



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

Wednesday, December 4, 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: 160 872 5229.

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

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

1. CALL TO ORDER

2. ROLL CALL

3. ITEMS

3.1 Docket VAR-24-0005: PSCo Setback Variance [ITEM TABLED FROM NOVEMBER 6, 2024 BOARD OF ADJUSTMENT]

Public testimony will not be taken, Board discussion item only.

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 VAR-24-0007: Guar Setback Variance

Public testimony will be taken.

Request: Variance request to reduce the required 90-foot supplemental front setback to approximately 43 feet 8 inches for the construction of a carport.

Location: 983 Cherryvale Road, 0.39-acre parcel located approximately 400 feet north of the intersection of Cherryvale Road and Baseline Road, in Section 34, Township 1N, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Property Owners/Applicants: Manish Gaur and Cheryl Juntunen

Website: www.boco.org/VAR-24-0007

Staff Planner: Pete L'Orange

Action Requested: Decision

3.3 Docket VAR-24-0008: PSCo Setback Reductions

Public testimony will be taken.

Request: Request to reduce the required setbacks along the east, north, and west parcel boundaries from 15 feet (required) to approximately 3 feet (proposed) to allow construction of a new metal building over an existing PSCO Natural Gas Regulator Station on a .02-acre property.

Location: 6259 Habitat Drive, on the northwest corner of the intersection of Habitat Drive and N. 63rd Street, in Section 10, Township 1N, Range 70W.

Zoning: Multiple Family (MF) Zoning District

Property Owner: Public Service Company of Colorado (PSCo) c/o Brett McGrath

Applicants: Tetra Tech c/o Shaun Brooks

Agent: Blackeagle Energy Services

Website: www.boco.org/VAR-24-0008

Staff Planner: Sam Walker

Action Requested: Decision

4. ADJOURNMENT