



**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 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. 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

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