



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

**Wednesday, September 3, 2025, 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](http://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: 160 912 5838.

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](mailto: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-25-0002: Griffith Setback Reductions**

*Public testimony will be taken.*

**Request:** Variance request to reduce the side yard setbacks along the east and west property lines from 10 ft. (required) to 4 ft. (proposed) for construction of a new residence on a .25-acre property

**Location:** 65 Eldorado Springs Drive, located south of Eldorado Springs Drive, approximately 2.9 miles west of the intersection of S. Foothills Highway and Eldorado Springs Drive, in Section 30, Township 1S, Range 70W.

**Zoning:** Estate Residential (ER) Zoning District

**Property Owner/Applicant:** Christian Griffith

**Website:** [www.boco.org/VAR-25-0002](http://www.boco.org/VAR-25-0002)

**Staff Planner:** Sam Walker

**Action Requested:** Decision

**3.2 Docket VAR-25-0004:PSCo Setback Variance [THIS ITEM HAS BEEN TABLED TO THE OCTOBER 1, 2025 BOARD OF ADJUSTMENT MEETING PER THE APPLICANT'S REQUEST]**

*Public testimony will be taken.*

**Request:** ~~Variance request to reduce the 110-foot supplemental setback to 102 feet for the construction of a new utility structure.~~

**Location:** ~~6330 Baseline Road, an approximately 67-acre parcel, located on the south side of Baseline Road, approximately 1,700 feet east of the intersection of Baseline Road and Cherryvale Road, in Section 34 and 35, Township 1N, Range 70W.~~

**Zoning:** ~~Estate Residential (ER) Zoning District~~

**Property Owner/Applicant:** ~~Jeremy Bourg c/o PSCo~~

**Agent:** ~~Kaitlin Rainsberger c/o HDR Engineering, Inc.~~

**Website:** ~~www.boco.org/VAR-25-0004~~

**Staff Planner:** ~~Pete L'Orange~~

**Action Requested:** ~~Decision~~

**4. ADJOURNMENT**



## 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](http://www.BoulderCounty.gov)

### BOULDER COUNTY BOARD OF ADJUSTMENT PUBLIC HEARING

September 3, 2025 at 4:00 p.m.

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

### STAFF RECOMMENDATION RE: DOCKET VAR-25-0002: GRIFFITH SETBACK REDUCTIONS

**DATE PUBLISHED:** August 27, 2025

**STAFF PLANNER:** Sam Walker

#### **Docket VAR-25-0002: Griffith Setback Reductions**

**Proposal:** Variance request to reduce the side yard setbacks along the east and west property lines from 10 feet (required) to 4 feet (proposed) for construction of a new residence on a 0.25-acre property in the Estate Residential zoning district.

**Location:** 65 Eldorado Springs Drive, located south of Eldorado Springs Drive, approximately 2.9 miles west of the intersection of S. Foothills Highway and Eldorado Springs Drive, in Section 30, Township 1S, Range 70W.

**Zoning:** Estate Residential (ER) Zoning District

**Owner/Applicants:** Christian Griffith

#### **PACKET CONTENTS:**

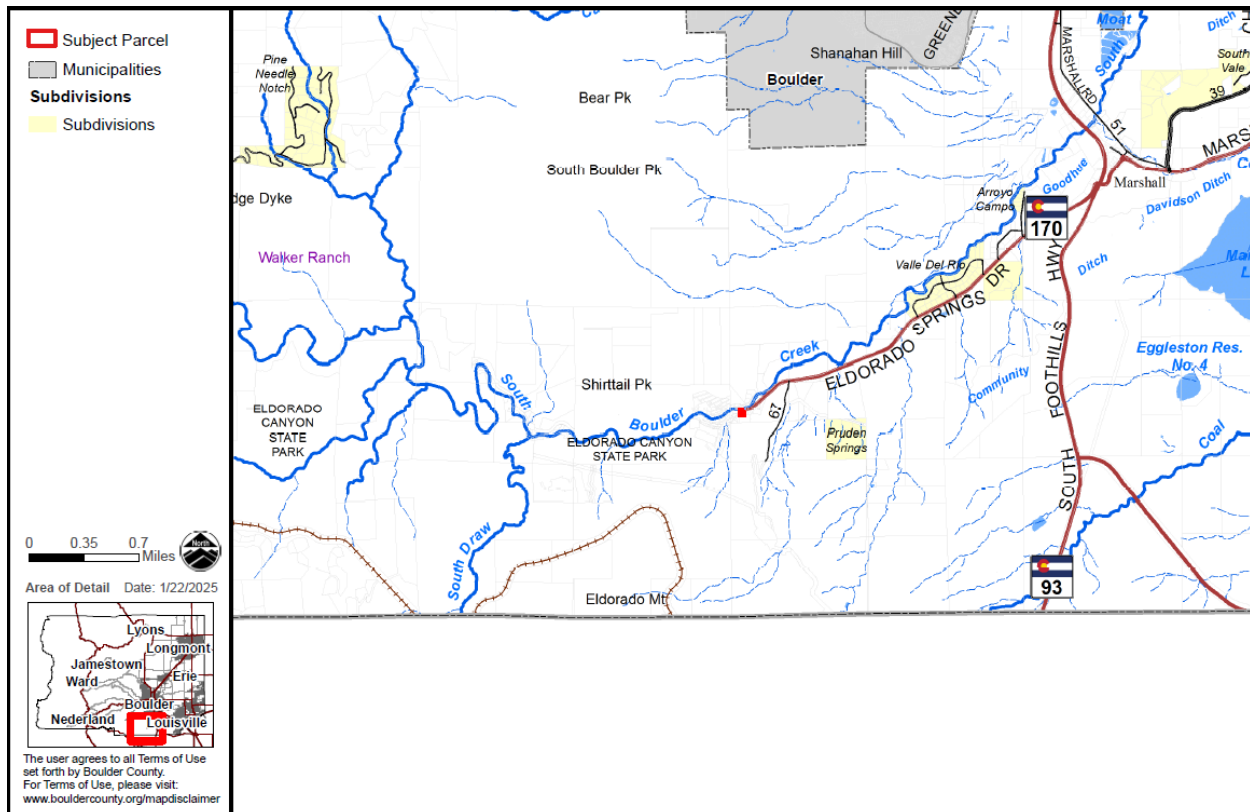
Item	Pages
Staff Recommendation	1 – 11
Application Materials (Attachment A)	A1 – A20
Referral Responses (Attachment B)	B1 – B11
Public Comments (Attachment C)	C1 – C2

### **SUMMARY AND RECOMMENDATION:**

The applicant requests a reduction in the required 10-foot side-yard setback to 4 feet along both the east and west boundaries of the subject property to allow for the construction of a new single-unit dwelling. Staff recommend that this variance request be approved because the applicable review criteria in Article 4-1202.B.2 of the Boulder County Land Use Code (the Code) can be met.

### **DISCUSSION:**

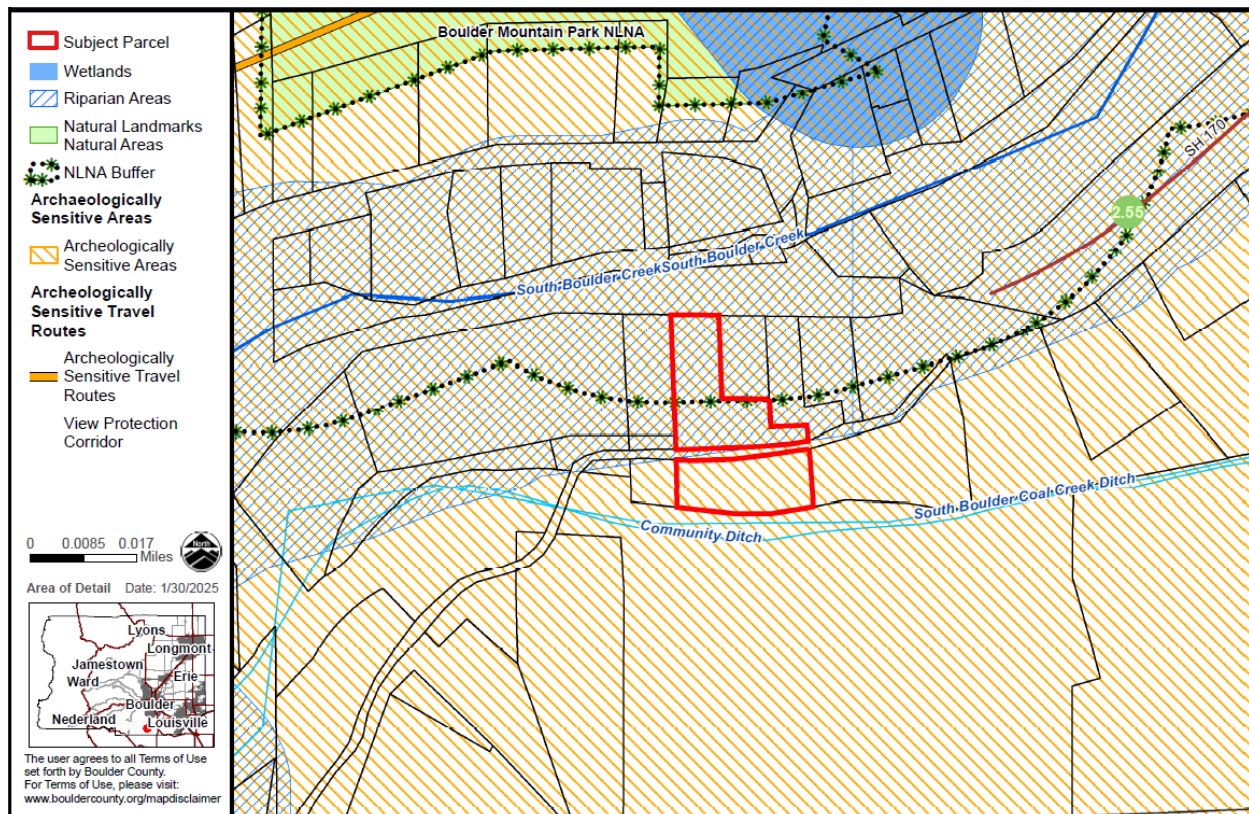
The subject property is located in the historic Eldorado Springs townsite at 65 Eldorado Springs Drive, approximately 2.9 miles west of the intersection of Eldorado Springs Drive (also known as SH170) and South Foothills highway.



**Figure 1: Vicinity Map showing location of the subject property.**

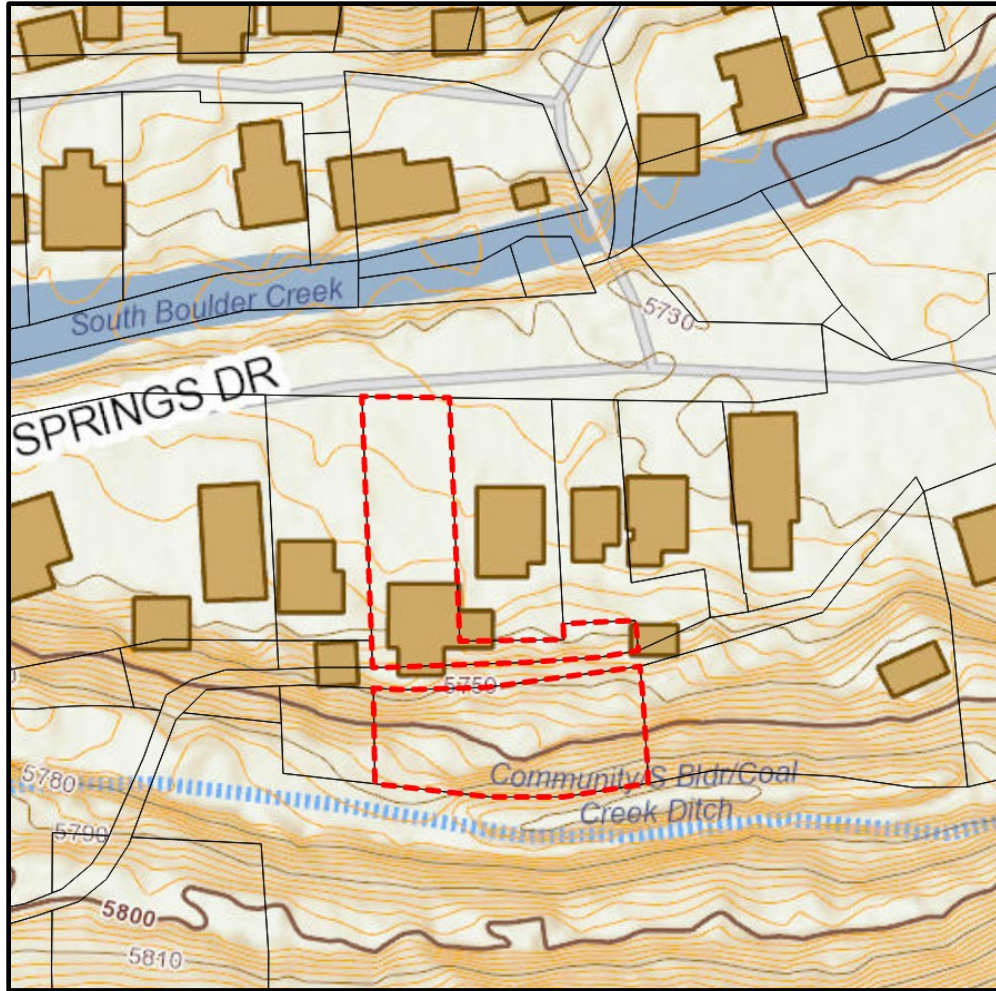
As shown in Figure 2 below, the Boulder County Comprehensive Plan identifies several resources of note on the subject property, including a Riparian Area, an Archaeologically Sensitive area, and the southern extent of the 250-foot buffer associated with the Boulder Mountain Park Natural Area. There is also a Viewshed Protection score of 2.55 at the western end of the SH170 right-of-way (ROW) near the subject property.





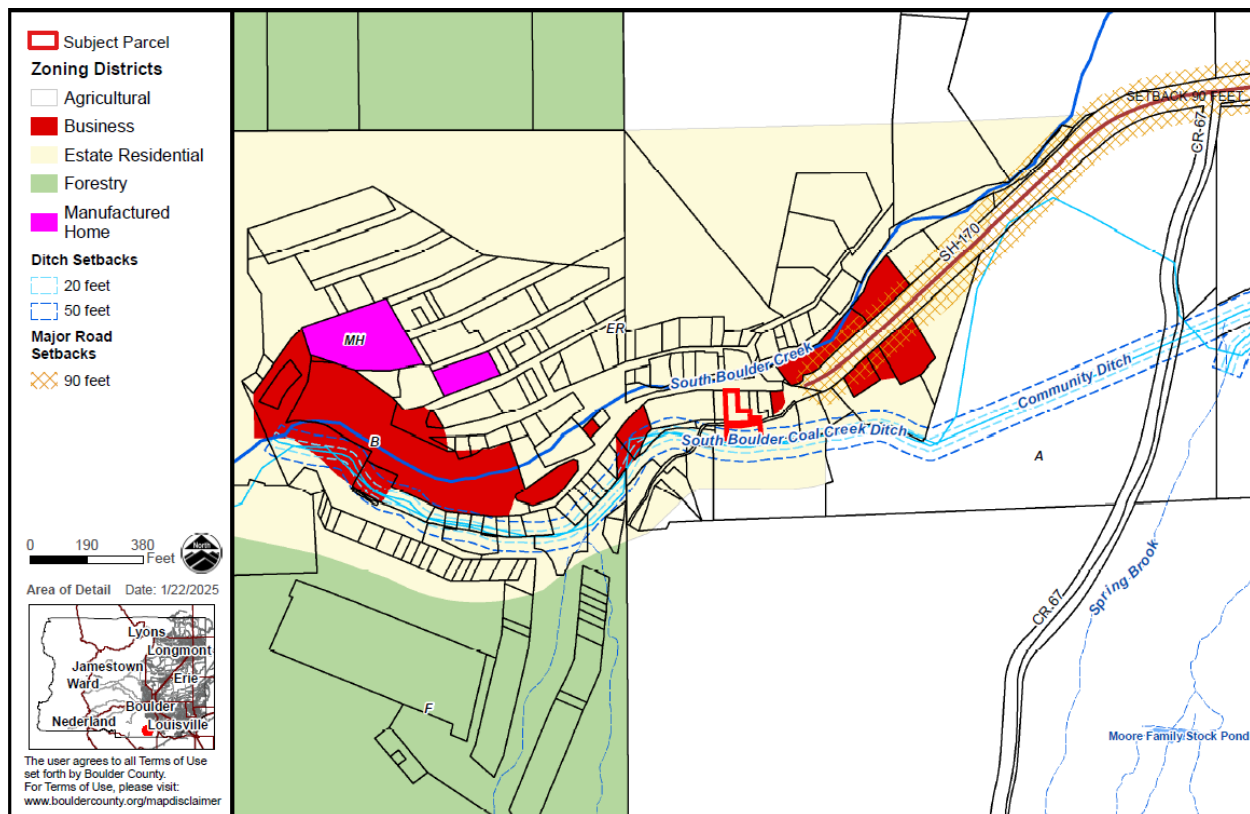
**Figure 2: Comprehensive Plan map.**

Figure 3, below, illustrates the existing slopes on the property. The northern half is entirely flat, while the southern half of the property slopes dramatically upward as part of the south wall of Eldorado Canyon.



**Figure 3: Contour map showing 2-foot elevation contour lines. Subject property outlined in red dashed lines.**

The subject property is located within the Estate Residential zoning district as shown in Figure 4, below.



**Figure 4: Zoning map, with the subject property indicated in red.**

The subject property is currently developed with a single-unit dwelling, although the structure is in disrepair and does not appear to have been occupied for several years. Development on nearby properties mostly consists of single-unit dwellings.

A similar property configuration to the current one was created when it was split from the eastern-adjacent property by the Board of County Commissioners as part of the approval of SE-22-0010 Griffith Subdivision Exemption. When SE-22-0010 was approved, the approval included a condition requiring that at least one parking space be provided on the subject property for use by the adjacent eastern property due to the eastern property's constraints. Figure 5, below, is taken from the SE-22-0010 staff recommendation illustrating a potential parking layout for both properties.





**Figure 5: SE-22-0010 staff recommendation illustration of the originally-proposed property layout with identified parking. The subject property is outlined in red, the eastern adjacent property is outlined in blue, and potential parking spots are shaded orange.**

A subsequent reconfiguration of the subject property occurred a few years later with the approval of SE-24-0009 Griffith Boundary Line Adjustment. SE-24-0009 approved a minor change in the property boundaries so that a small shed could remain on the eastern adjacent property, but acknowledged the proposed deconstruction and replacement of the residence on the subject property and made no changes to the parking requirement established by SE-22-0010.

#### **PROPOSAL:**

The applicant proposes to reduce the required side-yard setbacks on the property from 10 feet (required) to 4 feet (proposed) to allow a new residence to be constructed in the same location as the existing residence.

In support of this variance request, the applicants provided a hardship statement which indicates that, due to the narrow lot dimensions on the north end and the steep slope in

the south, the only area where a residence can be constructed is on the site of the existing house. Strict application of the Code would create an “impossibly narrow” house in this area because the lot is 38 feet wide, leaving an approximately 18-foot-wide strip of land on which a residence could be constructed while meeting setbacks.

***REFERRALS:***

This application was referred to the typical agencies, departments, and nearby property owners within 1,500 feet of the property. All responses received are attached and summarized below.

*Boulder County Building Safety and Inspection Services Team:* Boulder County Building Safety and Inspection Services reviewed the proposal and noted several requirements for the permitting of the proposed house, but did not express any concerns with the proposed setback reductions.

*Boulder County Development Review Team – Access & Engineering:* Boulder County Development Review Team – Access & Engineering Group (A&E) reviewed the proposal and noted that the subject property has demonstrated legal access and stated that they had no conflicts with the proposal.

*Boulder County Wildfire Mitigation Team:* The Wildfire Mitigation Team review the proposal and noted that mitigation would not be required for the proposed setback reductions, but would be required for future construction of the new residence.

*Agencies that sent a response indicating no conflicts:* Boulder County Parks & Open Space Natural Resource Planner, Boulder County Public Health, Boulder County Floodplain Team, Farmer’s Ditch Company.

*Agencies that did not respond:* Boulder County Parks & Open Space Real Estate, Boulder County Stormwater Team, Boulder County Surveyor, Eldorado Springs LID, Boulder County Historic Preservation Team, Eldorado Springs Community Association, Eldorado Artesian Springs Inc., Xcel Energy, City of Boulder Planning & Development Services, City of Boulder Open Space & Mountain Parks, State of Colorado Division of Natural Resources Division of Water Resources, Eldorado Canyon State Park, US Fish & Wildlife Service.

*Adjacent Property Owners:* Notices were mailed to the 94 property owners within 1,500 feet of the subject property. Staff received one public comment expressing general support for the proposal.

***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 property is encumbered by extraordinary or exceptional physical circumstances. The subject property is very small and narrow. The northern half of the property is approximately 38 feet wide at the widest point, leaving a strip of land that is approximately 18 feet across where a residence could be constructed without encroaching on the required setbacks.

The southern half of the subject property is much wider, but is also characterized by the south wall of Eldorado Canyon, which slopes sharply upward to the south of the existing residence on the site.

These constraints leave a very small buildable area on which a residence could be constructed, primarily in the area where the existing residence is located.

Therefore, staff find 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;***

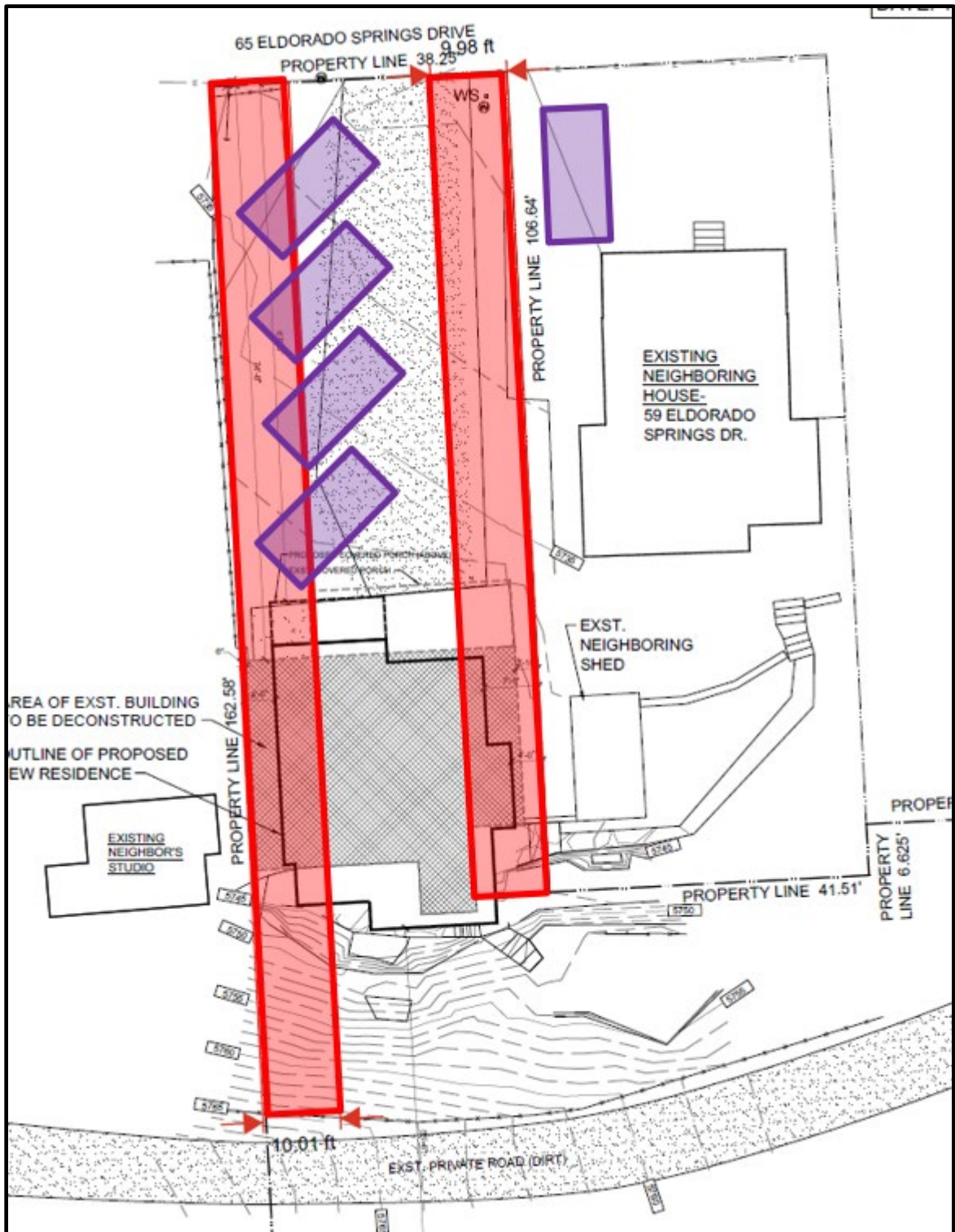
Staff find that the constraints identified above would create an exceptional hardship upon the property owner if the Code was strictly applied to the property.

Therefore, staff find this criterion is met.

**(c) *The hardship is not self-imposed;***

Staff find that the identified hardships are not self-imposed. As described above, the current property configuration was created with staff and Board of County Commissioner approval through SE-24-0009 Griffith Boundary Line Adjustment. The staff recommendation for SE-22-0010 Griffith Subdivision Exemption acknowledged the difficult terrain on the property and the small lot size, but still recommended approval of the proposal in order to eliminate other incompatibilities with the Code at the time (primarily, the existence of two residences on a single property).

Staff also note the requirement that the subject property maintain at least one parking space to allow the adjacent eastern property to provide both of their required parking spaces. Figure 6, below, illustrates the constraints posed by the setbacks on the site as well as the spaces where CPP staff recommended parking take place on both properties.



**(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. The eastern-adjacent parcel underwent a previous application for a Variance to reduce the rear-yard and side-yard setbacks to allow the existing residence there to be re-roofed (VAR-23-0004). Staff anticipate that the western-adjacent neighbor would also require a similar reduction in required setbacks if they were to propose redevelopment of that parcel.

The northern adjacent property is a privately-owned roadway, which is bounded to the north by South Boulder Creek, and the parcel to the south is an undeveloped parcel that is currently not eligible for building permits.

Staff also note the requirements listed by the Building & Inspection Services Team and the Wildfire Mitigation Team in their referral responses, indicating that the eventual construction of the new residence will require increased ignition-resistant materials and construction.

With these requirements, staff find 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. Requests for similar setback reductions are common in the Eldorado Springs townsite, including on the adjacent parcel, and the proposed setback reductions will allow redevelopment of the subject property in a way that matches the existing character of the surroundings.

The Comprehensive Plan also identifies a set of goals specifically directed at the Eldorado Springs townsite area (Eldorado Springs Townsite Plan Element). Of specific note related to this proposal, staff find the following goals pertinent:

- ***Goal 1. Respect Community Character & Allow for Incremental Change.***  
*Respect the eclectic, historic, and unique nature of Eldorado Springs while allowing incremental changes that maintain the important characteristics of the townsite.*



Staff find that the proposal is consistent with this goal as the proposed Variance would allow redevelopment of the subject property with a style of development that matches the existing character of the townsite.

- ***Goal 9. Establish Context-Appropriate Setbacks. Respect the existing development pattern when establishing required setbacks.***

The proposed variance would result in a development that matches the existing development pattern of the surrounding area, while also increasing the distance between the structure walls and shared property boundaries.

Staff find that the proposal is consistent with all of these goals and therefore find 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, and no referral agency responded with any such concern. As described above, the new residence will need to be constructed with increased ignition-resistant techniques and materials to mitigate the close proximity to the property line and other structures. Finally, staff have not identified any conflicts with the Boulder County Comprehensive Plan.

Therefore, staff find 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-25-0002: Griffith Setback Reductions.**



## 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](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://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	
<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 <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	
		Application Deadline: Second Wednesday of the Month <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) 65 Eldorado Springs Drive Eldorado Springs, Colorado 80025				
Subdivision Name First Addition to Moffat Lakes, Replat B.				
Lot(s) Parcel B	Block(s)	Section(s) N 1/2 SW 1/4, 30	Township(s) 1 South	Range(s) 70 West.
Area in Acres .26	Existing Zoning ESTATE Resd.	Existing Use of Property Residential	Number of Proposed Lots	
Proposed Water Supply Eldorado Artesian Spry		Proposed Sewage Disposal Method Eldorado LID		

### Applicants:

Applicant/Property Owner Christian Griffith		Email Address cgverve@aol.com	
Mailing Address P.O. Box 428			
City Eldo. Springs	State CO	Zip Code 80025	Phone 7206600211
Applicant/Property Owner/Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Fax
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	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 	Printed Name Christian Griffith	Date 04.22.25
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.



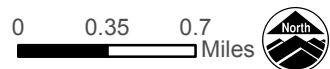
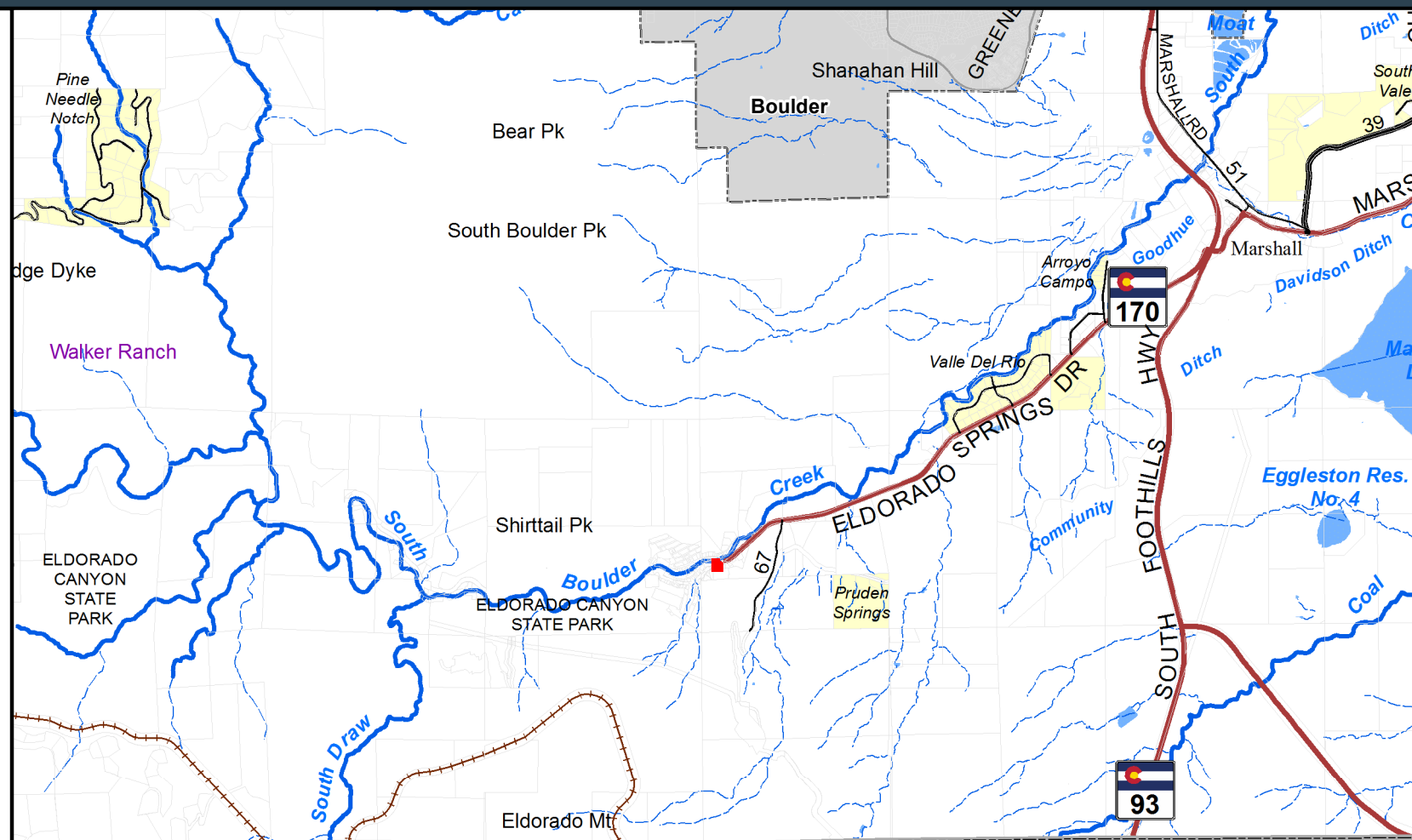
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

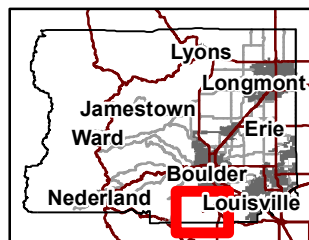
Vicinity

65 ELDORADO SPRINGS DR

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)



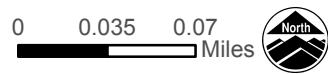
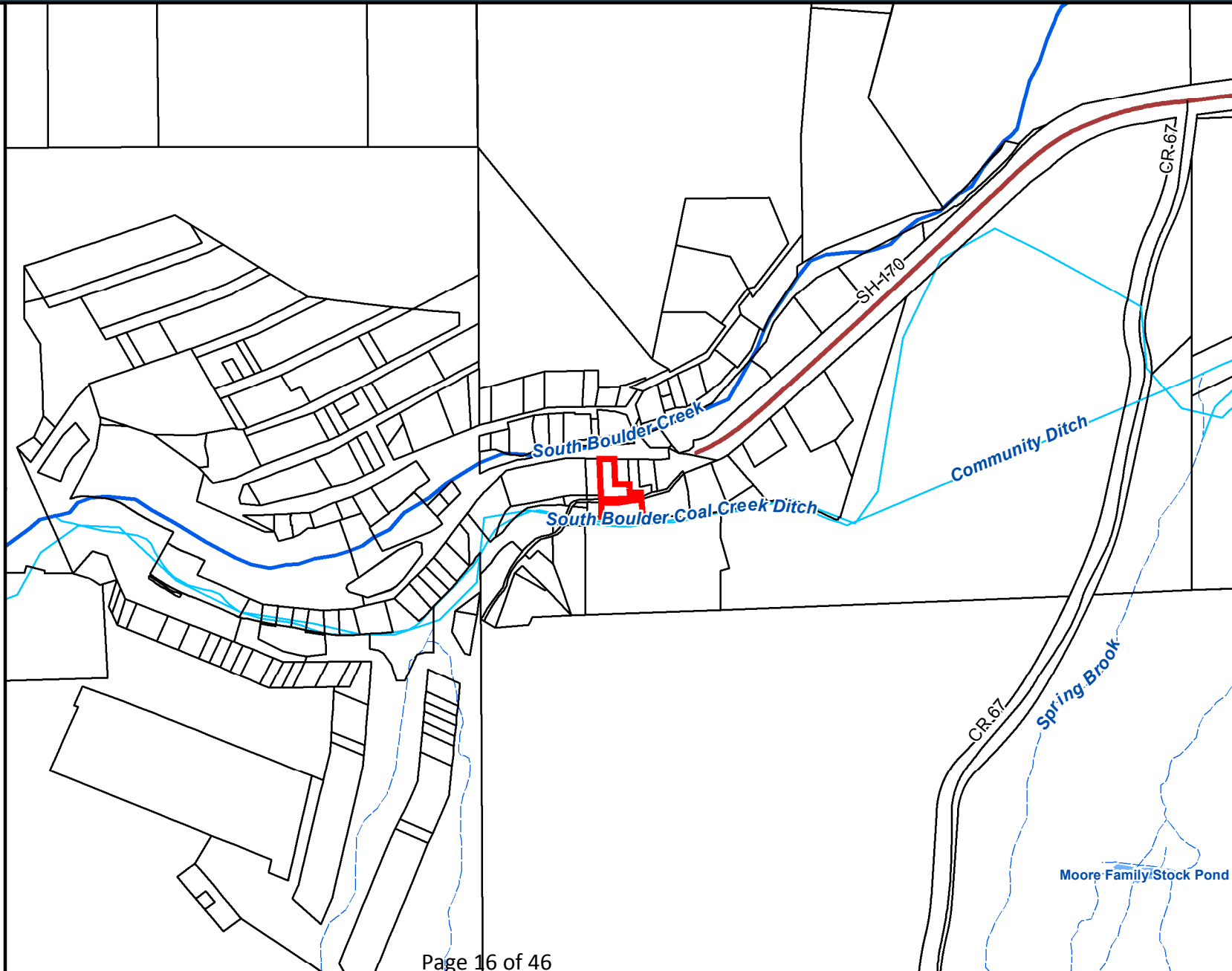
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

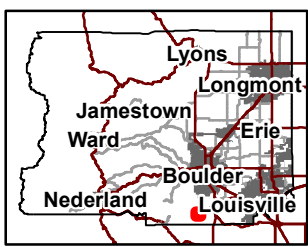
Location

65 ELDORADO SPRINGS DR

 Subject Parcel



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)





# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Aerial

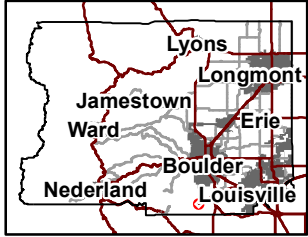
65 ELDORADO SPRINGS DR

 Subject Parcel

0 0.0025 0.005  
Miles



Area of Detail Date: 1/30/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)



*Community Ditch*

*South Boulder Coal Creek Ditch*





# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Aerial

65 ELDORADO SPRINGS DR

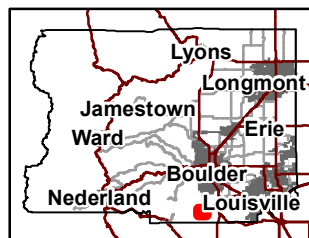
 Subject Parcel



0 0.05 0.1  
Miles



Area of Detail Date: 1/30/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)





# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Comprehensive Plan  
65 ELDORADO SPRINGS DR

Subject Parcel

Wetlands

Riparian Areas

Natural Landmarks

Natural Areas

NLNA Buffer

**Archaeologically Sensitive Areas**

Archeologically Sensitive Areas

**Archeologically Sensitive Travel Routes**

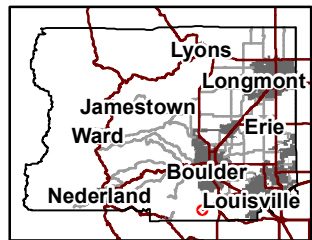
Archeologically Sensitive Travel Routes

View Protection Corridor

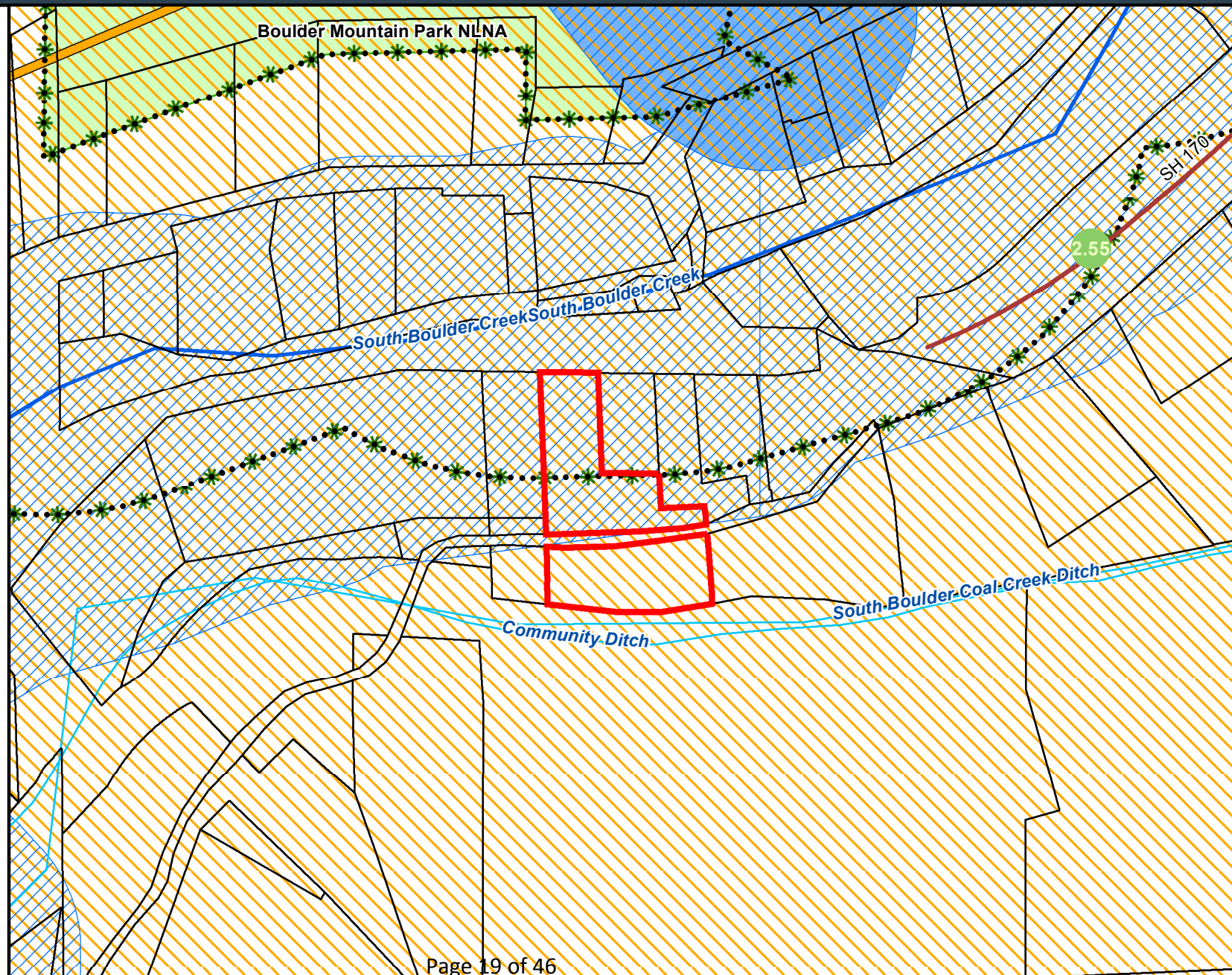
0 0.0085 0.017  
Miles



Area of Detail Date: 1/30/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)





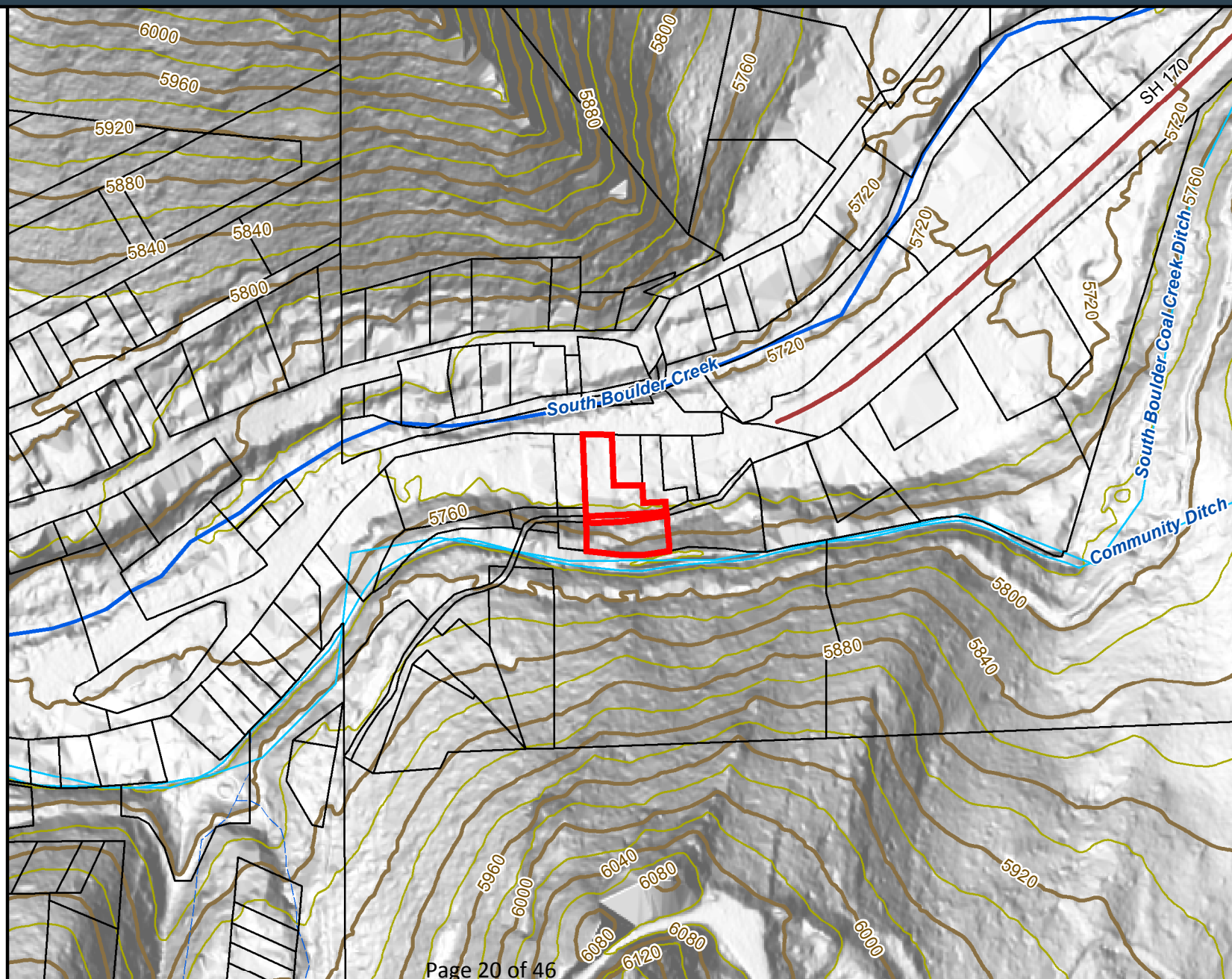


# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Elevation Contours  
65 ELDORADO SPRINGS DR

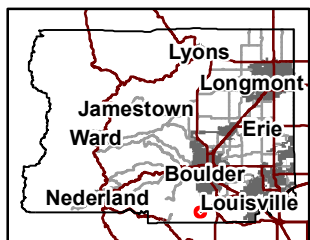
- Subject Parcel
- Contours 40'
- Contours 20'



0 0.015 0.03 Miles



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)





# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

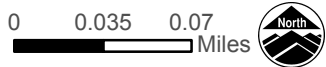
## Floodplain

65 ELDORADO SPRINGS DR

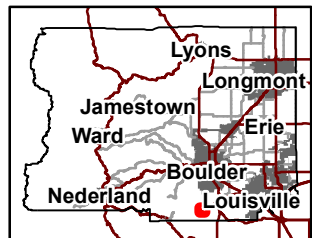
Subject Parcel

### FEMA Regulatory Flood Risk Zones

- Floodway - FEMA
- 100-Year Floodplain - FEMA
- 500-Year Floodplain - FEMA
- Parcels



Area of Detail Date: 1/31/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)










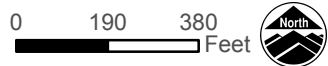
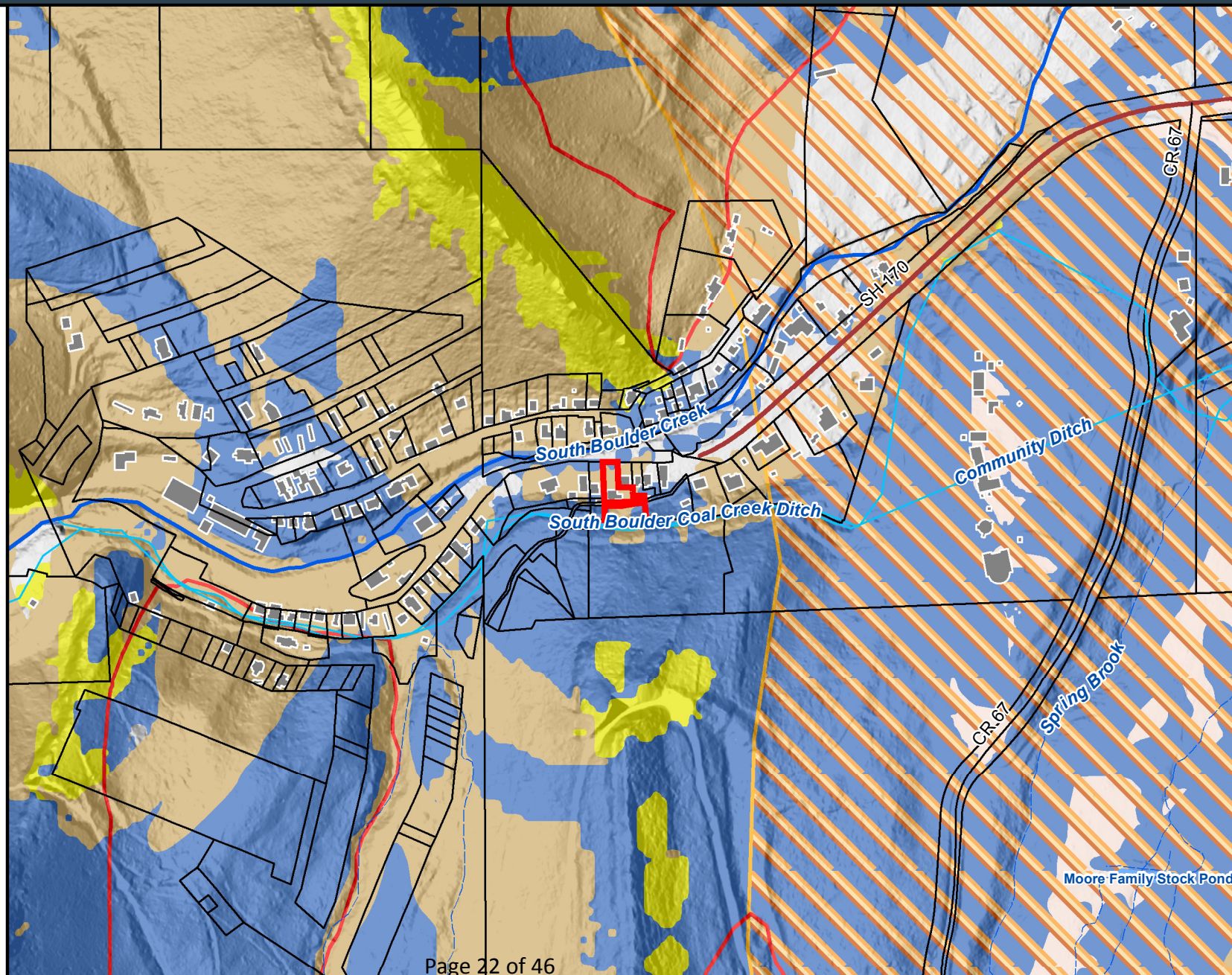
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

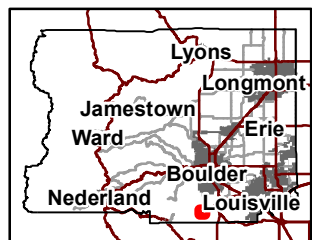
## Geologic Hazards

65 ELDORADO SPRINGS DR

-  Subject Parcel
-  Steeply Dipping, Heaving Bedrock
-  Moderate Swelling Soil Potential



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)









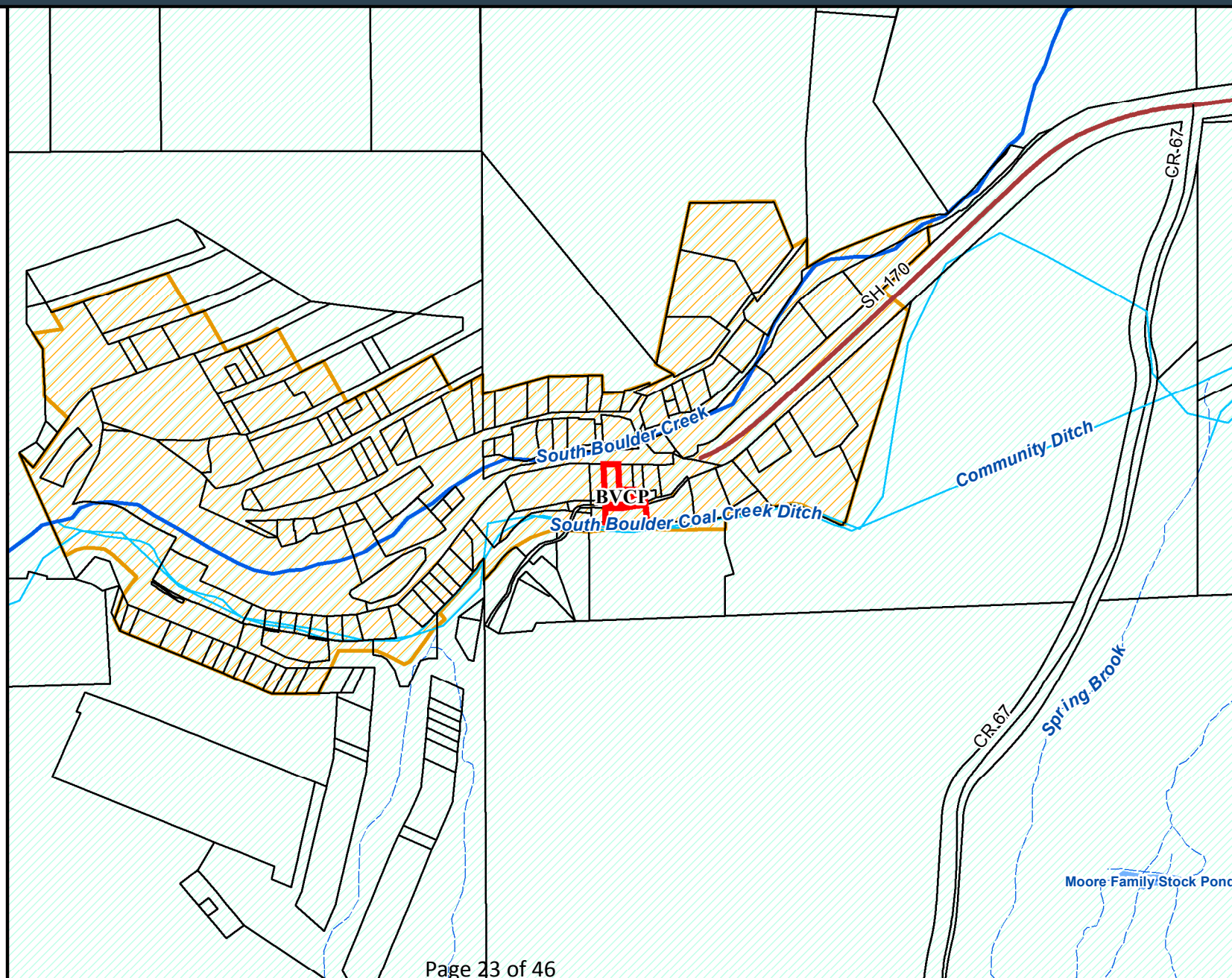
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Planning Areas

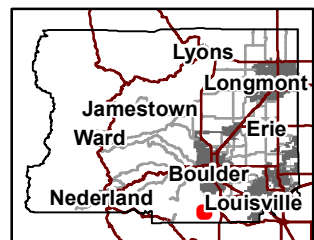
65 ELDORADO SPRINGS DR

-  Subject Parcel
-  Eldorado Springs LID
-  Active IGA Boundary
- Active IGA Designation**
-  BVCP



0 0.035 0.07 Miles

Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)



# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Prebles

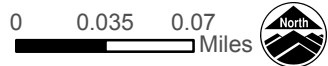
65 ELDORADO SPRINGS DR

## Subject Parcel

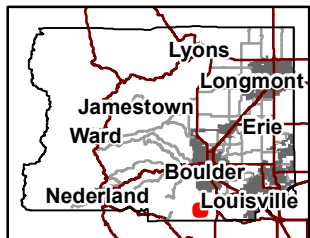
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

### Prebles

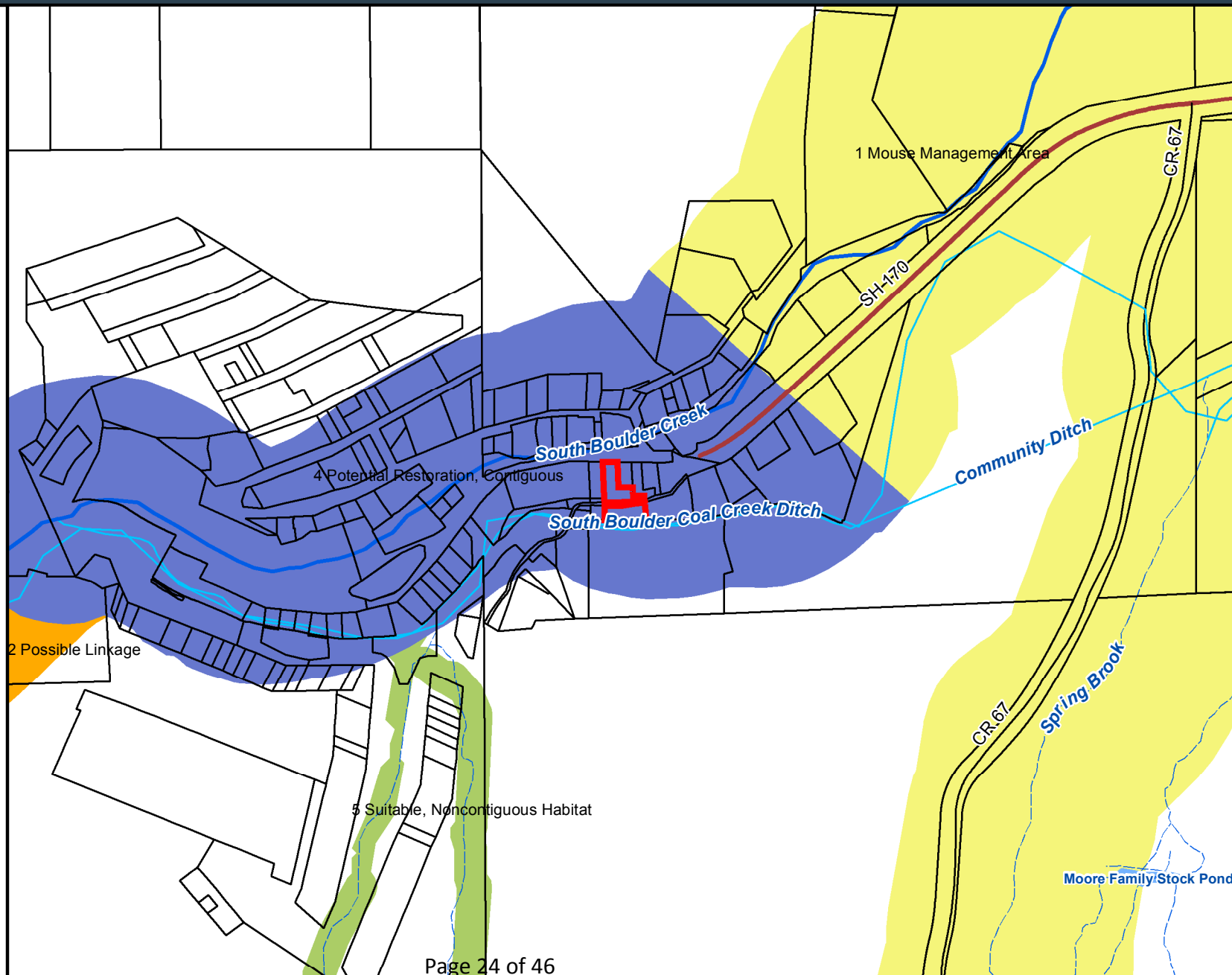
- Zone 1 Mouse Management Area
- Zone 2 Possible Linkage
- Zone 4 Potential Restoration, Contiguous
- Zone 5 Suitable, Noncontiguous Habitat



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)






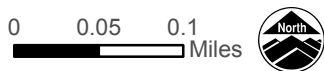


# Community Planning & Permitting

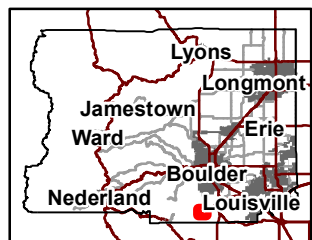
2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Public Lands & CEs  
65 ELDORADO SPRINGS DR

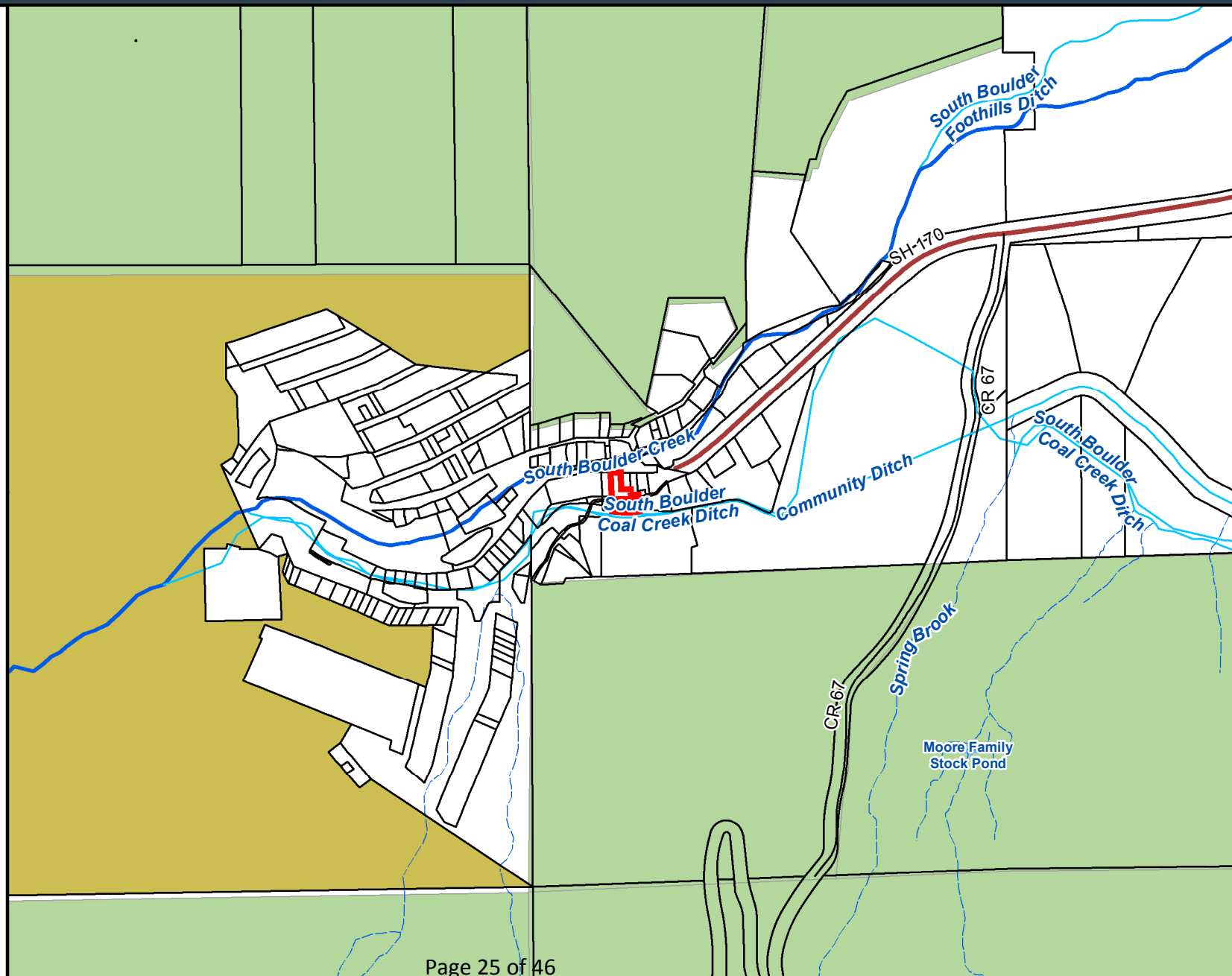
-  Subject Parcel
-  OSMP Properties
- Colorado State Open Space**
-  State Parks



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)





# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Zoning

65 ELDORADO SPRINGS DR

Subject Parcel

## Zoning Districts

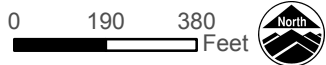
- Agricultural
- Business
- Estate Residential
- Forestry
- Manufactured Home

## Ditch Setbacks

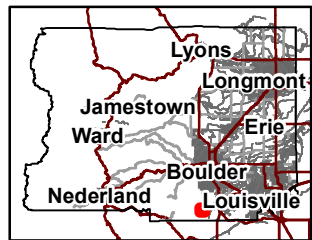
- 20 feet
- 50 feet

## Major Road Setbacks

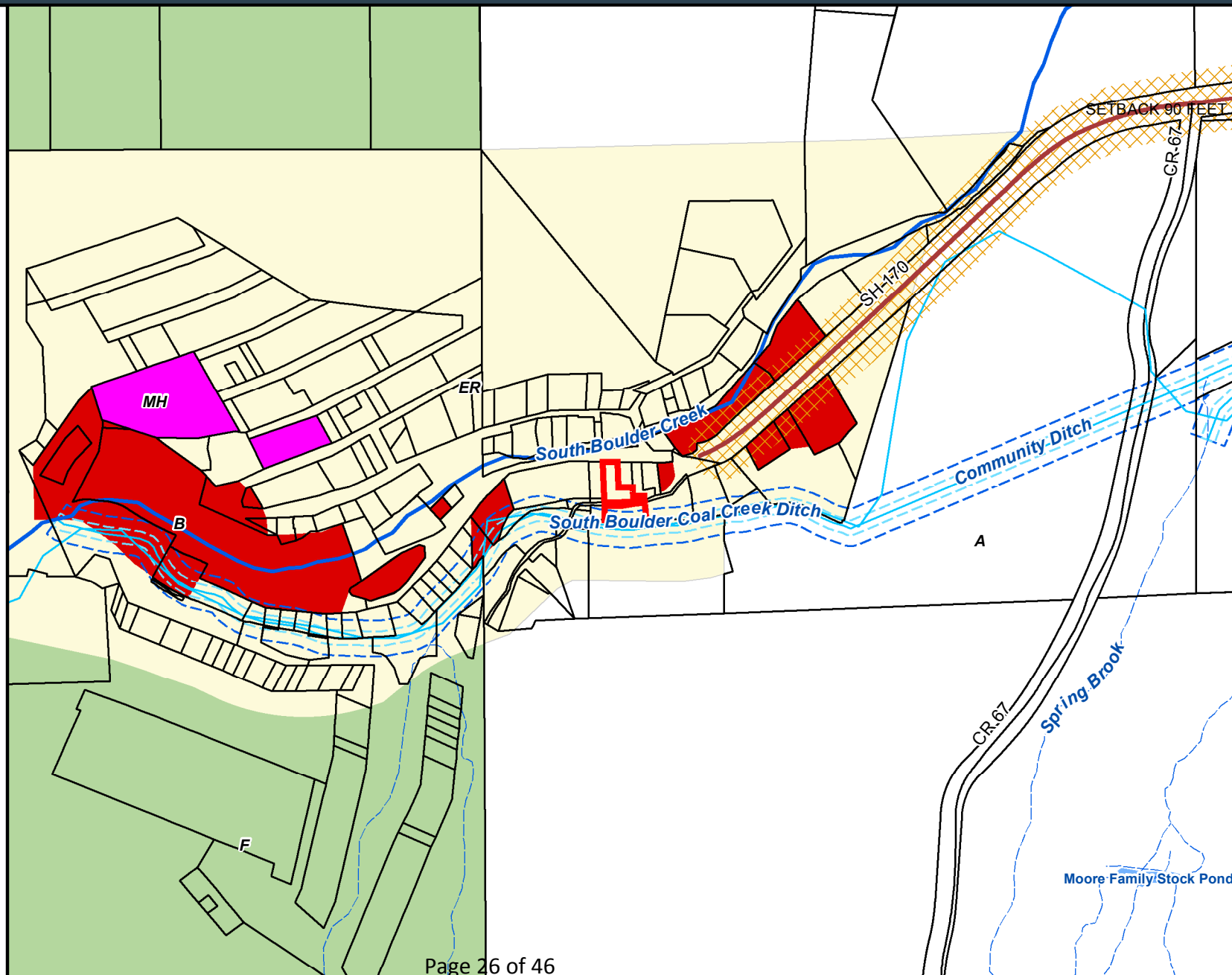
- 90 feet



Area of Detail Date: 1/22/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)






**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](mailto: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.

The lot is flat and narrow in front and extremely steep and unbuildable where it widens in back.

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

The requested variance is for sideyard setback primarily. Since the buildable portion of the property is only 38' wide, imposition of normal set backs would result in a impossibly narrow house.

C. The hardship is not self-imposed. The subject parcel is located in a historic township which was platted over 100 yrs. ago with very narrow lots.

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

The Proposed Variance is for a building with greater side yard set backs than the one currently on the property. The new building will not adversely effect Neighbours.

- 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 proposed Variance is for a building which was designed with the same style as the current structure and is consistent with the character of Eldorado Springs

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

The proposed building will improve health and safety by increasing set backs and replacing a highly flammable wood sided dwelling with a similarly styled one built from fire resistant materials.

Applicant or Agent Signature:

Date:

4.22.2025

# TOPOGRAPHIC EXHIBIT MAP

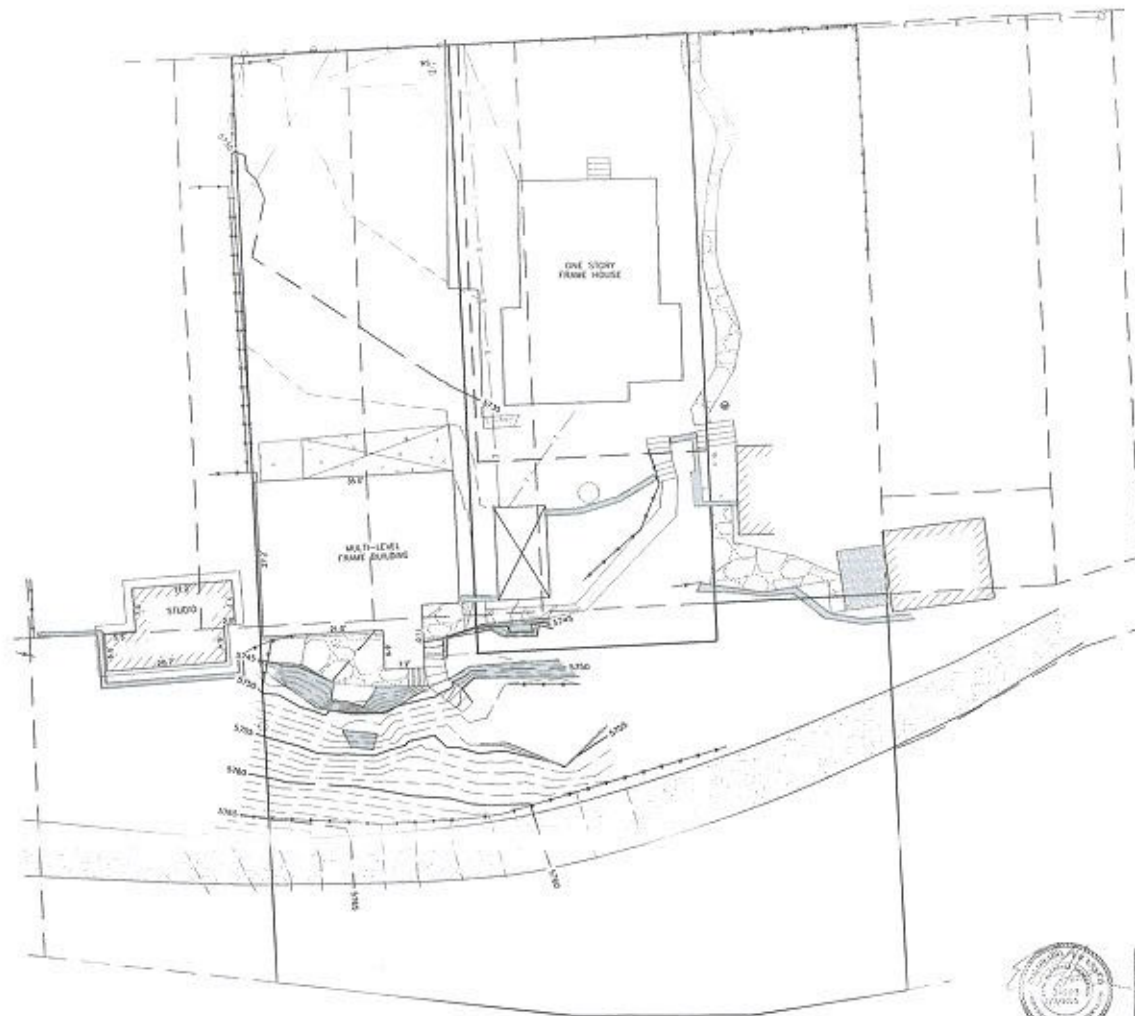
LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
TOWN OF ELDORADO SPRINGS, COUNTY OF BOULDER, STATE OF COLORADO



NOTES

THE SITE BENCHMARK FOR THIS TOPOGRAPHIC EXHIBIT MAP IS BOULDER COUNTY BENCHMARK SBC 06, A 3" BRASS CAP-IN-TEN TOP OF THE SOUTHEAST WINDOW OF THE WOOD BRIDGE OVER SOUTH BOULDER CREEK. ELEVATION = 5133.08 (NAD83)

REFER TO THE SUBDIVISION EXEMPTION PLAN-FIRST ADDITION TO MOFFAT LAKE-REPLAT B RECORDED AS RECEPTION #E4072582 FOR DETAILED BOUNDARY INFORMATION FOR THE SUBJECT PARCEL.



### LEGEND

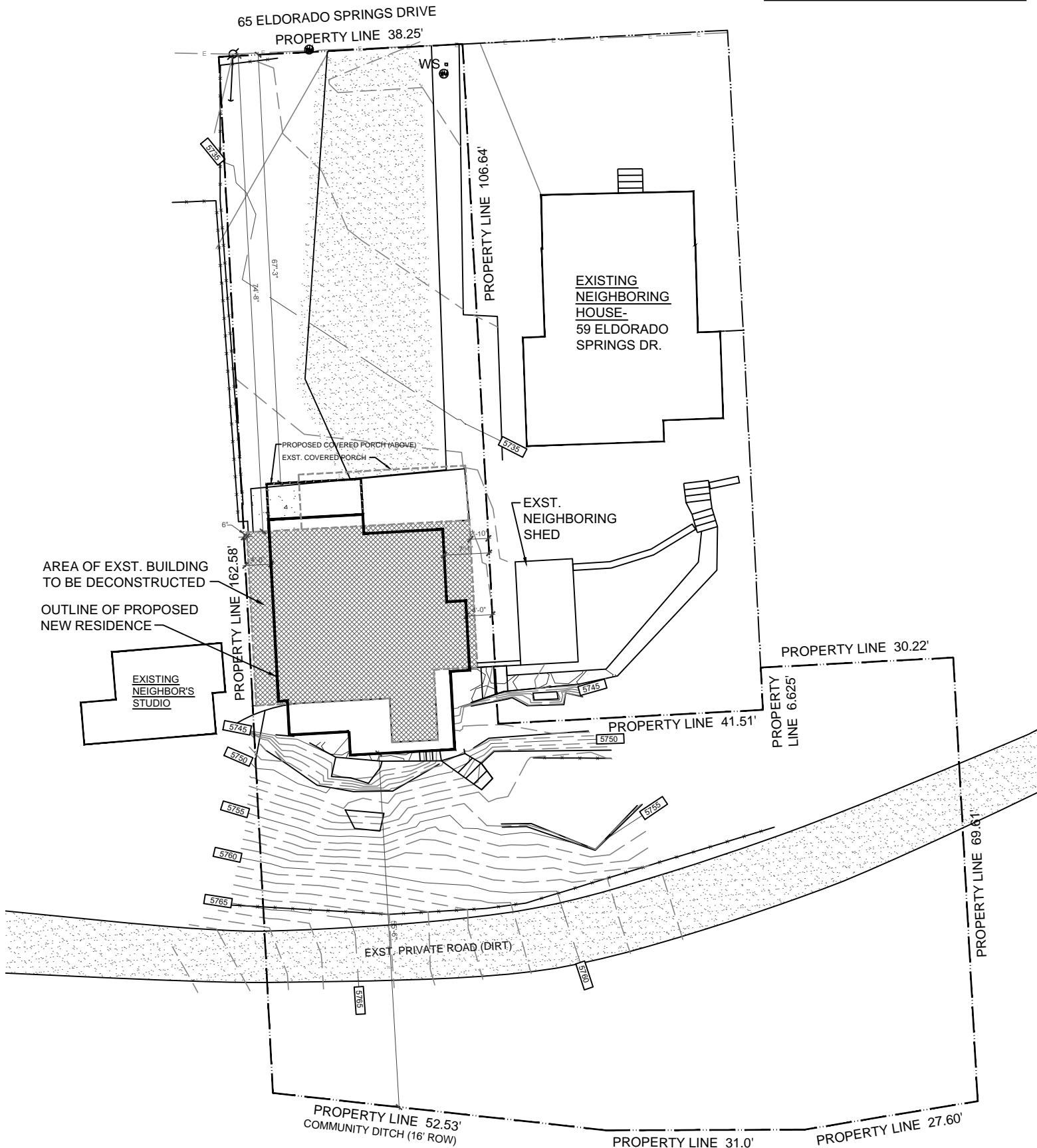
- |   |   |
|---|---|
|  | UTILITY POLE  |
|  | OUT POLE WITH OUT WIRE                              |
|  | METER   |
|  | ELECTRIC METER                                      |
|  | TELEPHONE BOX                                       |
|  | CLEAN OUT   |
|  | WOOD DECK   |
|  | GRAVEL  |
|  | CONCRETE WALK                                       |
|  | DIRT ROAD/PARK                                      |
|  | RETAINING WALL                                      |
|  | OVERHEAD UTILITIES                                  |
|  | OVERHEAD TELECOMMUNICATIONS<br>(INCLUDING CABLE TV) |
|  | FENCE   |
|  | WATER STOP  |
|  | WATER METER   |



REVIEWS	Zenith and Surveying, Inc.	1000 Appleton Ave. Bldg. 200 St. Paul, MN 55102 (612) 291-1100
	DATE	2/27/2025
	FILE	2/27/2025
		SHEET 3 OF 1



65 ELDORADO SPRINGS DRIVE
NEW RESIDENCE
PROPOSED SITE PLAN
DATE: 4-24-25



JASON RUBY  
ARCHITECTURE, LLC



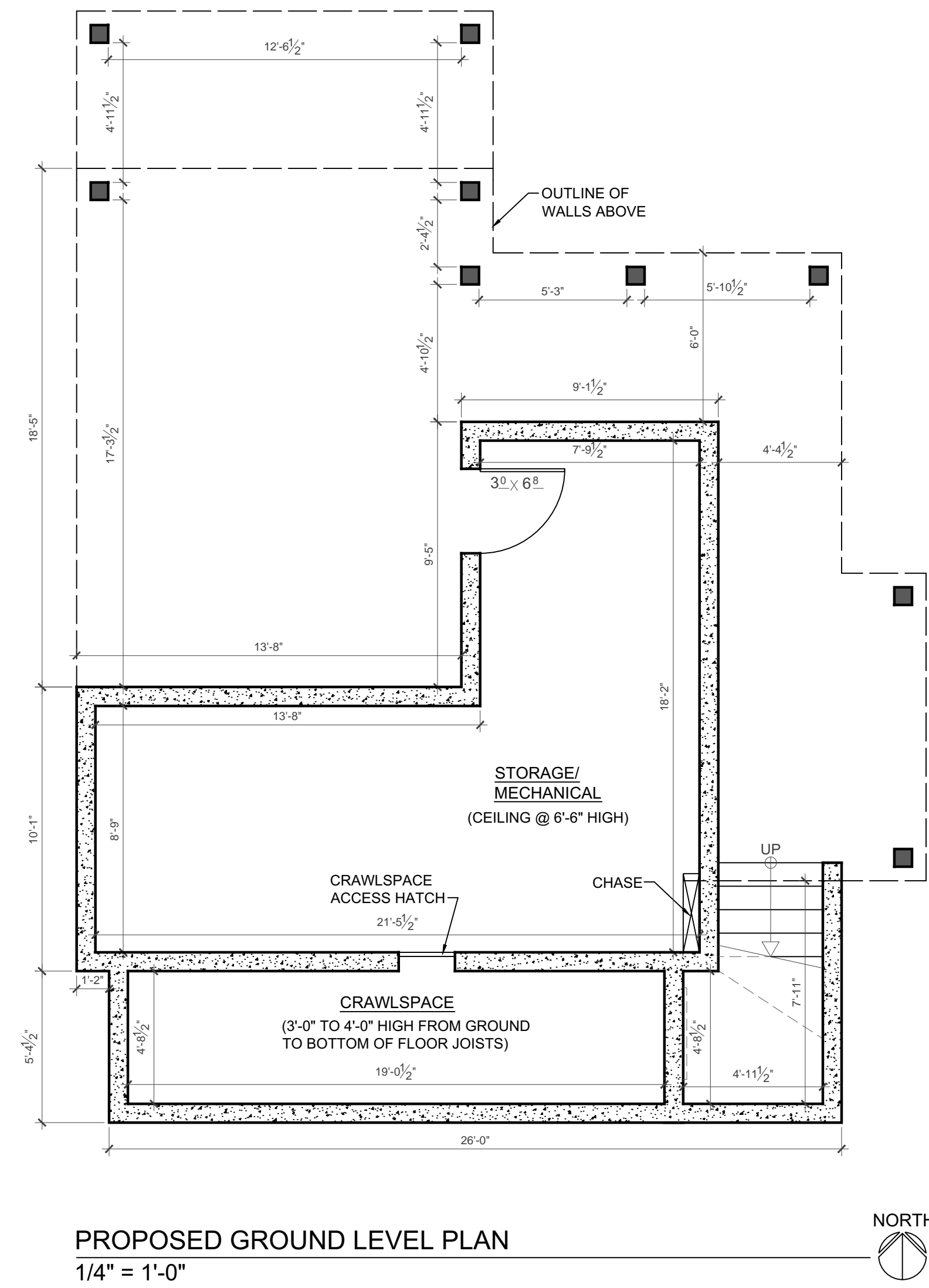
SCHEMATIC DESIGN

NEW RESIDENCE  
65 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025

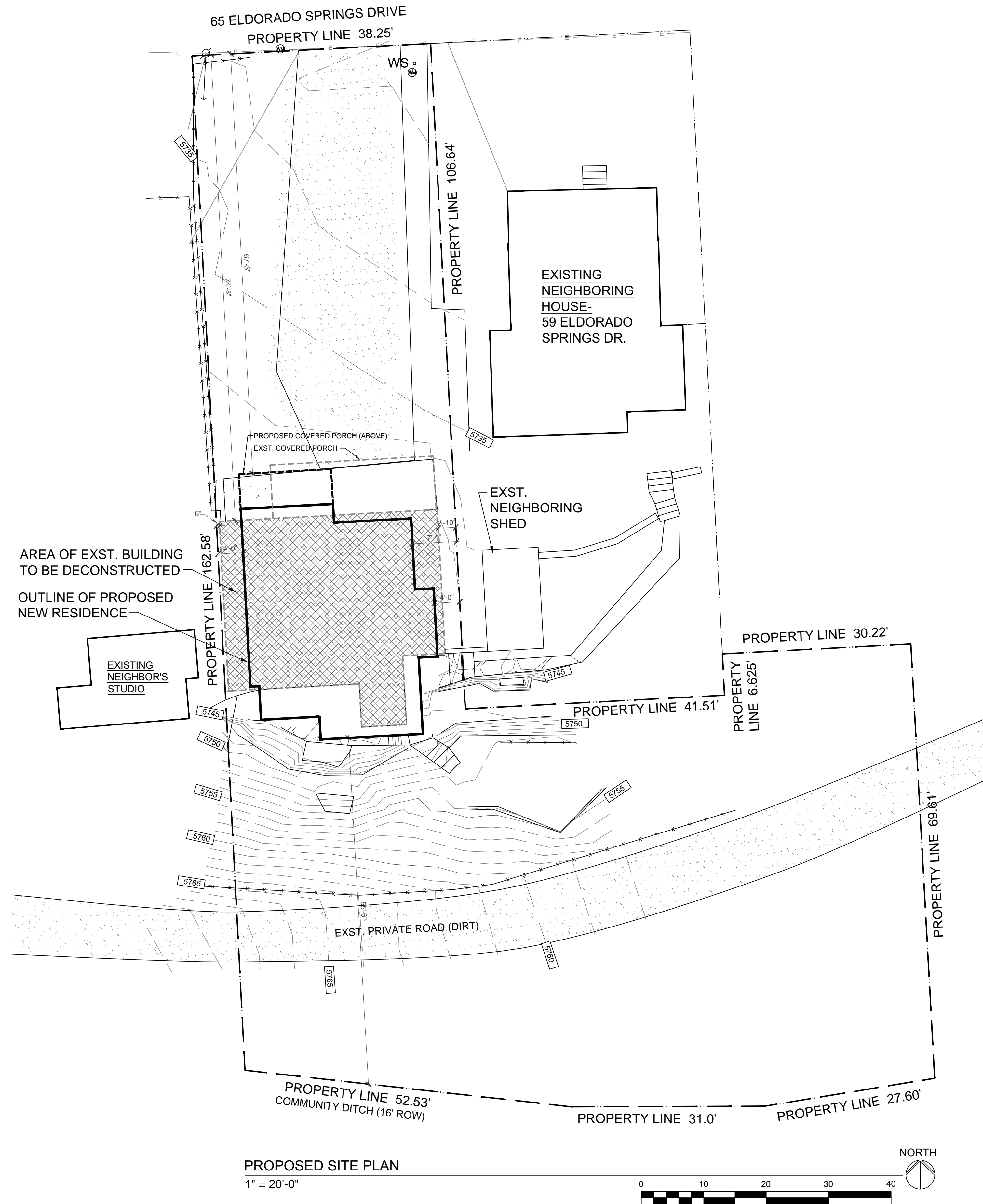
DATE:  
APRIL 24, 2025

DRAWN BY: JAR  
PROPOSED SITE PLAN,  
FLOOR PLAN

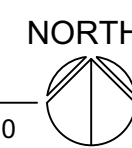
SP

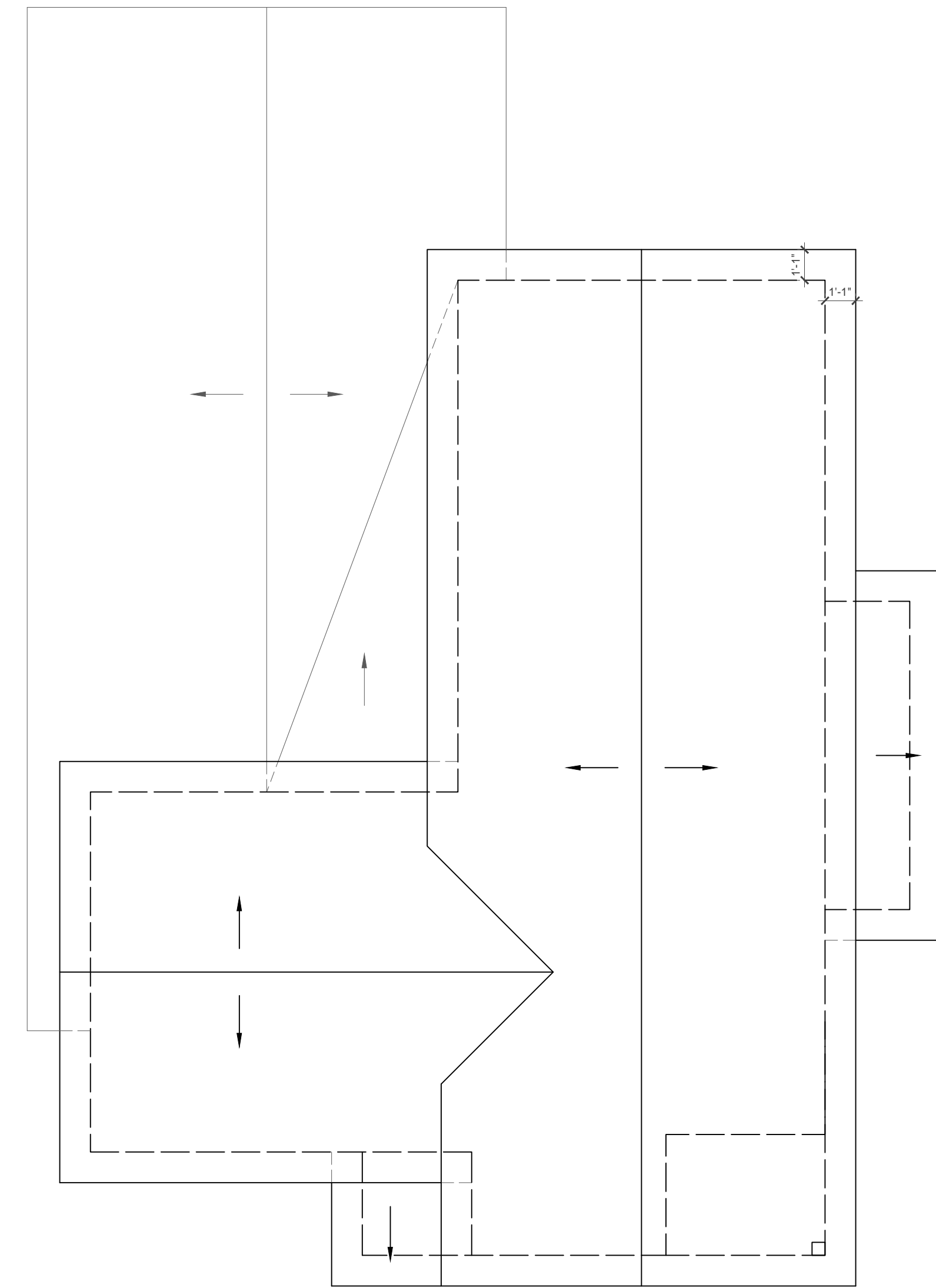
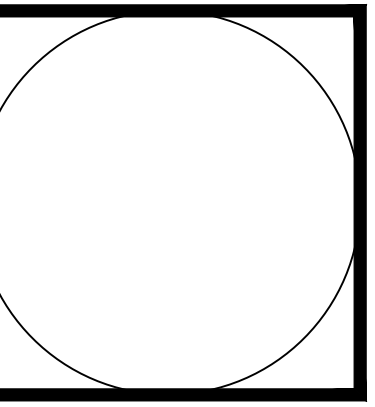


PROPOSED GROUND LEVEL PLAN  
1/4" = 1'-0"

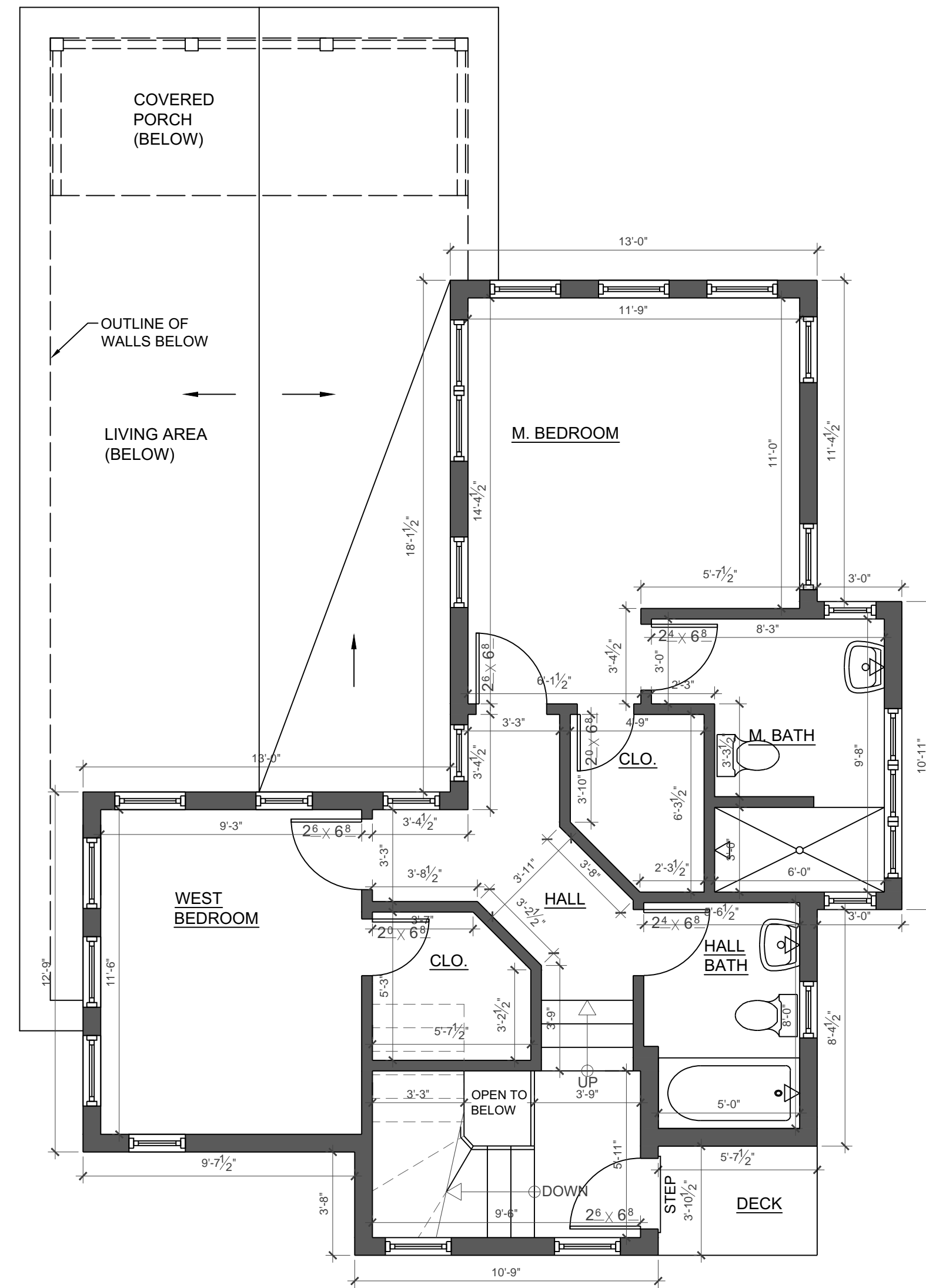
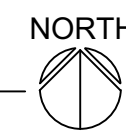


PROPOSED SITE PLAN  
1" = 20'-0"

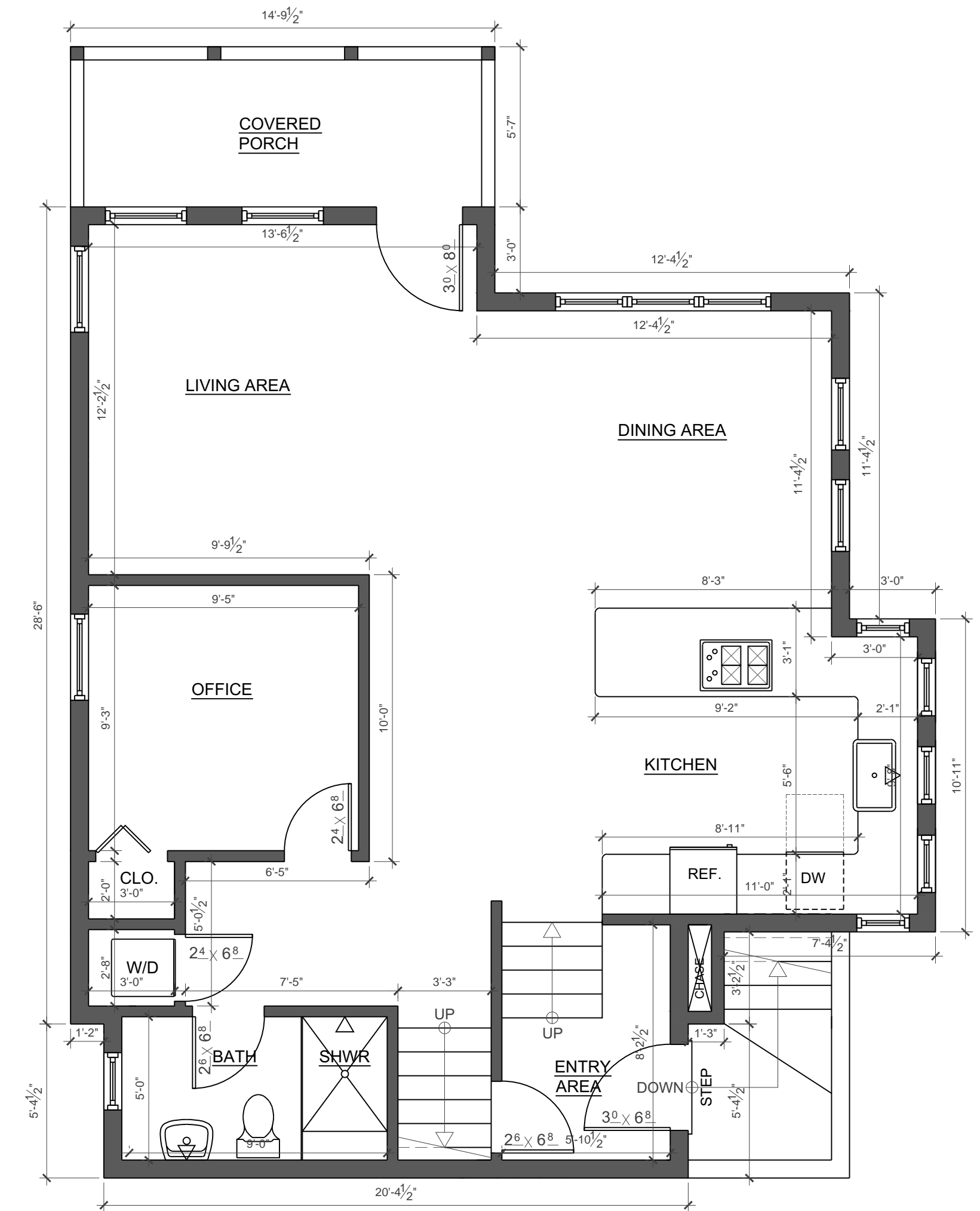
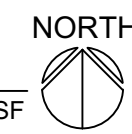




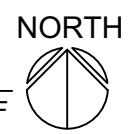
PROPOSED ROOF PLAN  
1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN  
1/4" = 1'-0" PR



PROPOSED MAIN FLOOR PLAN  
1/4" = 1'-0"



## SCHEMATIC DESIGN

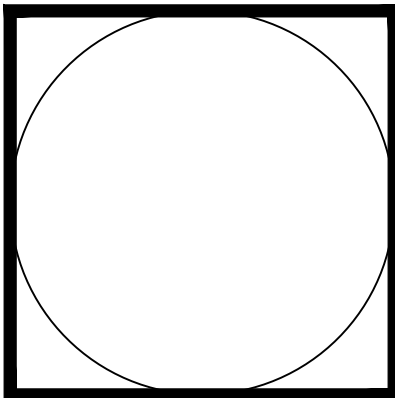
**NEW RESIDENCE  
65 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025**

DATE:  
APRIL 24, 2025

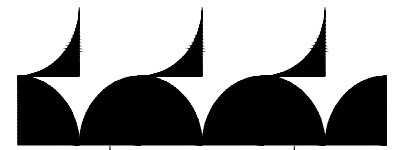
**DRAWN BY: JAR**  
**PROPOSED PLANS**

# A1





JASON RUBY  
ARCHITECTURE, LLC



1466 MOONLIGHT DRIVE  
LOCHMONT, CO 80024  
RUBY@JARB.ARHITECT.COM  
303.519.9933

SCHEMATIC DESIGN

NEW RESIDENCE  
65 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025

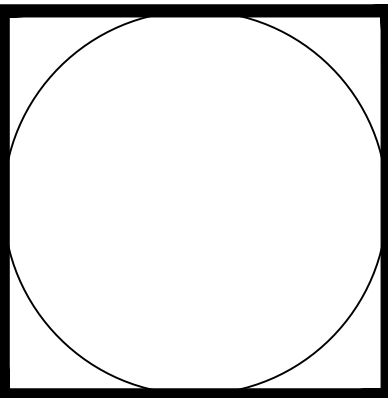
DATE:  
APRIL 24, 2025

DRAWN BY: JAR  
PROPOSED ELEVATIONS

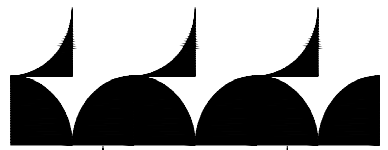
A2



PROPOSED WEST ELEVATION  
1/4" = 1'-0"



JASON RUBY  
ARCHITECTURE, LLC



1466 MOONLIGHT DRIVE  
LOCHMONT, CO 80024  
RUBYGARY@GMAIL.COM  
15031599-3503

SCHEMATIC DESIGN

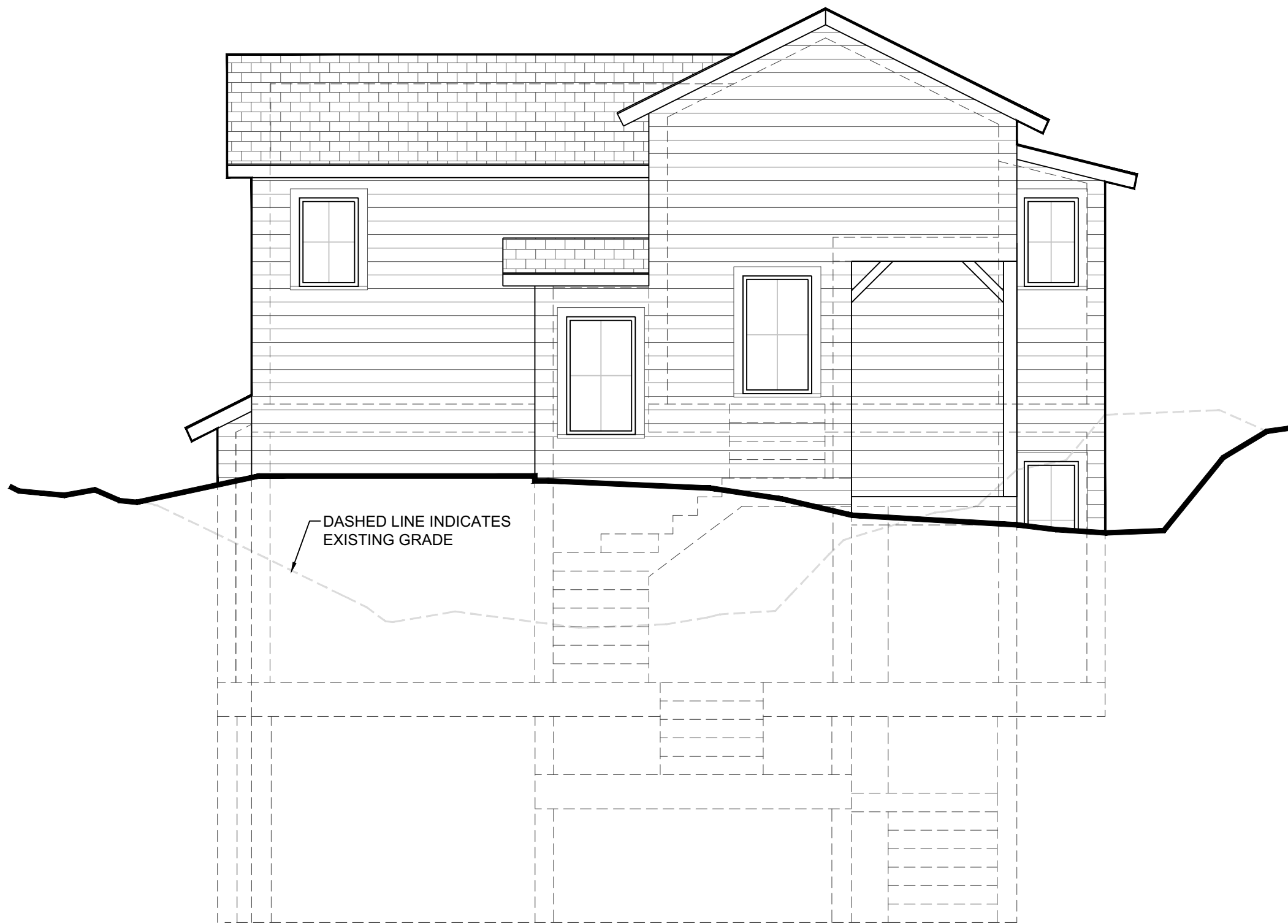
NEW RESIDENCE  
65 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025

DATE:  
APRIL 24, 2025

DRAWN BY: JAR  
PROPOSED ELEVATIONS

A3

LINE AT 30' ABOVE EXST. GRADE



PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

LINE AT 30' ABOVE EXST. GRADE



PROPOSED EAST ELEVATION  
1/4" = 1'-0"

**Walker, Samuel**

---

**From:** Jeff DeLisio <Projects@farmersres.com>  
**Sent:** Monday, July 28, 2025 10:40 AM  
**To:** Walker, Samuel  
**Subject:** [EXTERNAL] Docket # VAR-25-0002

Hello,

The Farmers Reservoir and Irrigation Company (FRICO) has no conflicts or objections to Docket # VAR-25-0002 variance request.

Thank you,

Jeff DeLisio  
**Projects Coordinator**  
Farmers Reservoir & Irrigation Company  
[80 South 27th Avenue](#)  
[Brighton, CO 80601](#)  
(303) 659-7373 Ext. 312  
[projects@farmersres.com](mailto:projects@farmersres.com)

**OFFICE HOURS**

Monday through Thursday 8:00am-4:30pm



# MOUNTAIN VIEW FIRE RESCUE

TRUST • TEAMWORK • PROFESSIONALISM

Boulder County Planning and Permitting  
2045 13<sup>th</sup> Street  
Boulder, CO 80302

Re: 65 Eldorado Springs Drive VAR-25-0002

July 30, 2025

Mountain View Fire has reviewed the proposed variance for reduced setbacks. New construction will require incorporation of wildfire hardening and particular attention paid to fire ratings of soffits, eaves, siding and windows as well as reduction of flammable vegetation within 5 feet of the home. We have no other concerns with the project and residential sprinklers will be required.

Regards,  
Michelle Kelly  
Deputy Fire Marshal  
Mountain View Fire District

**Walker, Samuel**

---

**From:** Pedrucci, Marc <pedruccim@bouldercolorado.gov>  
**Sent:** Tuesday, August 5, 2025 11:27 AM  
**To:** Walker, Samuel  
**Subject:** [EXTERNAL] VAR-25-0002

Sam,  
No comments from OSMP on this one.  
Marc

**Marc Pedrucci**  
Senior Property Agent, Real Estate Services



**City of Boulder**  
**Open Space & Mountain Parks**

C: # (720) 693-5086  
[pedruccim@bouldercolorado.gov](mailto:pedruccim@bouldercolorado.gov)

2520 55<sup>th</sup> Street | Boulder, CO 80301  
[www.osmp.org](http://www.osmp.org)



**Walker, Samuel**

---

**From:** ColoradoES, FW6 <ColoradoES@fws.gov>  
**Sent:** Friday, August 1, 2025 11:30 AM  
**To:** Morgan, Heather; Walker, Samuel  
**Cc:** Reeves, Julie  
**Subject:** Re: [EXTERNAL] Referral Packet for VAR-25-0002: Griffith Setback Reductions at 65 Eldorado Springs Drive

Dear Samuel Walker,

Thank you for contacting the U.S. Fish and Wildlife Service (Service) regarding the proposed Griffith Setback Reductions at 65 Eldorado Springs Drive (VAR-25-0002) project (Project) in Boulder County, Colorado. The Service has reviewed your Project and has no concerns with this Project resulting in impacts to species listed as candidate, proposed, threatened, or endangered or critical habitat listed under the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.).

For future projects, you may also be able to use our new determination key in IPaC (<https://ipac.ecosphere.fws.gov/>) to receive a review and automated response, and will not need to contact my office for further review if a project is determined to have no effect on our species.

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. I can be reached at Julie\_Reeves@fws.gov.

Julie Reeves, Grasslands Biologist  
*for*

---

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

---

**From:** Morgan, Heather <hmorgan@bouldercounty.gov>  
**Sent:** Thursday, July 24, 2025 8:25 AM  
**To:** Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>; 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>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>; Stadele, Lee <leestadele@bouldercounty.gov>; Stadele, Lee <leestadele@flagstaffsurveying.com>; Ruzzin, Mark <mruzzin@bouldercounty.gov>; Floodplain Admin <floodplainadmin@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; #WildfireMitigation <WildfireMitigation@bouldercounty.gov>; eldocommunity@gmail.com <eldocommunity@gmail.com>; info@eldoradosprings.com <info@eldoradosprings.com>; ReferralsXcelDistribution@xcelenergy.com <referralsxceldistribution@xcelenergy.com>; Ranglos, Chris <ranglosc@bouldercolorado.gov>; Collins, Bethany <collinsb@bouldercolorado.gov>; Pedrucci, Marc <pedruccim@bouldercolorado.gov>; sarah.brucker@state.co.us <sarah.brucker@state.co.us>; eldorado.park@state.co.us <eldorado.park@state.co.us>; john.carson@state.co.us <john.carson@state.co.us>; stephanie.sisnroy@state.co.us <stephanie.sisnroy@state.co.us>; mike.mchugh@state.co.us <mike.mchugh@state.co.us>; Gill, Lisa <lisa.gill@state.co.us>; ColoradoES, FW6 <ColoradoES@fws.gov>; prevention@mvfpd.org <prevention@mvfpd.org>  
**Cc:** Walker, Samuel <swalker@bouldercounty.gov>  
**Subject:** [EXTERNAL] Referral Packet for VAR-25-0002: Griffith Setback Reductions at 65 Eldorado Springs Drive

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

Please find attached the referral packet for **VAR-25-0002: Griffith Setback Reductions** at **65 Eldorado Springs Drive**.

Please return responses and direct any questions to [Samuel Walker](#) by **August 8, 2025**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

**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](mailto:hmorgan@bouldercounty.gov) | (720) 864-6510 | [www.boco.org/cpp](http://www.boco.org/cpp)

*My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 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](http://www.BoulderCounty.gov)

July 29, 2025

To: Sam Walker, Planner II

From: Sarah Heller, Floodplain Program Planner

Subject: Docket VAR-25-0002: Griffith Setback Reductions

Request: Variance request to reduce the side yard setbacks along the east and west property lines from 10 ft. (required) to 4 ft. (proposed) for construction of a new residence on a .25-acre property in the Estate Residential zoning district.

Location: 65 Eldorado Springs Drive, located south of Eldorado Springs Drive, approximately 2.9 miles west of the intersection of S. Foothills Highway and Eldorado Springs Drive, in Section 30, Township 1S, Range 70W.

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

1. We have no concerns with the setback reduction. No portion of the property is within the Floodplain Overlay (FO) District. A Floodplain Development Permit (FDP) is not required for development on this property.

Additional Information:

The Floodplain Management Program recommends that all homeowners maintain flood insurance, regardless of whether a structure is in a mapped floodplain. In 2021, the National Flood Insurance Program (NFIP) changed how flood insurance premiums are rated. As a result, homeowners may see flood insurance savings by implementing flood mitigation measures, even for structures outside the mapped floodplain. These measures may include: building farther away from flooding sources; building on higher ground; elevating the first floor above adjacent grade; filling in crawlspaces and basements or adding flood vents to such enclosed spaces; and elevating mechanical and electrical equipment above the first floor. We recommend that you contact your insurance agent to discuss the impact of the proposed development on your flood insurance rate. Boulder

County residents receive discounts on NFIP premiums because of the county's participation in the program, but there are also private options available.

This concludes our comments at this time.

Please contact Sarah Heller at [sheller@bouldercounty.gov](mailto:sheller@bouldercounty.gov) to discuss this referral.



## Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
303-678-6200 • POSinfo@bouldercounty.org  
[www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org)

**TO:** Sam Walker, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** August 8, 2025  
**SUBJECT:** Docket VAR-25-0002, Griffith, 65 Eldorado Springs Drive

Staff has reviewed the submitted materials, and does not expect significant natural resource impacts from the proposal. None of the natural resources, as mapped on the parcel in the Comprehensive Plan, should be significantly impacted. If the variance is approved, standard revegetation should be required after subsequent construction.





## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

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

### Access and Engineering Referral

Aug 7th, 2025

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Access & Engineering

SUBJECT: Docket VAR-25-0002: Griffith Setback Reductions Road at 65 Eldorado Springs Drive

The Development Review Team – Access & Engineering (A&E) staff has reviewed the above referenced docket and has the following comments:

1. The subject properties are accessed from Eldorado Springs Drive, a platted private street in the townsite of Eldorado Springs as identified on the First Addition to Moffat Lakes plat recorded May 27, 1905 (Rec. No. 90039920). Legal access is demonstrated via adjacency to the platted private street as described above.
2. A&E have no concerns with the proposed variance. Plans submitted during site plan review and building permit will need include additional information about site drainage and the access.

This concludes our comments at this time.



## 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](http://www.BoulderCounty.gov)

### Wildfire Mitigation Team Referral Response

**TO:** Sam Walker, Planner II  
**FROM:** Kyle McCatty, Senior Wildfire Mitigation Specialist Supervisor  
**DATE:** August 8, 2025  
**RE:** Referral Packet for VAR-25-0002: Griffith Setback Reductions at 65 Eldorado Springs Drive

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

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Wildfire mitigation is not required for the variance. Although the risk of structure-to-structure fire spread is significant, the proposed variance itself does not increase the overall risk to life and property from a wildfire because the effectiveness of defensible space is already reduced due to the current distance from the existing residence to the property boundary.

However, if a Site Plan Review is required, the following requirements should be expected because of the risk of structure-to-structure fire spread:

- Where less than 25 feet from the property boundary lines:
  - Exterior walls of buildings or structures shall be not less than 1-hour fire-resistance-rated construction on the exterior side.
  - Tempered glass is required. At least one of the panes of the glass must be ¼ inch tempered glass.
  - The following materials will not be allowed:

- Wood and fire-retardant-treated wood
  - Heavy timber (IBC Section 602.4) and log wall construction (see definition in R327) are allowed.
- Nothing shall be elevated unless otherwise necessary for some other life and safety concern. Exception: Decks are allowable if constructed of metal, stone, concrete, or some other noncombustible material, including decking.
- Where greater than 25 feet from the property boundary lines:
  - Tempered glass is required.
  - Wood and fire-retardant-treated wood are not allowed.
  - Heavy timber (IBC Section 602.4) and log wall construction (see definition in R327) are allowed.
  - The Deck surface must be an ASTM E84 (UL 723) flame-spread index no greater than 25.



**Walker, Samuel**

---

**From:** LU Land Use Planner  
**Sent:** Tuesday, August 5, 2025 8:34 AM  
**To:** 'Jeff Woodward'; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Comments on VAR-25-0002

Jeff,  
 Thank you for your comments, they have been added to the project file and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the Board of Adjustment for their consideration.

If you would like to view additional information about the proposal, you can do so here.

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner III| Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

---

**From:** Jeff Woodward <jeffrey.b.woodward@gmail.com>  
**Sent:** Monday, August 4, 2025 8:14 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Comments on VAR-25-0002

Dear Planner Sam Walker,

I'm writing to express my enthusiastic support for my neighbor's variance request, Docket # VAR-25-0002, Griffith Setback Reductions.

I haven't reviewed their plans in detail—and I don't plan to—but I support their right to make improvements to their property. From what I understand, their request sounds reasonable, and I have no objection. More importantly, I believe people should have some flexibility to adapt their homes and land to fit changing needs without having to jump through unnecessary hoops.

To be honest, I'm not sure requests like this should require a variance in the first place. And I certainly don't think neighbors need to weigh in on every small change someone makes to their own property. These kinds of projects—modest, well-intentioned, and clearly not harmful—should be encouraged, not treated like exceptions.

Thanks for your time and for helping steer the county toward a more adaptable and abundant future.

Sincerely,  
Jeff Woodward  
146 Artesian Drive  
Eldorado Springs, CO 80025