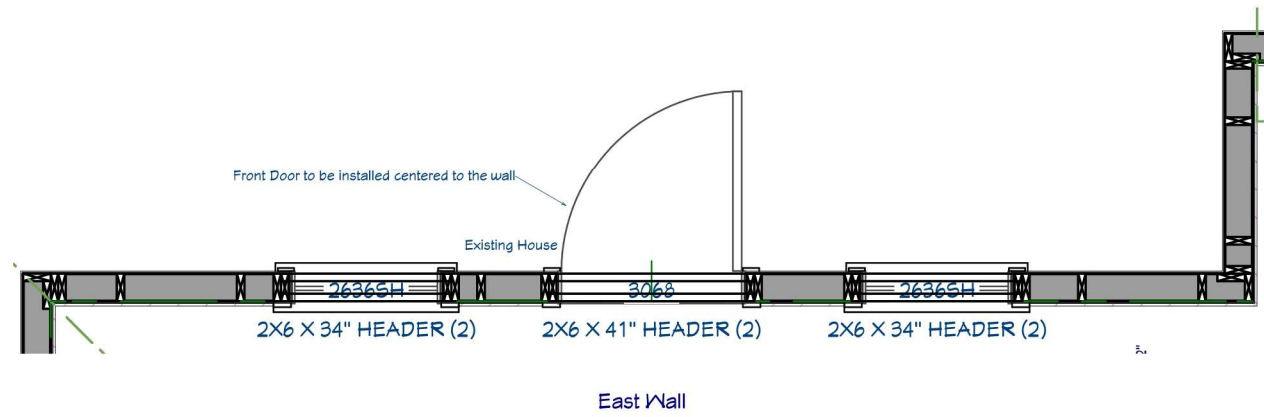
SCALE:

3/16" = 1'-0"

ADDITION PLAN

S-4

NOTES:
 *Roof Ventilation Provided In Accordance W/ Sec.R806 Of The 2021 IRC
 *Crawl Space Will Be "Conditioned" In Accordance W/ Sec. R408-3 & R408-4 Of The 2021 IRC



Mario Luis De Leon
 Digitally signed by Mario Luis De Leon
 Date: 2024.06.17 14:13:13 -05'00'



NO.	DESCRIPTION	BY	DATE

General Wall Notes and Specifications

Existing: Entry door south end and a window at the center, both to be removed.

Proposed: Demo siding and drywall as necessary to install entry door centered to the wall and one window 1 foot apart on each side of the door. Follow notes for framing and openings.

STRUCTURAL NOTES:

SEE WALL DETAIL FOR INSTALL GUIDE and Rough openings. FIELD VERIFY ALL MEASUREMENTS

2X4 OR 2X6 STUDS TO BE INSTALLED AND 2X6 HEADER(2)

ALL WINDOWS AND DOORS TO BE WATER LAPPED AND SEALED PROPERLY PER CODE (2018) IRC OR (2021 IRC)



WALL LAYER 4 - VIEWED FROM OUTSIDE

Wall Detail

FRONT ENTRY WALL REMODEL PLAN

Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 892-1616

DATE:

5/10/2024

SCALE:

NOT TO SCALE

ADDITION PLAN

A-9

Mario
Luis De
Leon

Digitally
signed by
Mario Luis De
Leon
Date:
2024.06.17
14:13:35 -05'00'



NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1616

DATE:

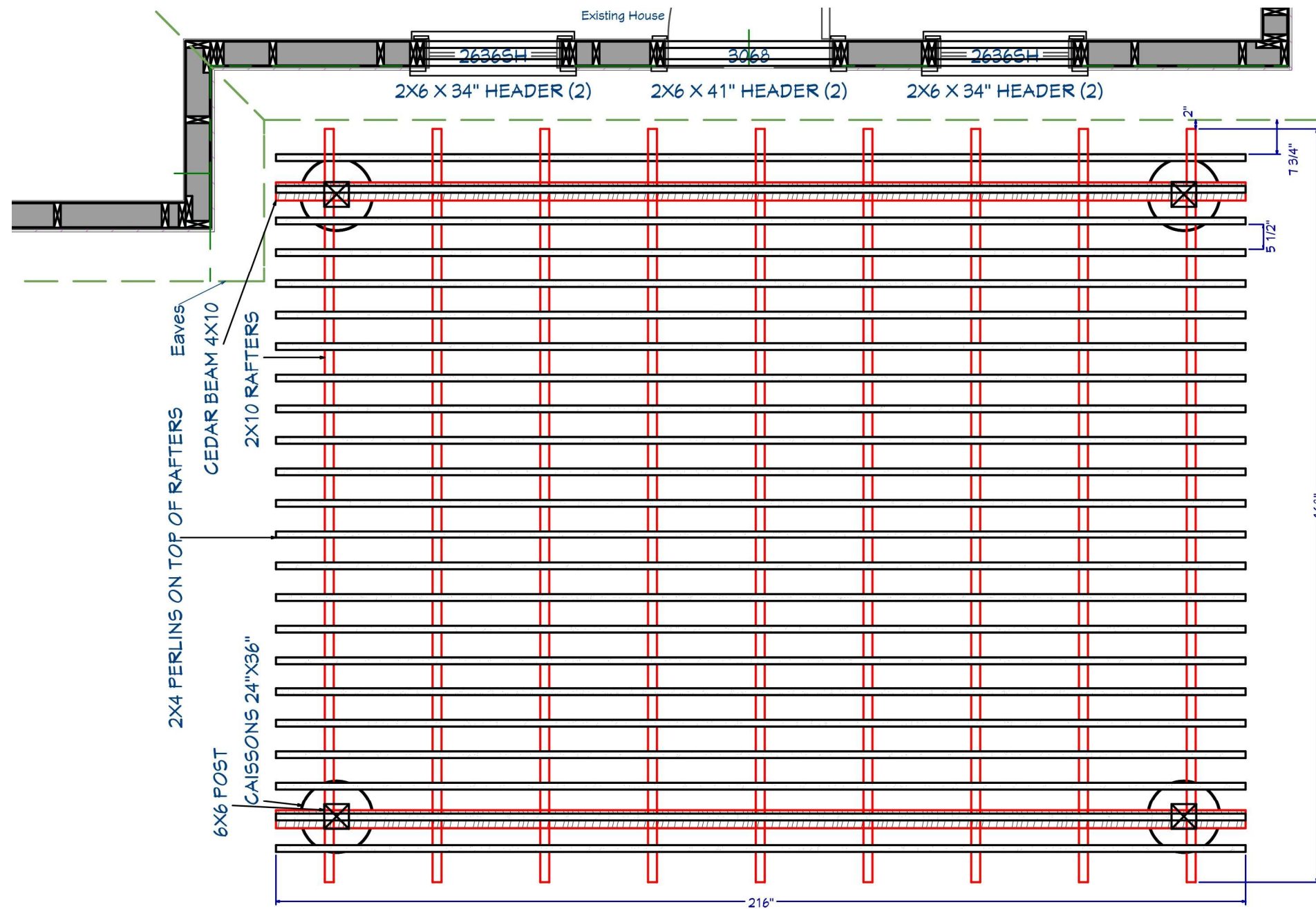
5/10/2024

SCALE:

NOT TO SCALE

ADDITION PLAN

A-10



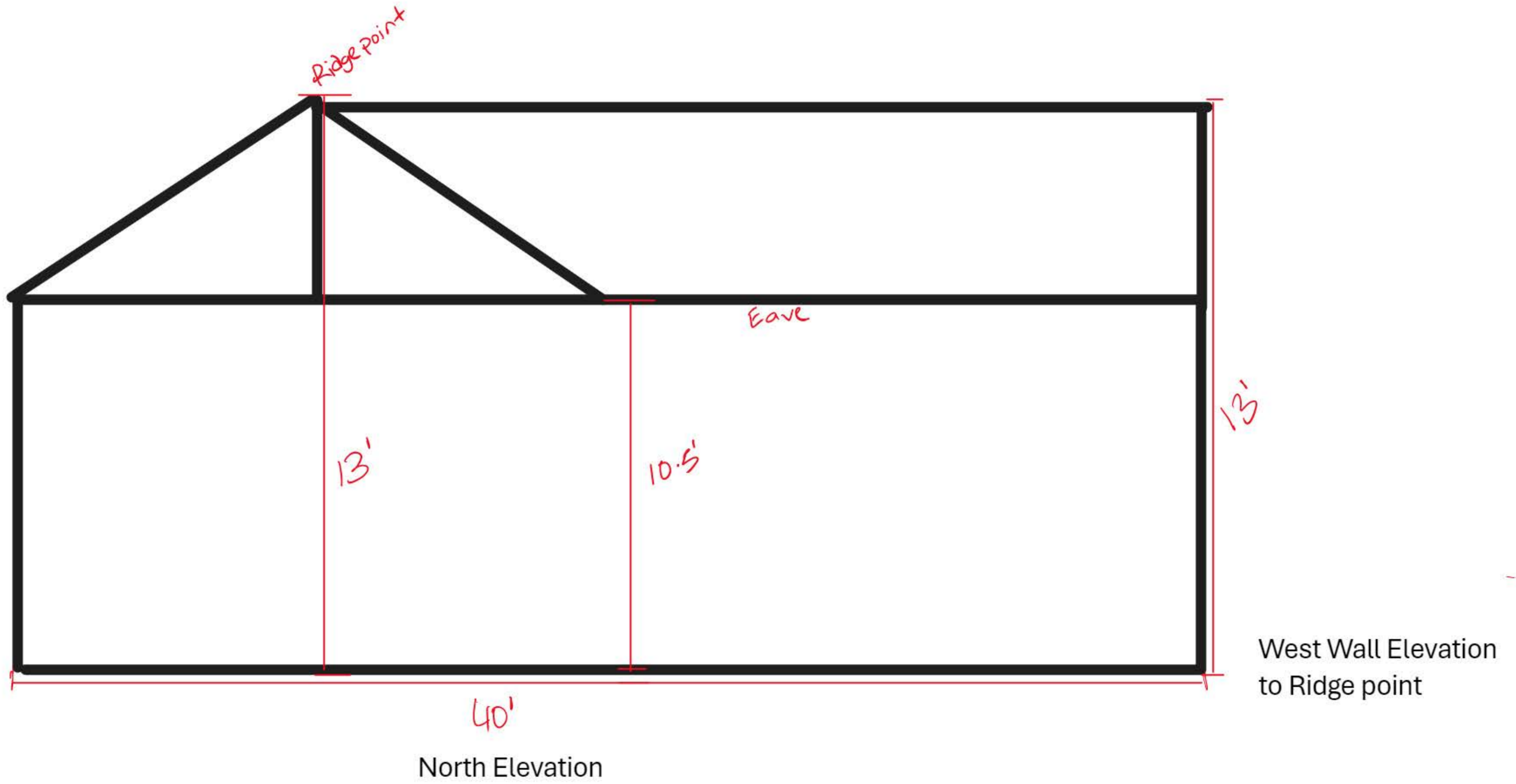
18x14 Cedar Pergola

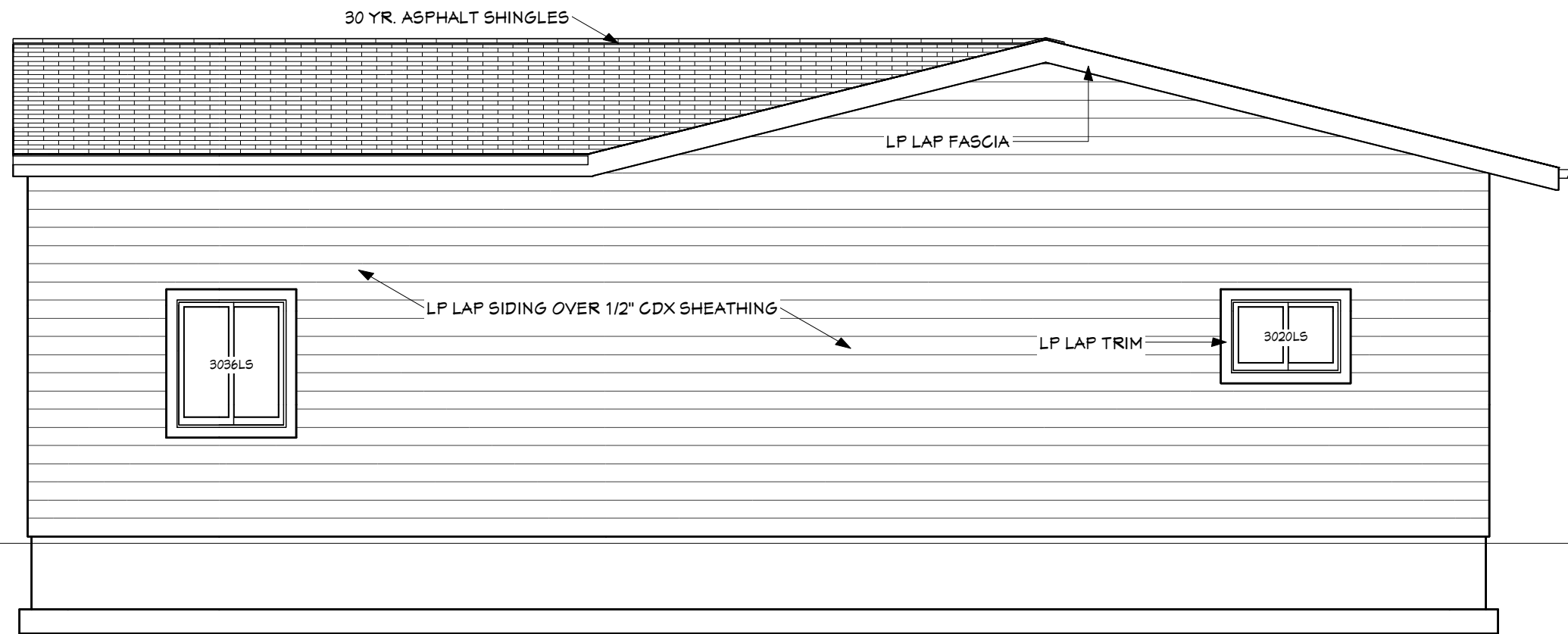
STRUCTURAL NOTES:

- Install 5/16"x12" GRK screws to connect all points between 4x10 Beam and 2x10 Rafters, both ends of rafters.
- Purlins to be installed vertically to rafter joists with 1/4"x 5" Grk Screws at all points.
- 6x6 post to be notched for beam placement and tied together with 1/2"x10" through bolts (2)
- 6x6 posts base to be installed onto 16" Caissons with 5/8"x 7" anchor bolts
- 2x knee braces from post to beam and joists, all 4 posts

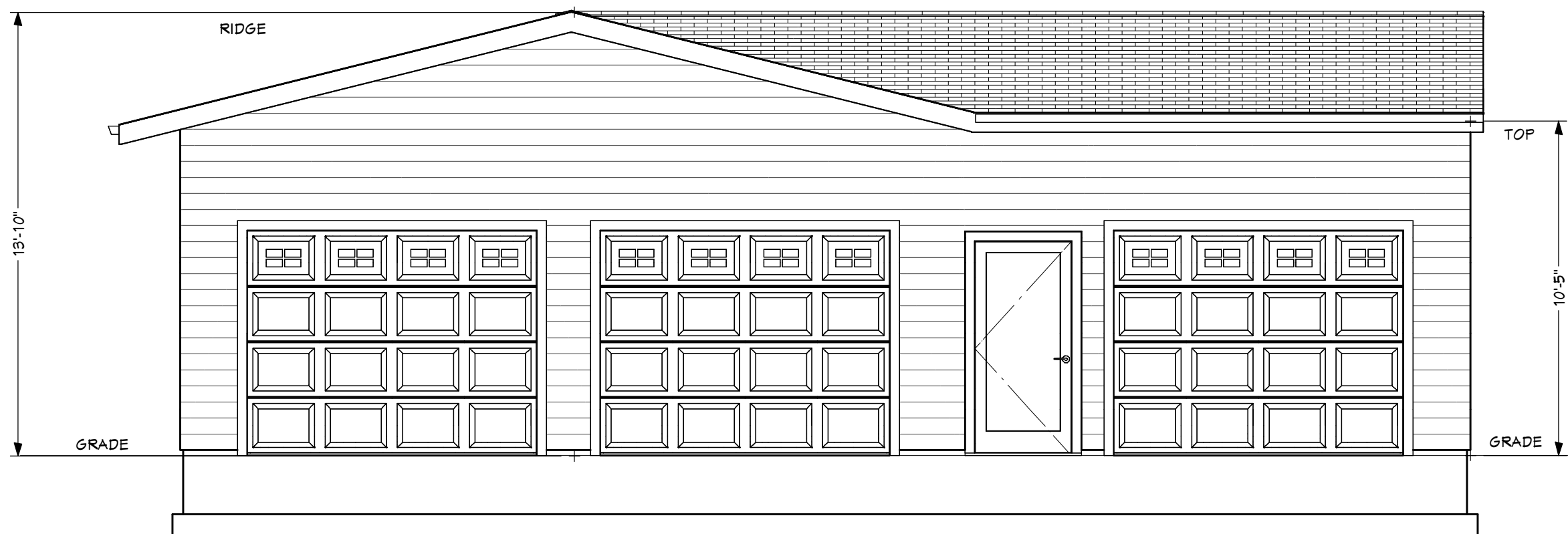
ALL MEASUREMENTS TO BE FIELD VERIFIED DURING BUILD

PERGOLA STRUCTURAL PLAN





SOUTH ELEVATION



NORTH ELEVATION
Page 72 of 86

NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cherrvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1676

DATE:

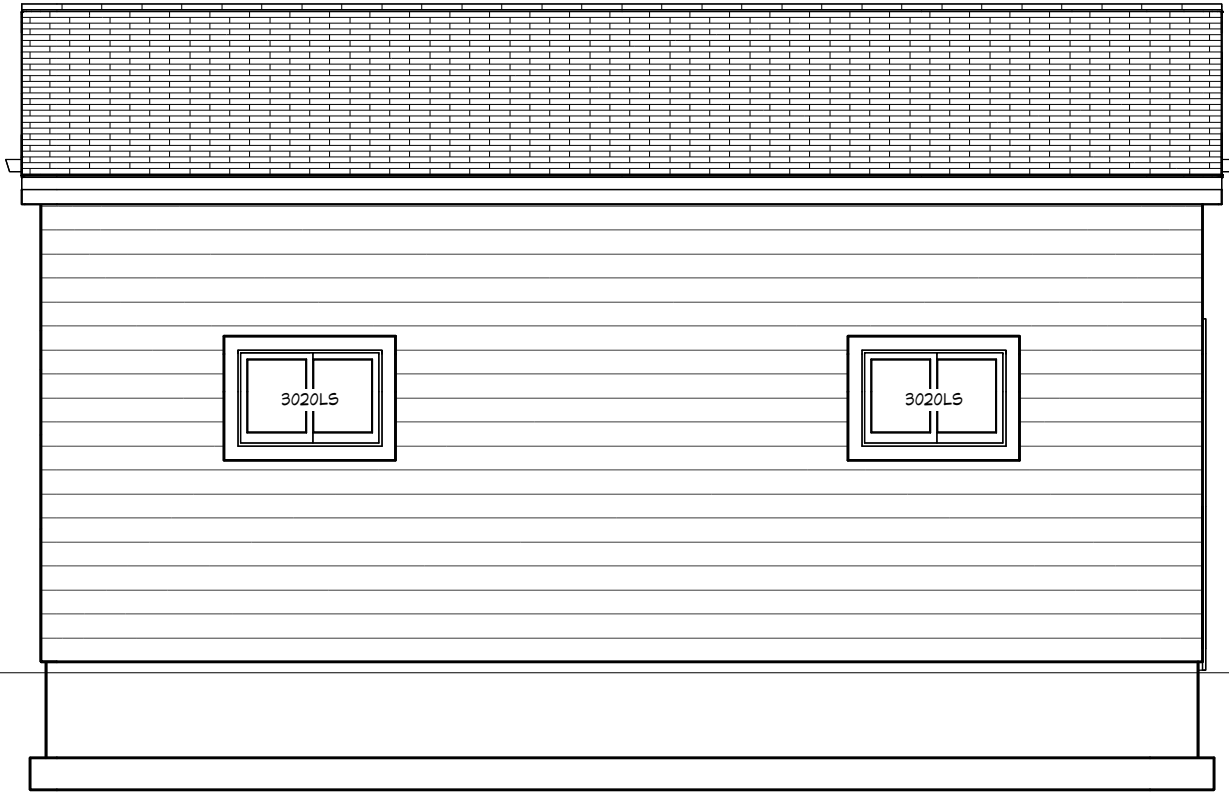
9/9/2024

SCALE:

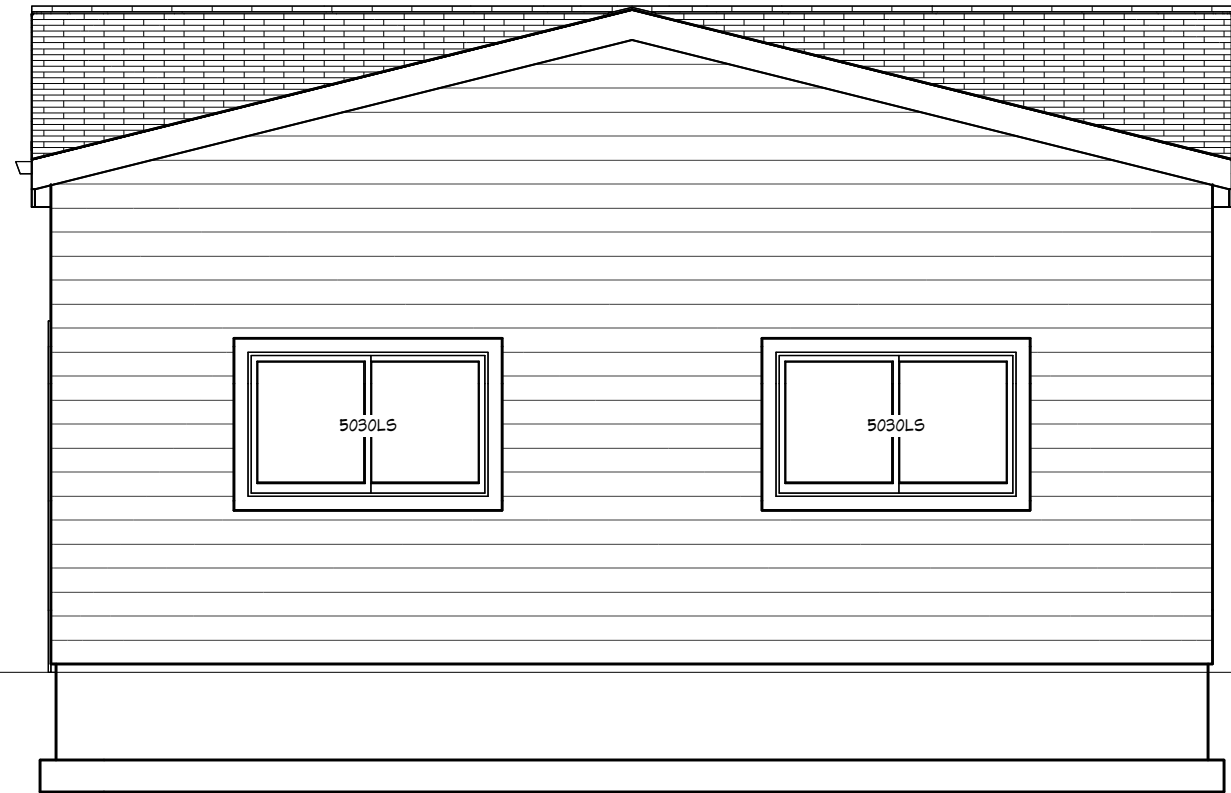
1/4" = 1'-0"

EXIST. GARAGE PLAN

A-1



EAST ELEVATION



WEST ELEVATION

NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cherrvale Road
Boulder, CO 80303

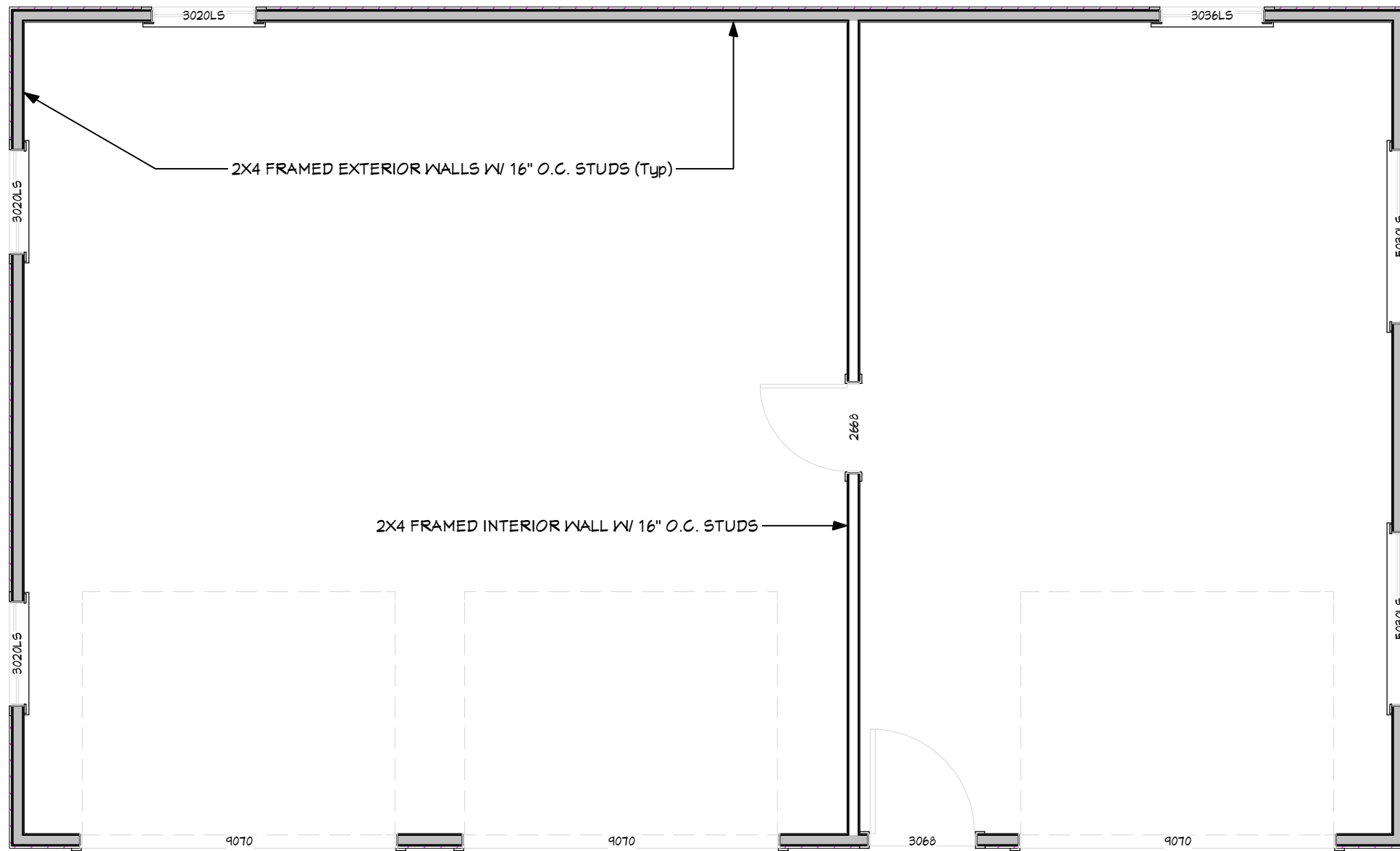
PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 882-1616

DATE:
 9/9/2024

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

EXIST. GARAGE PLAN

A-2



FLOOR PLAN

NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cherryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1676

DATE:

9/9/2024

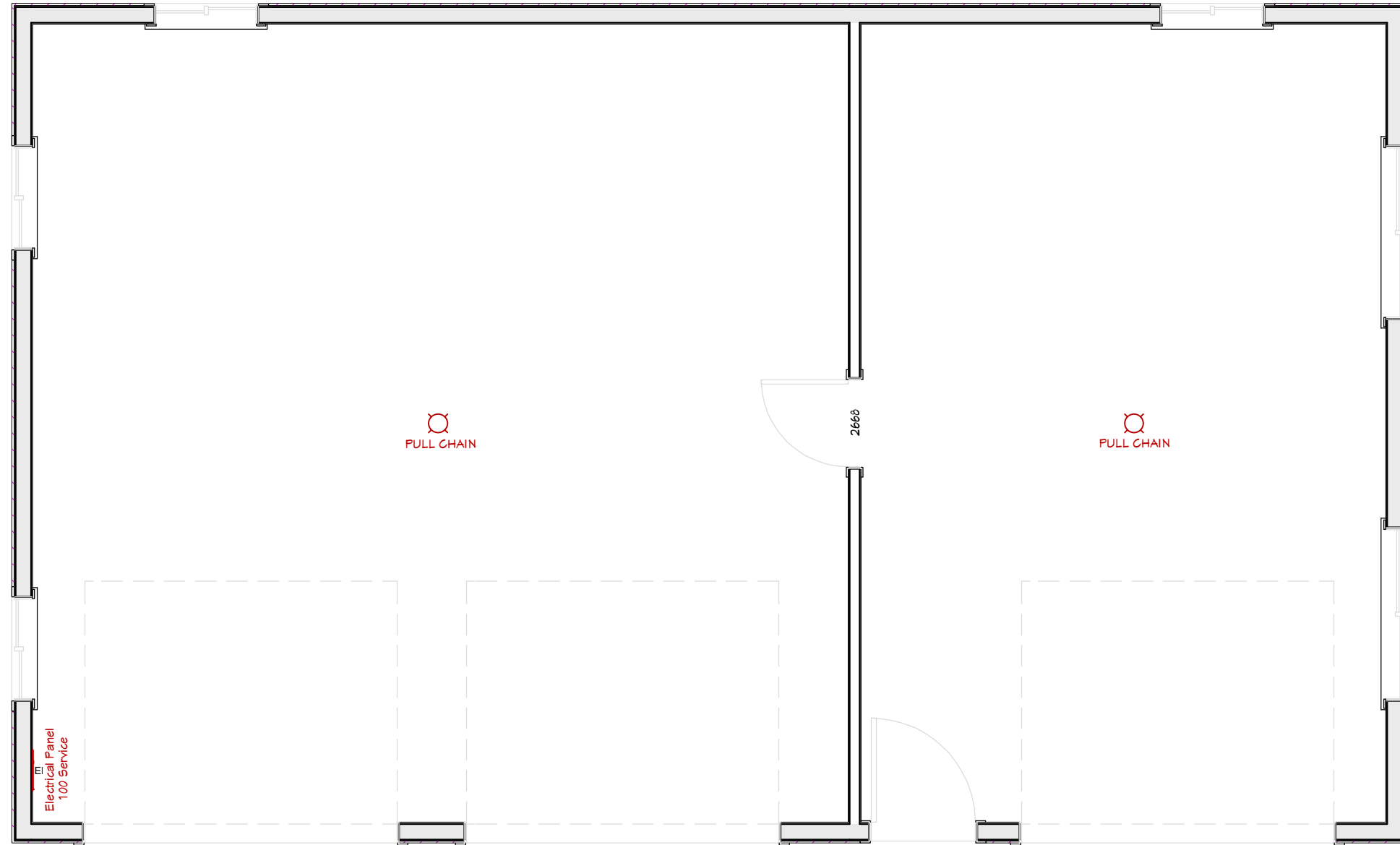
SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

A-3

NOTE:
 ALL ELECTRICAL WORK TO BE DONE
 IN ACCORDANCE WITH THE 2023 (NEC)



ELECTRICAL PLAN

NO.	DESCRIPTION	BY	DATE



Wolf Residence
 1015 Cherrvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 882-1676

DATE:

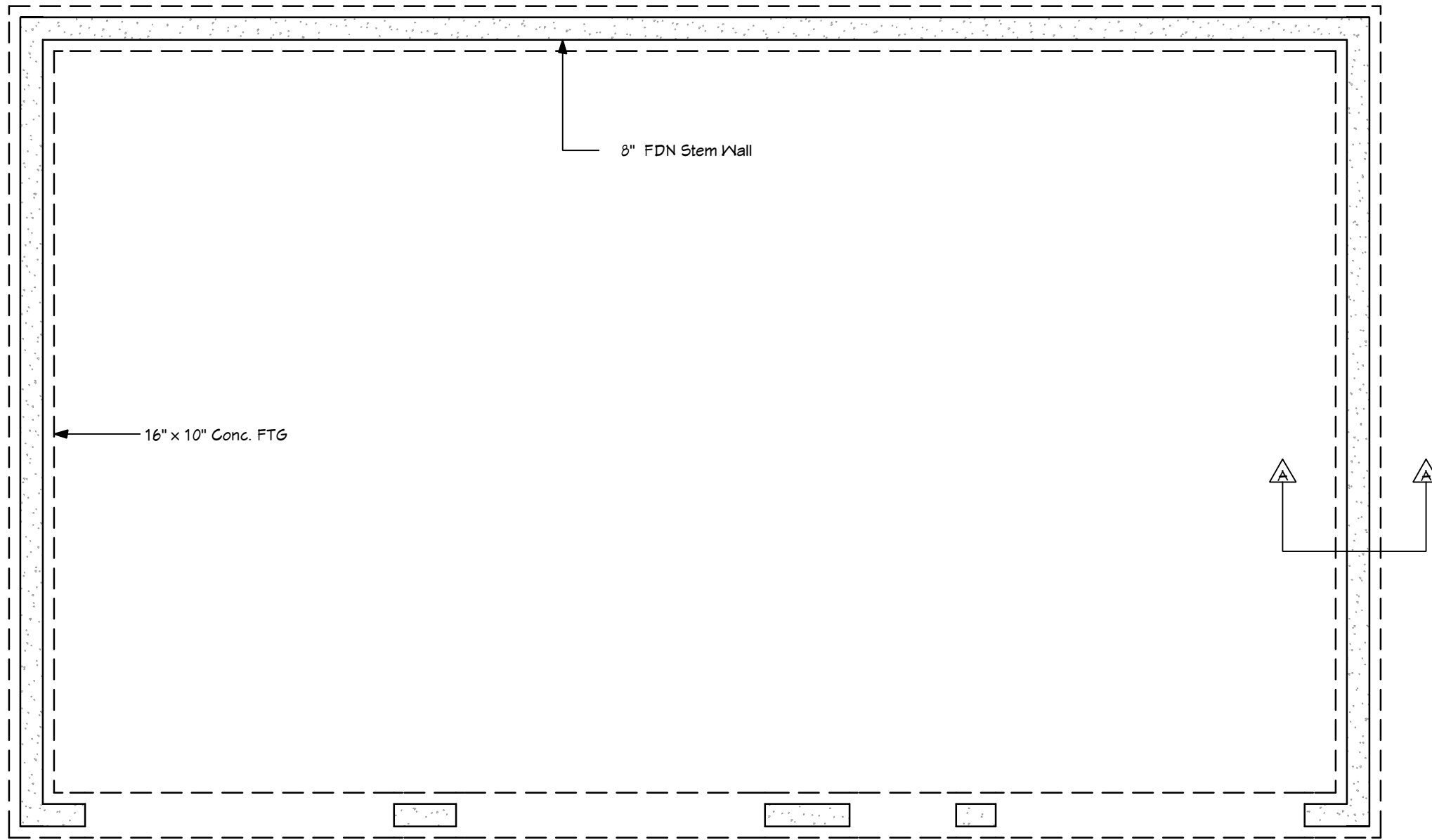
9/9/2024

SCALE:

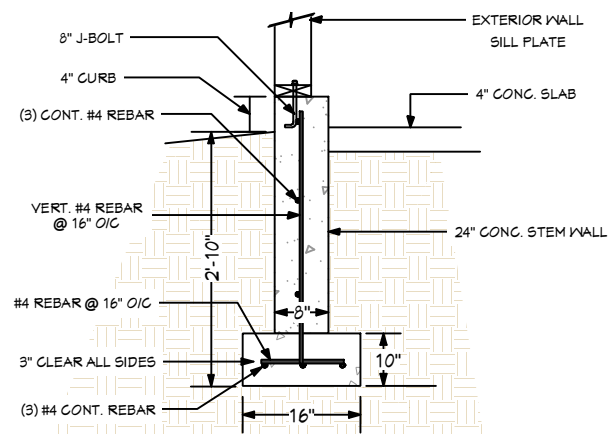
1/4" = 1'-0"

EXIST. GARAGE PLAN

E-1



FOUNDATION



SECTION **A**
FDN WALL DETAIL N.T.S.

CODES AND LOADS

SUPPORTING CODES:	2015 INTERNATIONAL RESIDENTIAL CODE
GROUND SNOW LOAD:	40 PSF
ROOF (LIVE):	30 PSF
DEAD LOAD:	15 PSF
FLOORS (LIVE):	40 PSF
DEAD LOAD:	12 PSF
WIND	155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B"
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF/ 800 PSF MIN. DEAD LOAD
EQUIVALENT FLUID PRESSURE	45 PSF (OPEN HOLE INSPECTION REQUIRED)

NOTE:
This addition will not be used as an Accessory Dwelling Unit.

NO.	DESCRIPTION	BY	DATE



Wolf Residence
1015 Cherrvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616

DATE:

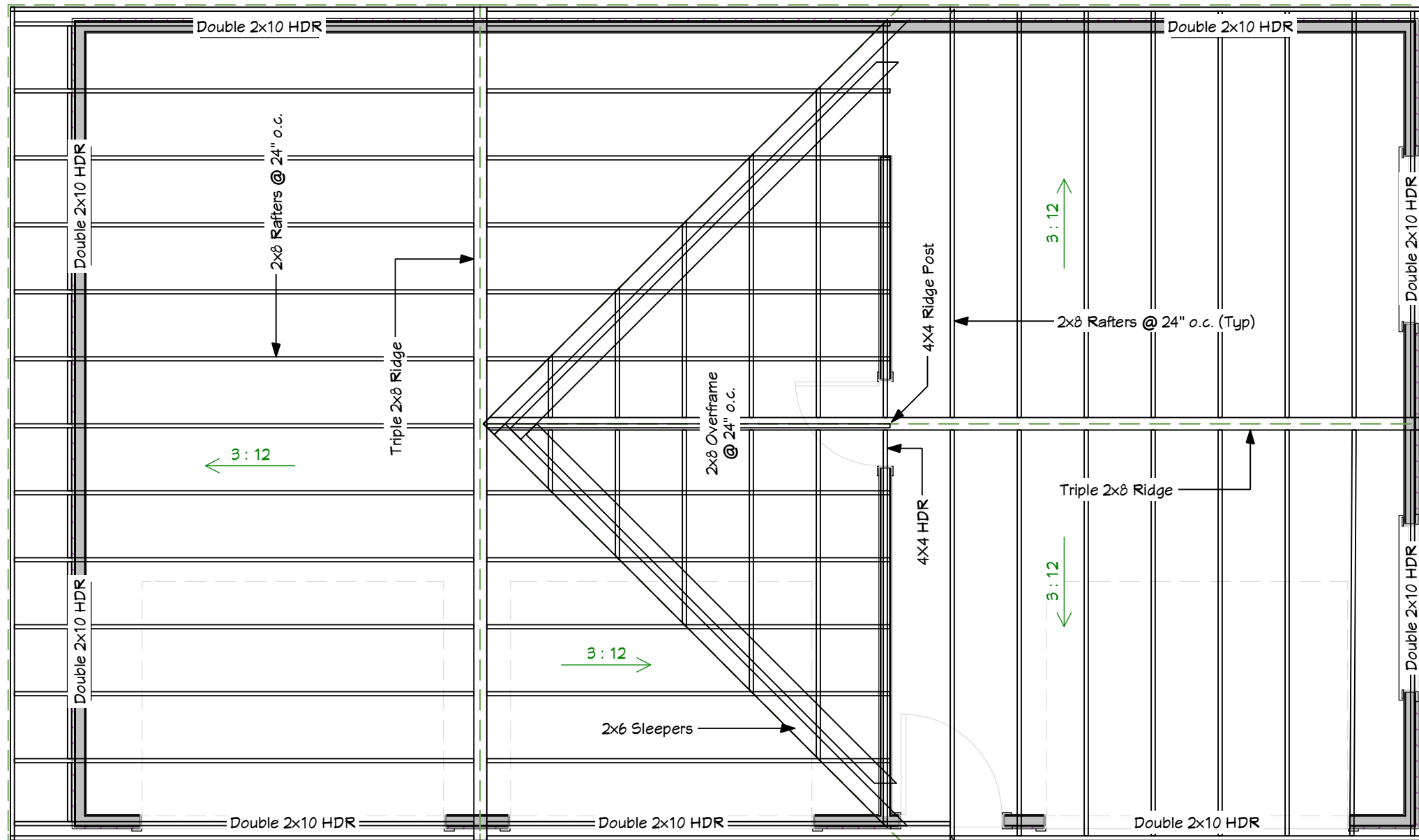
9/9/2024

SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

S-1



ROOF FRAMING PLAN

NOTE:
This addition will not be used
as an Accessory Dwelling Unit.

CODES AND LOADS

SUPPORTING CODES:	2015 INTERNATIONAL RESIDENTIAL CODE
GROUND SNOW LOAD:	40 PSF
ROOF (LIVE):	30 PSF
DEAD LOAD:	15 PSF
FLOORS (LIVE):	40 PSF
DEAD LOAD:	12 PSF
WIND	155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B"
ALLOWABLE SOIL BEARING PRESSURE:	1,500 PSF/ 800 PSF MIN. DEAD LOAD
EQUIVALENT FLUID PRESSURE	45 PSF (OPEN HOLE INSPECTION REQUIRED)

NO.	DESCRIPTION	BY	DATE



Wolf Residence
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Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1676

DATE:

9/9/2024

SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

S-2

Building Safety & Inspection Services Team

MEMO

TO: Wesley Jefferies, Planner I
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: September 30, 2024

RE: Referral Response, VAR-24-0006: Wolf Setback Reduction. Variance request to reduce the supplemental setback along Cherryvale Road from 90 ft. (required) to 75 ft. (proposed) to construct an addition to an existing residence on a 1-acre parcel.

Location: 1015 Cherryvale Road

Thank you for the referral. We have reviewed the proposal and have no conflicts with it.

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org

To: Wesley Jefferies, Planner I
From: Sarah Heller, Floodplain Program Planner

Subject: Docket VAR-24-0006: Wolf Setback Reduction
Request: Variance request to reduce the supplemental setback along Cherryvale Road from 90 ft. (required) to 75 ft. (proposed) to construct an addition to an existing residence on a 1-acre parcel.
Location: 1015 Cherryvale Road, approximately 0.1 mile north of the intersection of Baseline Road and Cherryvale Road, on an approximately 1-acre parcel, in Section 34, Township 1N, Range 70W.

The Community Planning & Permitting Department – Floodplain Management Program has reviewed the above referenced docket and has the following comments:

1. The proposed setback reduction is outside the Floodplain Overlay (FO) District. We have no conflict.

A portion of the property is located within the South Boulder Creek Floodplain. Any future development within the Floodplain Overlay District will require an FDP and must adhere to the requirements of Article 4-400 of the Boulder County Land Use Code.

Please contact Sarah Heller, Floodplain Program Planner, at sheller@bouldercounty.gov to discuss this referral.

This concludes our comments at this time.

Jefferies, Wesley

From: ColoradoES, FW6 <ColoradoES@fws.gov>
Sent: Tuesday, October 1, 2024 1:57 PM
To: Jefferies, Wesley
Subject: [EXTERNAL] Wolf Setback Reduction

Hello Wesley Jefferies,

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed the Wolf Setback project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

We appreciate your efforts to ensure the conservation of threatened and endangered species. Thank you for contacting us and please let me know if you have any further questions.

Project Code: 2024-0150455

Sincerely,

Emily Berchem

U.S. Fish and Wildlife Service
Colorado Ecological Services Field Office
1 Denver Federal Center, Building 25
Denver, CO 80225

October 15, 2024

TO: Wesley Jefferies, Planner I; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # VAR-24-0006: Wolf Setback Reduction – 1015 Cherrvale Road

The Development Review Team – Access & Engineering has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed from Cherryvale Road, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Collector. Legal access to the subject property has been demonstrated by adjacency to this ROW.
2. The County Engineer and Access & Engineering staff do not support this request. There are multiple reasons the transportation setback was established. Allowing the expansion of structures in the setback, particularly when there are other options for expansion, diminishes the effectiveness of the setback.

This concludes our comments at this time.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Wesley Jefferies, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: October 9, 2024
SUBJECT: Docket VAR-24-0006, Wolf, 1015 Cherryvale Road

Staff has reviewed the submitted materials, and has no natural resource concerns with the variance.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

September 30, 2024

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Wesley Jefferies

Re: Wolf Setback Reduction, Case # VAR-24-0006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the variance for **Wolf Setback Reduction** and has **no apparent conflict** with the building addition or pergola.

As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.

Please be aware PSCo owns and operates existing natural gas service and overhead electric distribution facilities within the proposed project area. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Jefferies, Wesley

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Friday, September 27, 2024 11:08 AM
To: Jefferies, Wesley
Subject: [EXTERNAL] VAR-24-0006

We have no objections to the variance and setback reduction at 1015 Cherryvale Road.

Thank you for including us in the planning process.

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
303-772-0710 x1021 | lpenfold@mvfpd.org | www.mvfpd.org



Jefferies, Wesley

From: Andrew Johnson <morgulbismark@gmail.com>
Sent: Saturday, September 28, 2024 6:33 PM
To: Jefferies, Wesley
Subject: [EXTERNAL] Variance Request for Cherryvale Rd. residence

Mr. Jefferies,

I am contacting you to state that I do not want the proposed variance to reduce the supplemental setback at 1015 Cherryvale Rd. (docket #: VAR-24-0006) from 90 feet to 75 feet to be allowed. This exact type of request has been made multiple times for residences along Cherryvale (as well as some neighborhood roads) and they have all been approved, as far as I can see. This is changing the character, look, and overall feel of our community. This is supposed to be a semi-rural area, but it is starting to feel like a downtown neighborhood, with the buildings closing in and the feeling of congestion ever-present. With the city (and county) pushing for "walking neighborhoods" in our part of the city/county (we are on the edge of city limits) and the county allowing for McMansions, Cherryvale and the homes and neighborhoods along it are losing their quality of life. So, NO, do not allow the variance. The addition can be added to the back of the house, where they have plenty of land.

Sincerely,

Andrew Johnson
6245 Simmons Dr.

P.S. My parents bought this house in 1975 and lived in it until their deaths, when I inherited it in 2012. So, I have a VERY long history with this area, and the changes I've seen have NEVER been an improvement to the overall community including the speed humps, The Reserve, or the new JCC and their infuriating off-center roundabout (which the city promised us would never happen and which NO visitor to the center ever uses their turn signal to enter or exit the place - even after almost a decade). All of these things have reduced our quality of life around here and we are tired of it. Stop trying to make Boulder into a congested big city. If that is what you want, please move to Denver or back to wherever you came from.

Jefferies, Wesley

From: Scott Raney <metamerman@gmail.com>
Sent: Sunday, September 29, 2024 4:13 PM
To: Jefferies, Wesley
Subject: [EXTERNAL] VAR-24-0006

The 90' supplemental setback on Cherryvale Road is obsolete and it's simply a waste of everyone's time to continue to require variances or any other governmental hurdles before development can be permitted in this area: Every property on the west side is now contiguous with the City of Boulder and the City of Boulder allows building within 25' of Cherryvale for a primary residence and 44' for an ADU (and I know this because that's what they required to build our new ADU which is fully within the 90' setback). Many properties on the East side are also already contiguous or have structures well within that 90' setback that would effectively prohibit any road widening or other project that would require using that land. Requiring property owners to annex to the City just adds years and thousands of dollars to a project (voice of experience here too: We had to annex because we were over the County's size limit and so couldn't build an ADU at all unless we annexed, a process which raised our square footage limit from about 4000 sqft to over 11000).

Please pass whatever ordinance is required so that no one else will have to put up with this hassle in the future which will save you, and them, and me, valuable time and effort.

Regards,

Scott Raney, PhD
1179 Cherryvale Rd.
Boulder, CO 80303
303-499-1109