



# 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.org](http://www.bouldercounty.org)

## BOULDER COUNTY BOARD OF ADJUSTMENT

### AGENDA ITEM

Wednesday July 6, 2022 4:00 P.M.

#### PUBLIC HEARING

**STAFF PLANNER:** Sam Walker, Planner II

**RECOMMENDATION:** Staff recommends denial of the proposal.

#### Docket VAR-21-0006: Schreck Barn Setback Variance

Request:	Request for a 54-foot reduction in the required 110-foot supplemental setback from the centerline of Baseline Road, to allow for the construction of a 984-square-foot agricultural barn within the setback.
Location:	7856 Baseline Road, approximately .6 miles east of the intersection of Baseline Road and N. 75th Street.
Zoning:	Estate Residential (ER) Zoning District
Applicant/Property Owner:	Derek Schreck & Rebekah Powell

#### PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 5
○ Application Materials (Attachment A)	A1 – A21
○ Referral Agency Responses (Attachment B)	B1 – B7
○ Adjacent Property Owner Comments (Attachment C)	C1

#### SUMMARY

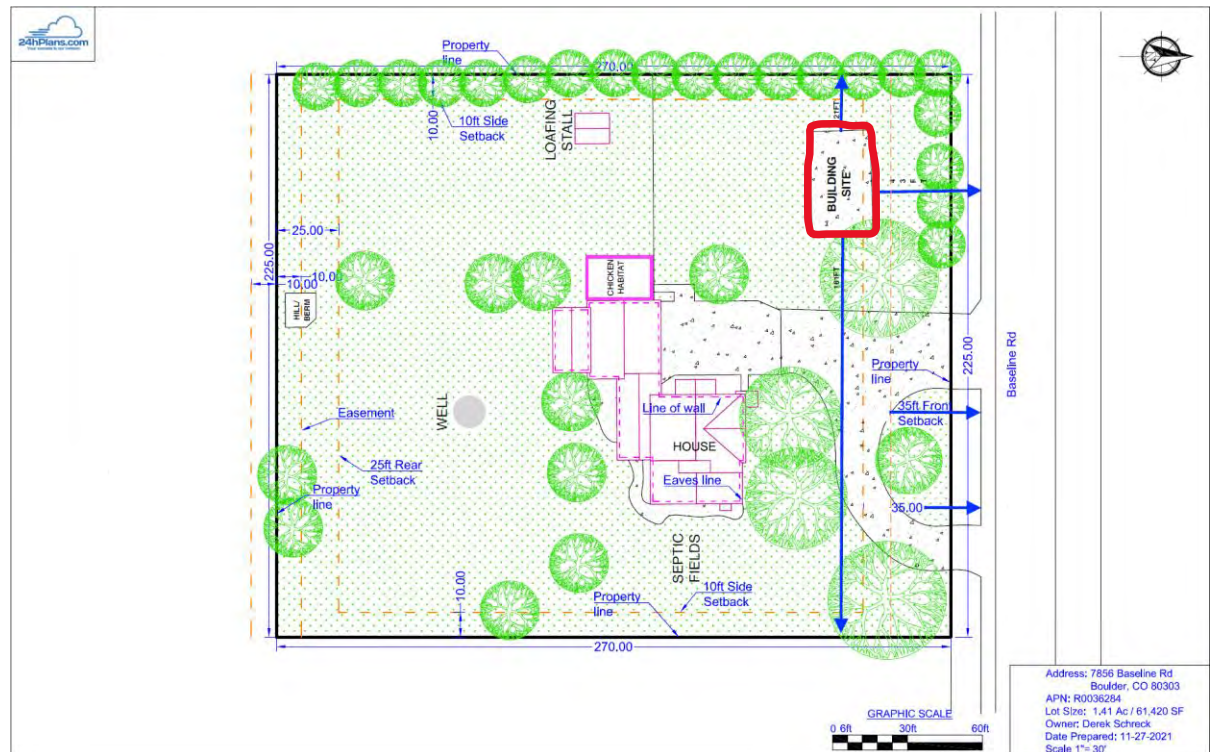
The applicant requests a 54-foot reduction in the supplemental setback from the centerline of Baseline Road to facilitate the construction of a small barn within the setback. Staff recommends that this variance request be denied because the applicable review criteria in Article 4-1202(B)(2) of the Boulder County Land Use Code (the Code) cannot be met.

#### DISCUSSION

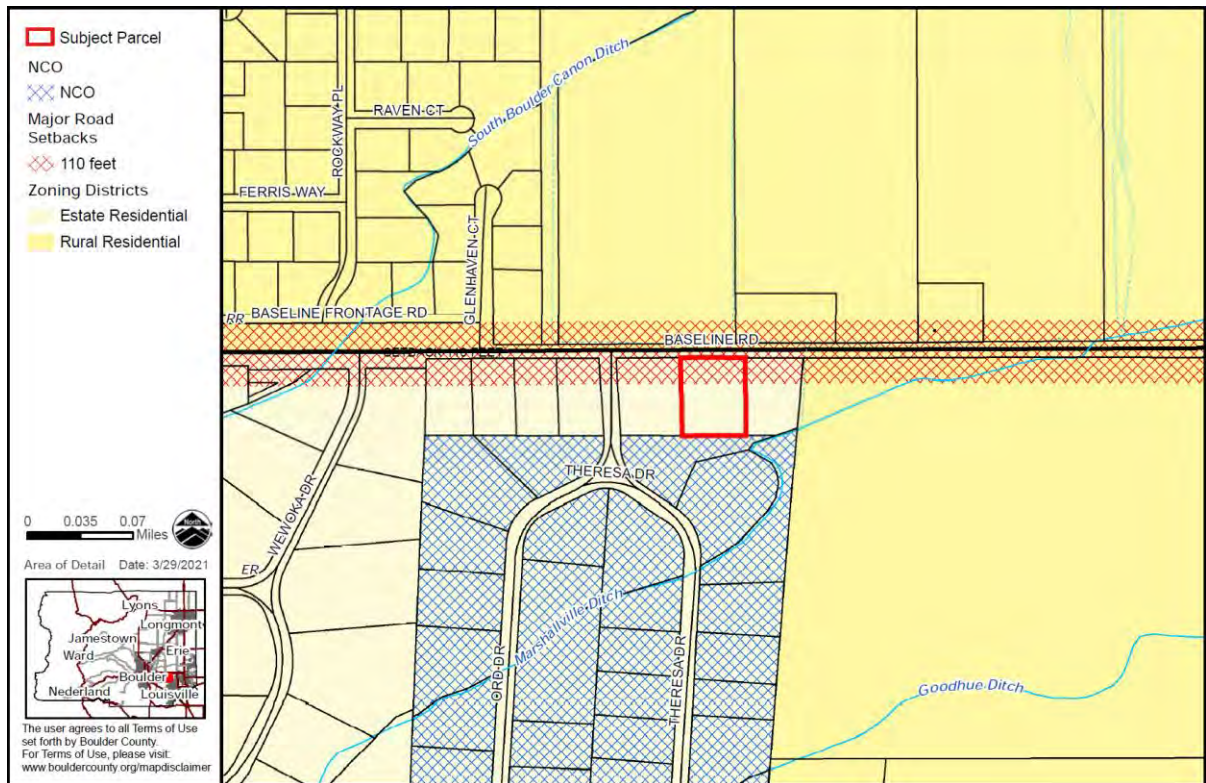
The subject property is located within the Fairview Estates subdivision. It includes both the entirety of Lot 22 from the original platting, as well as the eastern half of Lot 23. The merger of these parcels

was recently administratively approved as part of EP-22-0001 Schreck Lot Merger. The property is approximately 1.4 acres in size and is located in the Estate Residential zoning district. Although most lots within Fairview Estates are accessed via Ord Drive, Theresa Drive, or Fairview Road, the subject parcel is one of several that front and take access via Baseline Road.

Baseline Road is identified in the Boulder County Road Map with a functional classification of Minor Arterial, and has an accompanying supplemental setback requirement of 110 feet measured from the existing roadway centerline per Article 7-1403.B.3.c of the Code. The applicants propose to reduce this required setback to facilitate the construction of a small agricultural barn on a concrete pad constructed for the purpose.



**Figure 1: Applicant's site plan showing proposed barn location outlined in red (North to the right).**



**Figure 2: Zoning map indicating required supplemental setback.**

## 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 C) and summarized below.

**Boulder County Parks & Open Space** – This division expressed no concerns with the variance request, but noted that there appear to be other viable locations for the proposed barn and strongly recommended the removal of Russian Olive trees from the parcel.

**Boulder County Engineering Review** – This division confirmed the property is legally accessed via Baseline Road, noted that there are no current plans for Baseline Road to be widened (but that the barn may need to be relocated if the road is widened in the future), indicated that no new access points are allowed to Baseline Road, and that an Access Permit will be issued at the time of building permit review for the proposed barn.

**Agencies indicating no conflicts:** Boulder County Building Safety & Inspection Services Team, and Mountain View Fire Protection District.

**Agencies that did not respond:** Boulder County Long Range Planning, Boulder County Assessor, Boulder County Attorney's Office, Boulder County Environmental Health / Water Quality, Boulder County Public Works, XCEL Energy, and Colorado Department of Transportation.

**Adjacent Property Owners** – 92 referrals were sent to nearby property owners, and staff received one comment in support of the applicant's 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 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;***

The subject parcel is characterized by a slight upward slope running from north to south, and is largely clear of vegetation and geographic features that would otherwise inhibit construction of the barn outside of the setback. Staff do not find that the physical circumstances of the property are extraordinary. Rather they are typical of many subdivided lots in the plains areas of the County.

Therefore, staff finds this criterion cannot be met.

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

Staff does not find that the physical circumstances of the property are extraordinary, or that the strict application of the code creates an exceptional or undue hardship on the property owner. The required 110-foot setback prevents construction close to Baseline Road, but there are other areas of the property on which a small barn could conceivably be built without the requested setback reduction.

Therefore, staff finds this criterion cannot be met.

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

Residential development on the property predates the County's adoption of the supplemental setback, which the applicants seek to reduce. However, staff find that the proposal to reduce the supplemental setback for the construction of a new structure would be a self-imposed hardship because there are other areas of the property where the structure could conceivably be built without encroaching on any required setbacks.

Therefore, staff finds the hardship is self-imposed and 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 do not anticipate that the proposed variance will adversely affect the uses of adjacent properties as permitted under the Code. A reduction in the required supplemental setback would allow for development closer to Baseline Road, where many nearby properties already have existing development that encroaches on the same setback because those developments predate the setback's adoption.

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. As previously stated, development on other parcels along

Baseline Road often encroaches into the required setback because much of the area was developed prior to the setback's adoption.

Furthermore, approval of the variance would facilitate the construction of a small agricultural structure in the place where the property owners feel it would best fit their use of their property. Small agricultural structures are common in the Estate Residential zoning district and are visible on several nearby properties.

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.*

There is no indication that the proposed variance would adversely affect the health, safety, or welfare of Boulder County citizens, and no referral agency or nearby property owners responded with such concerns.

However, staff finds that the proposed variance would conflict with Policy TR 3.01 of the Comprehensive Plan, which requires that the County prioritize travel corridors "in order to benefit the most people, and connect all parts of the County, give priority to improving mobility in, and the maintenance and rehabilitation of, the County's arterial and collector transportation corridors". The proposed variance would reduce the viability and future scalability of a minor arterial roadway corridor.

Therefore, staff finds this criterion cannot be met.

#### **RECOMMENDATION**

As discussed above, four of the six criteria for a variance were not met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **DENY Docket VAR-21-0006: Schreck Barn Setback Variance.**





## 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) <i>7856 Baseline Rd. Boulder, CO 80303</i>			
Subdivision Name <i>Fairview Estates - BOV</i>			
Lot(s) <i>22+E 1/2 23</i>	Block(s)	Section(s) <i>01</i>	Township(s) <i>1S</i>
Area in Acres <i>1.41</i>	Existing Zoning <i>ER</i>	Existing Use of Property <i>single family residence</i>	Range(s) <i>70</i>
Proposed Water Supply <i>individual well</i>		Proposed Sewage Disposal Method <i>septic</i>	

### Applicants:

Applicant/Property Owner <i>DEREK SCHRECK</i>		Email Address <i>SCHRECK.DEREK@GMAIL.COM</i>	
Mailing Address <i>7856 Baseline Rd.</i>			
City <i>Boulder</i>	State <i>CO</i>	Zip Code <i>80303</i>	Phone <i>C: 702-526-0236</i>
Applicant/Property Owner/Agent/Consultant <i>Rebekah Powell</i>		Email Address <i>REBEKAH.POWELL@GMAIL.COM</i>	
Mailing Address <i>7856 Baseline Rd.</i>			
City <i>Boulder</i>	State <i>CO</i>	Zip Code <i>80303</i>	Phone <i>C: 615-944-8905</i>
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 <i>[Signature]</i>	Printed Name <i>DEREK SCHRECK</i>	Date <i>11/26/2021</i>
Signature of Property Owner <i>[Signature]</i>	Printed Name <i>Rebekah Powell</i>	Date <i>11/26/2021</i>

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

Form: P/01 • Rev. 04.28.16 • [g:/publications/planning/P01PlanningApplicationForm.pdf](http://g:/publications/planning/P01PlanningApplicationForm.pdf)





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Vicinity

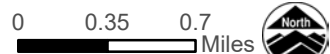
7856 Baseline

Subject Parcel

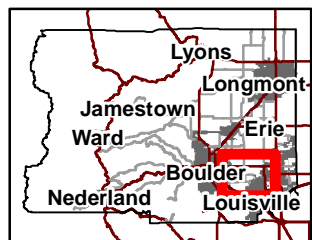
Municipalities

## Subdivisions

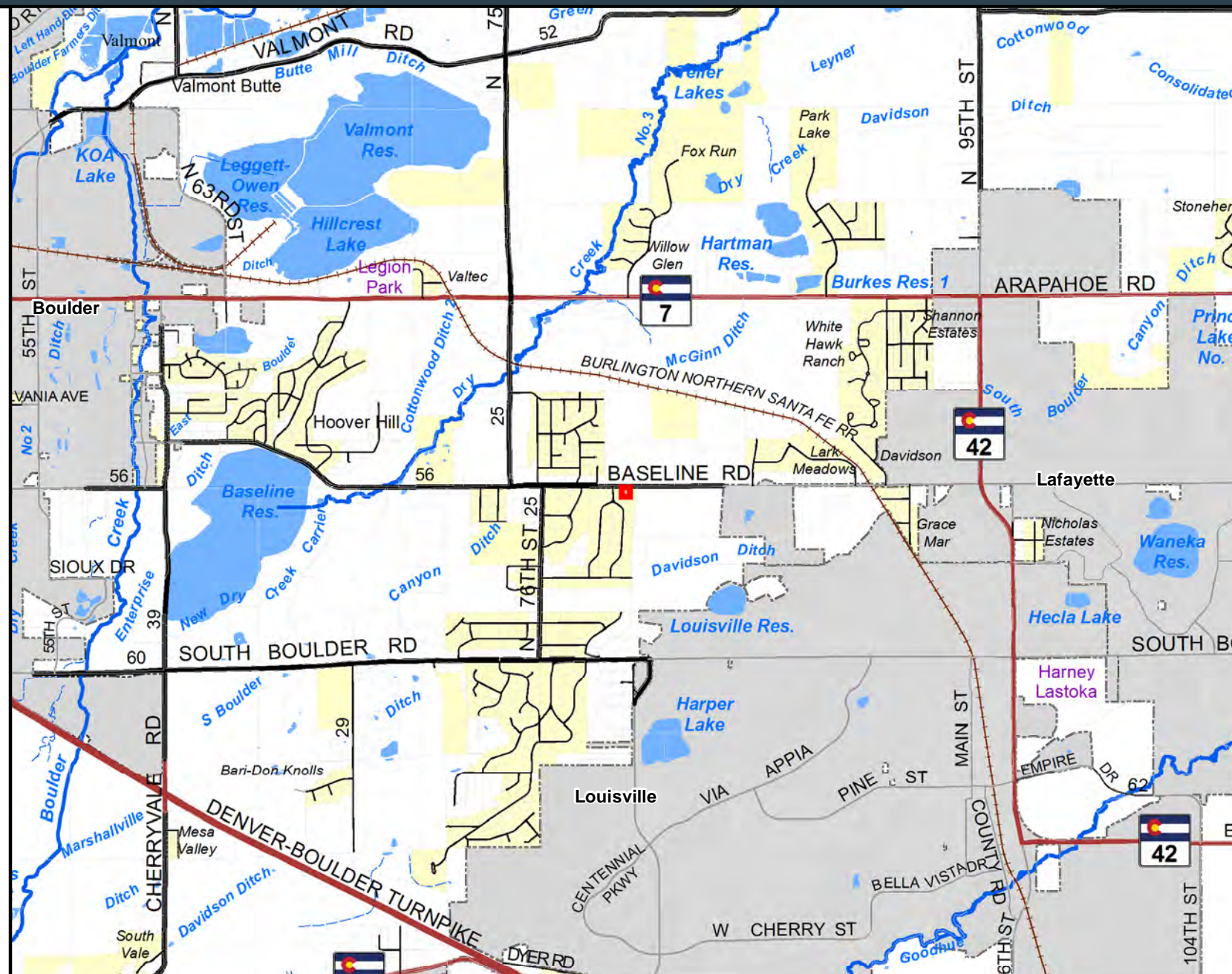
Subdivisions



Area of Detail Date: 3/29/2021



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Location

7856 Baseline

 Subject Parcel

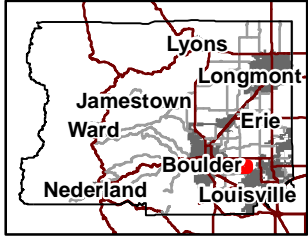
**Subdivisions**

 Subdivisions

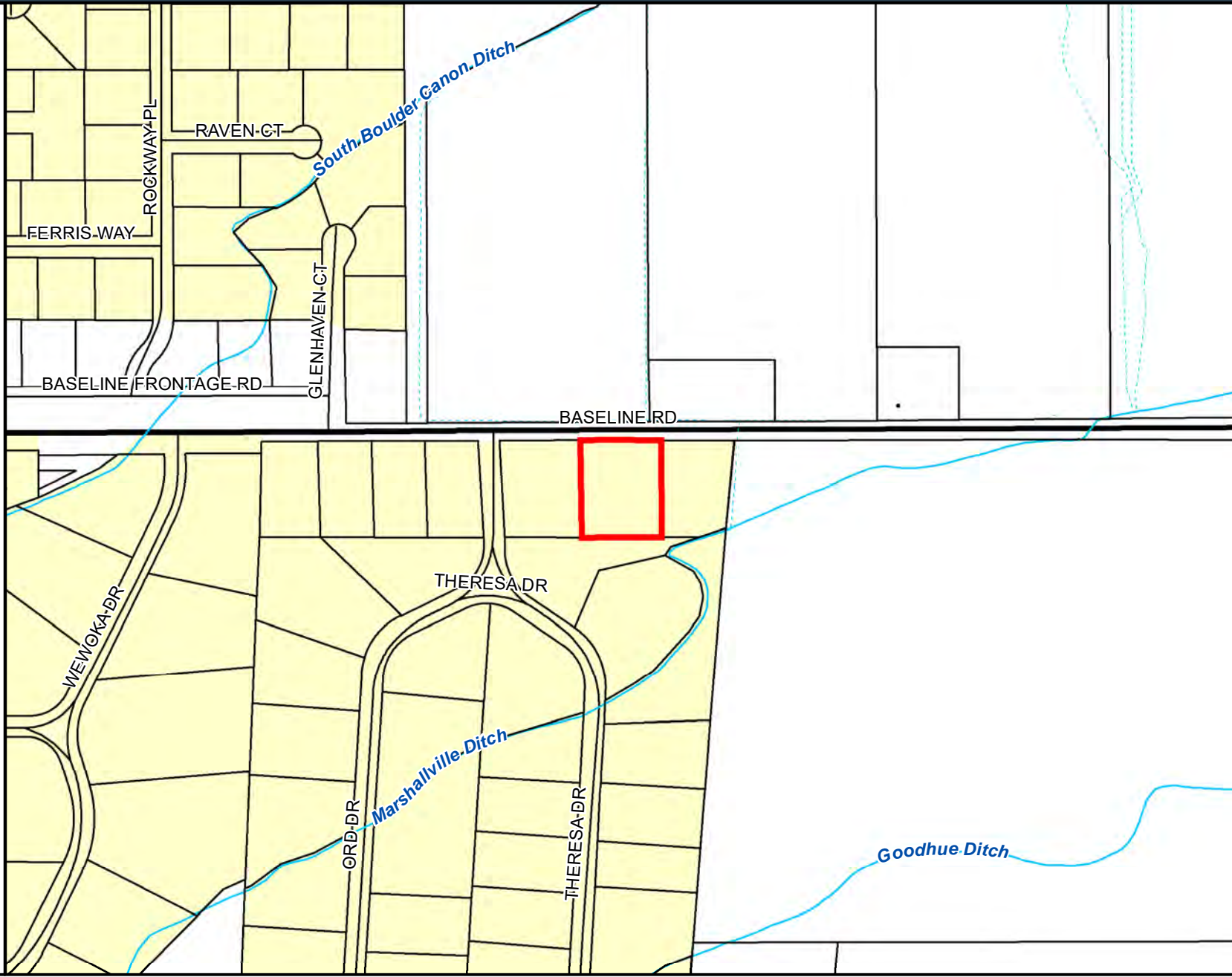
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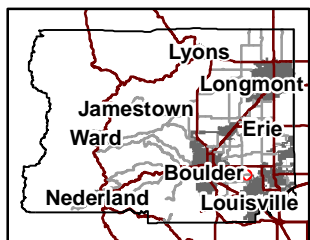
Aerial

7856 Baseline

 Subject Parcel

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Aerial

7856 Baseline

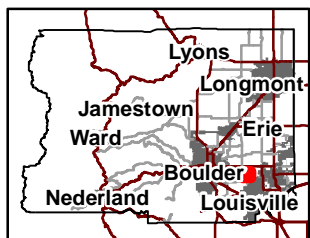
 Subject Parcel



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Miles



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 Subject Parcel

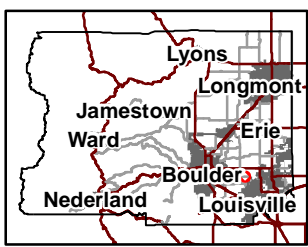
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 Ag of National Importance

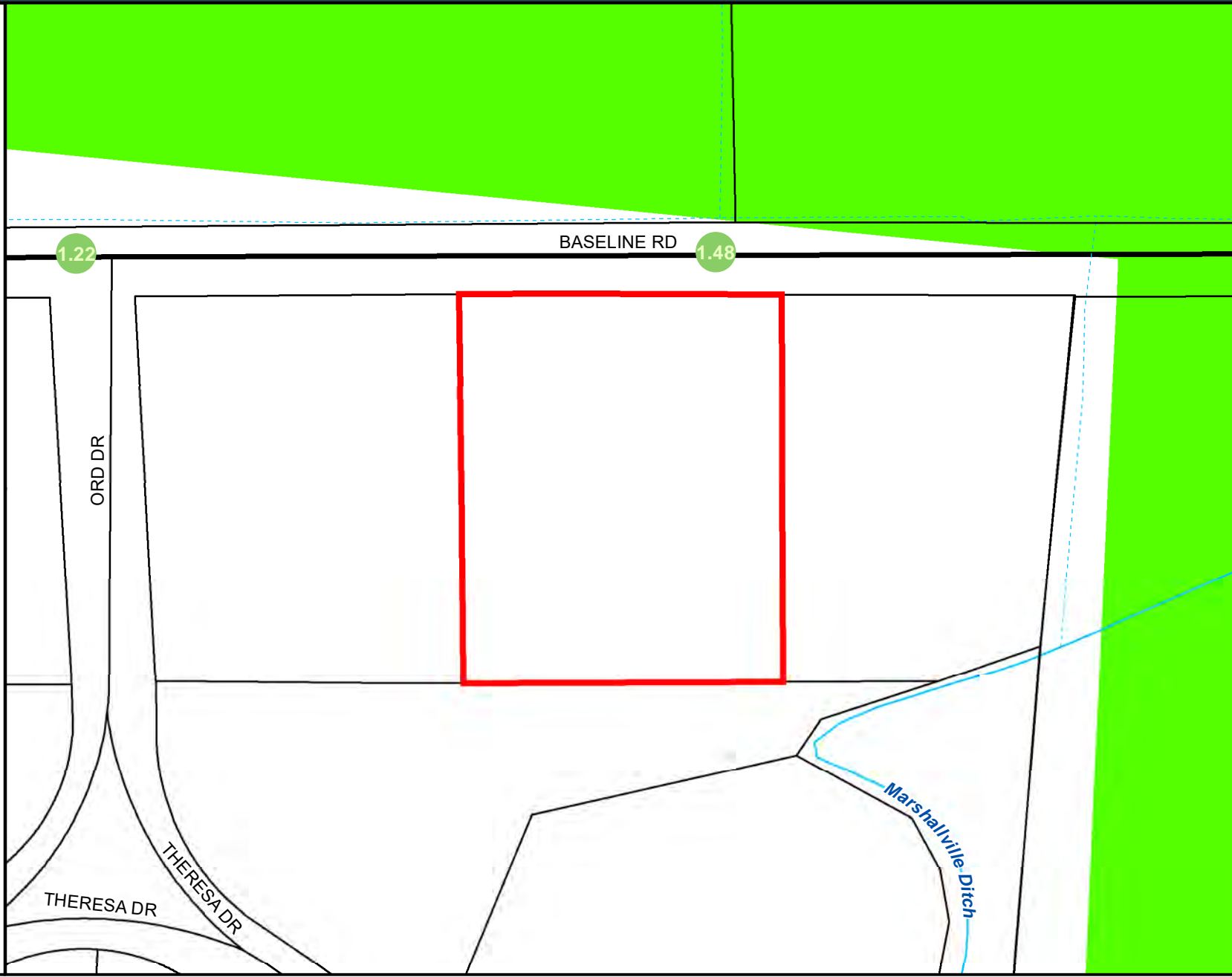
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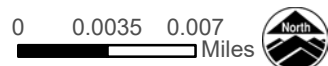
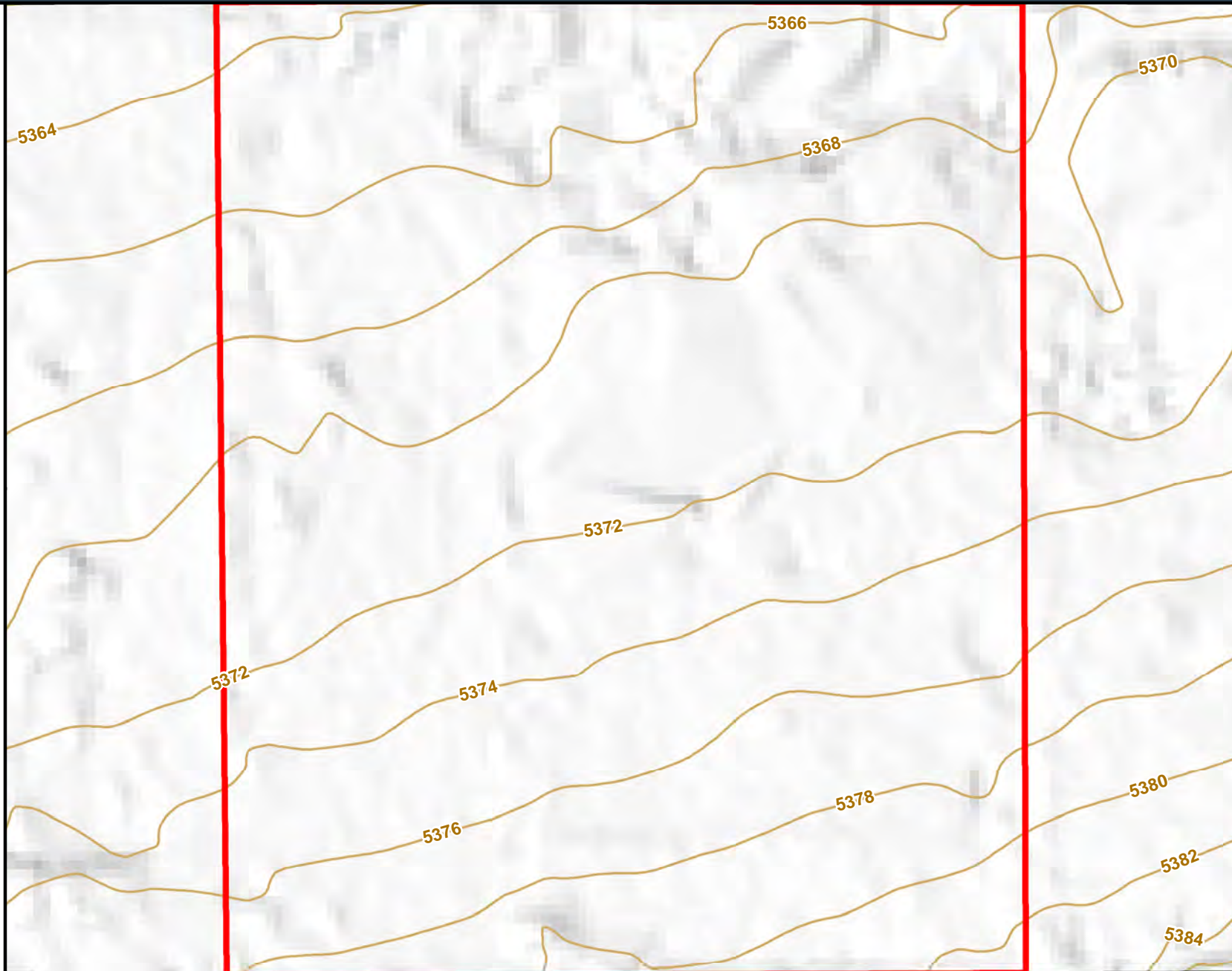
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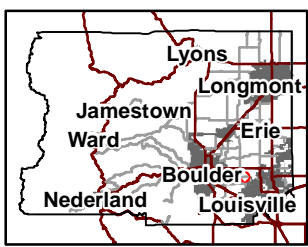
## Elevation Contours

7856 Baseline

-  Subject Parcel
-  Contours 2'



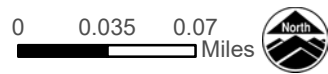
Area of Detail Date: 3/29/2021



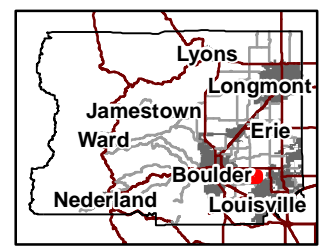
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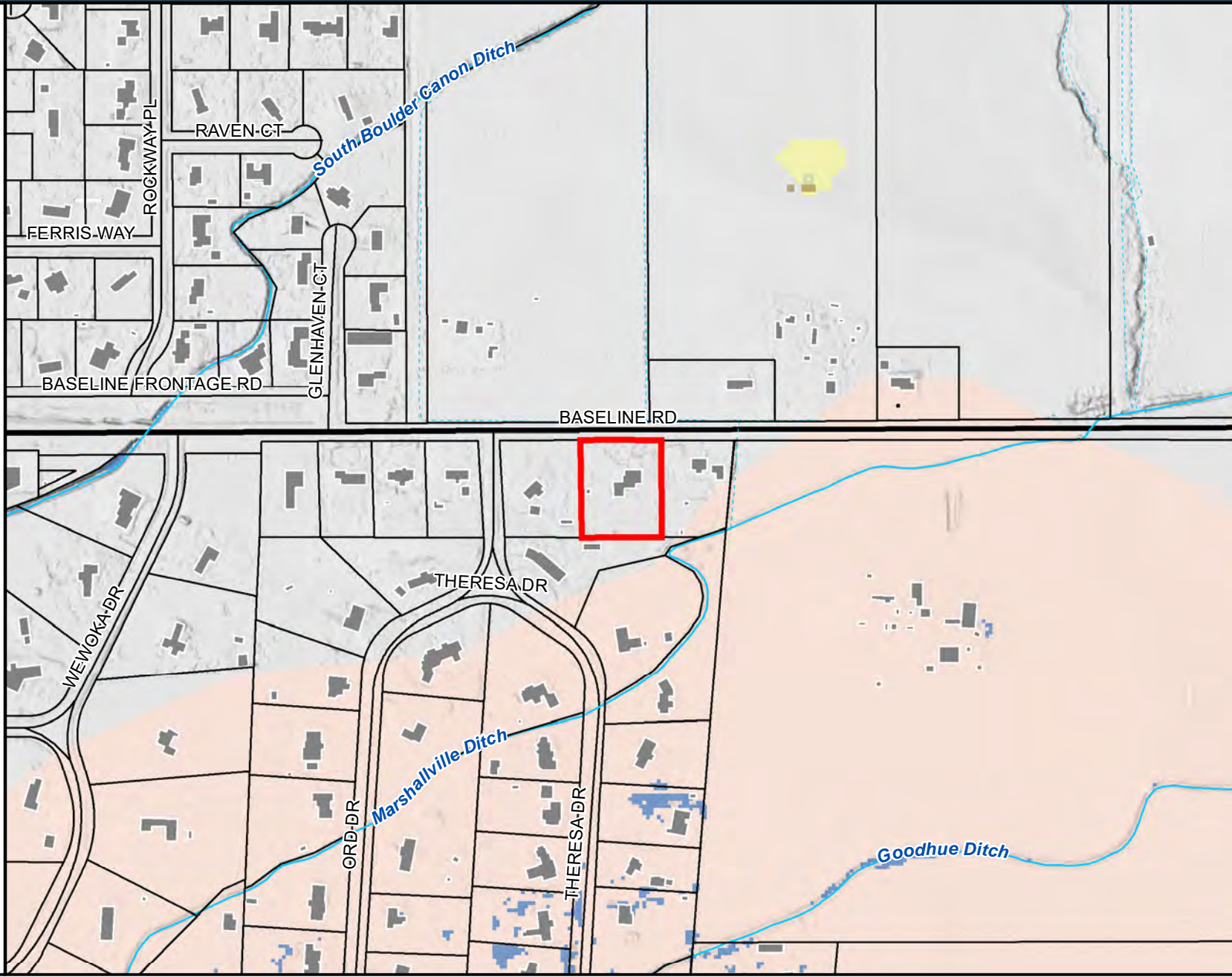
- Subject Parcel
- Debris flow susceptibility area
- Rockfall susceptibility area
- Landslide high susceptibility area
- Moderate Swelling Soil Potential



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Planning Areas

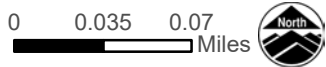
7856 Baseline

Subject Parcel

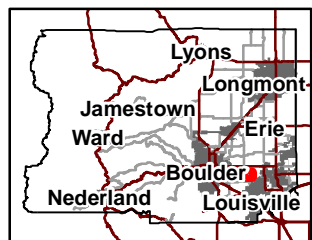
Active IGA  
Boundary

**Active IGA  
Designation**

BVCP



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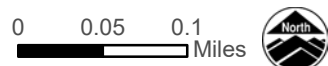
Public Lands & CEs

7856 Baseline

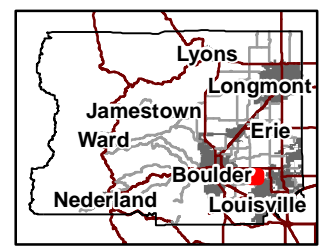
Subject Parcel

## Boulder County Open Space

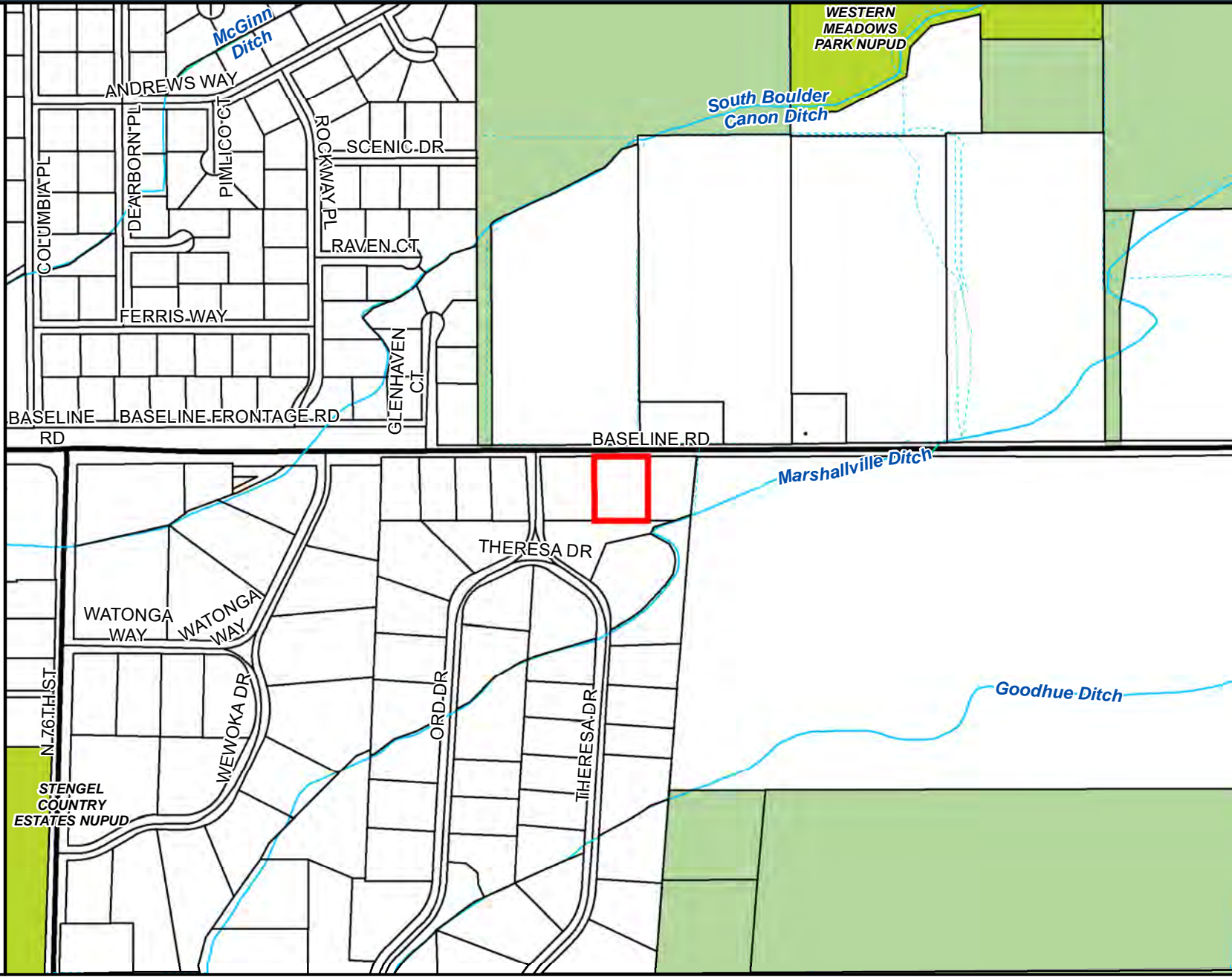
- County
- Conservation Easement
- OSMP Properties



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Zoning

7856 Baseline

Subject Parcel

NCO

NCO

Major Road  
Setbacks

110 feet

Zoning Districts

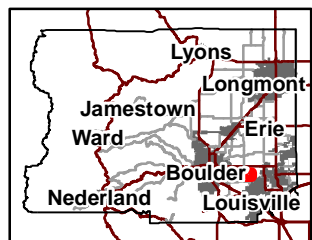
Estate Residential

Rural Residential

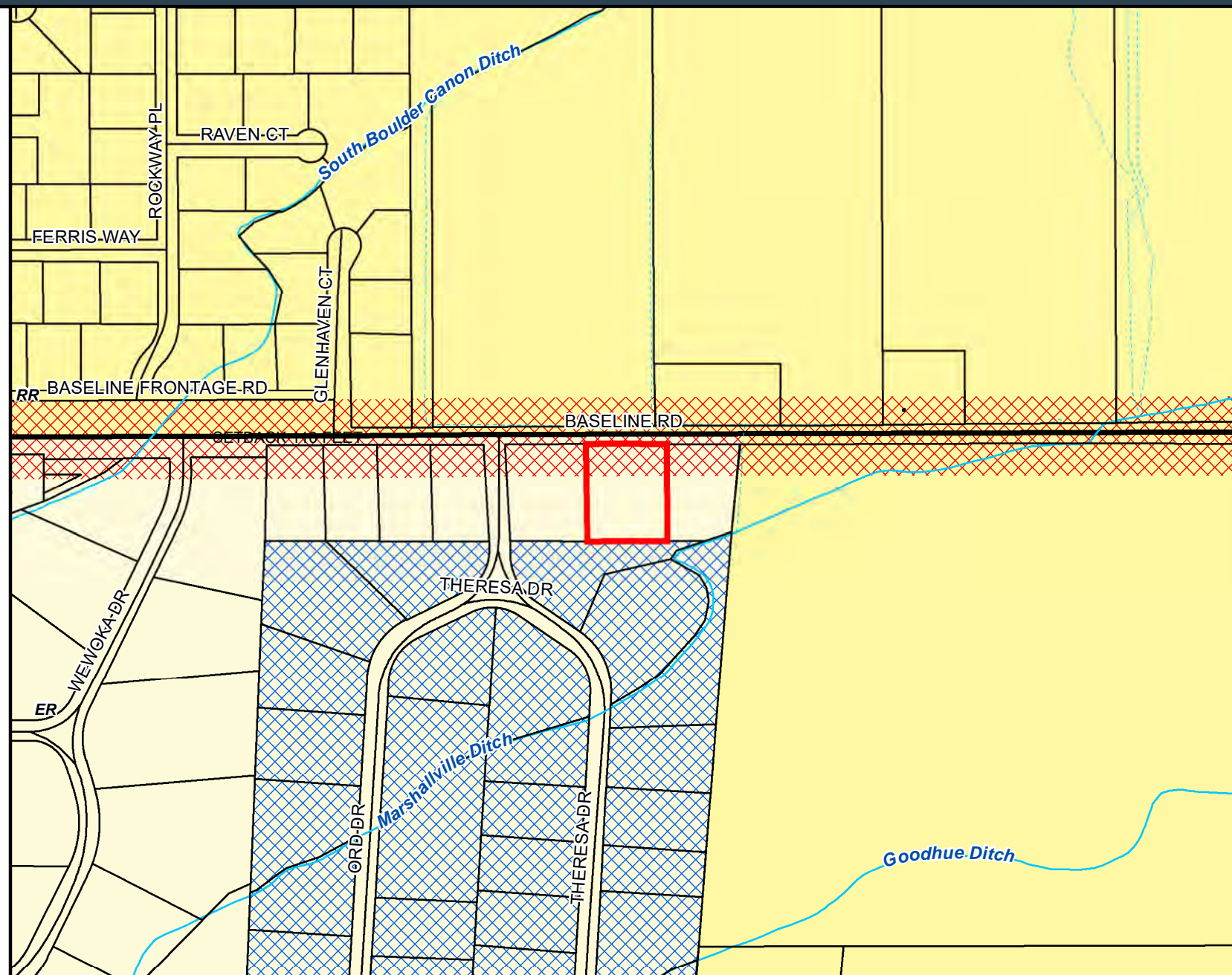
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**Boulder County Land Use Department**

 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.

<i>Please See Attached</i>

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


- C. The hardship is not self-imposed.


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


- 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,


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


Applicant or Agent Signature:

Date:

*11/26/2021*



## BOA Hardship Statement

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

The property in question is subject to several unique circumstances which I feel render a slight variance to the supplemental front setback reasonable and appropriate including narrowness, topography, and extent mature trees. The primary irregularity, however, is the supplemental setback itself. The zoning of the subject property, as well its immediate neighbors, is Estate Residential, mandating a 35' front setback for structures. However, at some point, properties on Baseline Rd. were mandated to have an additional setback of 110' from the centerline of the road, bringing the overall front setback of ER properties along Baseline Rd. to approximately 90', a setback that the vast majority of existing homes in the immediate area, including my own, fall within. Indeed, of the seven homes along my block of Baseline, I can see only one via the county map which satisfies this supplemental setback. Such a large requirement prohibits development on up to half the total area of the parcels along Baseline. Were the subject property anywhere else in Fairview Estates other than along Baseline, this waiver process would not be necessary. Being that this supplemental requirement affects a minority of properties, I would consider the more than doubling of the required front setback an exceptional irregularity. I also understand that such rules are put in place with an eye to the future, and would respect an objection were I seeking to add residential square footage. However, the waiver in question is to permit the erection of a metal storage barn for agricultural purposes without utilities. This is a kit building which can easily and quickly be installed, and, if needs be, removed. And the existing building pad upon which we seek to erect the barn is 56' from the centerline of the road, and 43' from the front edge of the property, generously within the 35' otherwise required of ER zoned properties. As such, I feel that it is a reasonable ask to allow this variance to just the front setback, as the barn's placement would easily satisfy the Code were the subject property elsewhere in the neighborhood.

Narrowness is also a factor with regards to the subject property. It is made up of Lot 22 and half of East Lot 23 with the main residence being built in the middle-front of the plot. This creates two narrow strips of land providing access to the majority of the usable space behind the residence. The eastern side of the property is made up of the septic fields, and so cannot be built upon, leaving the narrow strip at the west as the only plausible site. The entire western boundary as well as the northern boundary of the subject parcel are planted with decades old olive and Silver Maple trees, shielding the property from view, as well as the building pad. It would be impossible to place the barn at the 90' setback mark along this narrow parcel. It would line up with the detached garage of the home, and stretch almost the entire width of the pasture, effectively cutting off access to the entire rear acre of the site.



As you move from North to South along the plot, you will notice a change of slope of around 14 feet. This is clearly documented in the County's topographical maps of the area provided in the SPRW application materials. Although not exactly mountainous, such a slope would necessitate the removal via excavation and grading of a substantial amount of earth to accommodate a foundation, which would disrupt and possibly damage the pastureland of the property.

Finally, as stated earlier, the subject property is the home of over two dozen decades-old trees including giant Blue Spruce, Linden, Silver Maple, Aspen, Ash, and Olive. They provide a natural barrier to road noise and traffic for the property. Any plan to grade or excavate in a different section of the property rather than utilize the extant building pad would almost surely call for the removal of, or risk damage to one or more of these trees, either for means of creating a point of entrance/egress, foundation excavation, or simply clearing a building site at the rear of the property. It is my view that any such damage or destruction of these mature trees would harm the character of the neighborhood as well as devalue the property both monetarily and materially.

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

The entire point of having a large parcel zoned for agricultural usage is to work with and care for the land; to raise animals, plant crops, and tend the native species which grow there. Previous stewards of the subject property have done so, installing infrastructure to help towards those goals including a habitat for chickens, a botanist-created grass expanse with trenches cut for ducks, extensive fencing, and a loafing stall for horses. Still, this is not an enormous property by any means, and open area for animals and plants must be thoughtfully maximized, meaning any man-made structure must be very carefully sited. As it stands, the existing building pad upon which the proposed barn would sit maximizes the usable area of the plot and minimizes intrusion by vehicles needed to carry feed and supplies as it's accessed directly via the existing driveway. The barn cannot be placed at the 90' mark as it would mean that entrance and egress would occur through what little pasture land we have. Animals could not safely or effectively be kept in the areas between the driveway and the entrance to the barn, and that land could also not be planted. Moreover, the small area of narrow pasture at the north would still be covered in concrete, and thus unusable as well. So much space would be wasted as to effectively render the site useless for the purposes for which it was zoned. Furthermore, moving the barn within the 90' area would also necessitate the demolition of the existing infrastructure such as the chicken enclosure, duck waddles, loafing stall, fencing, solar panel for outside lighting, and most of the usable pasture, causing unnecessary disruption of the land itself and forcing the complete loss of these facilities.



**C. The hardship is not self-imposed.**

As stated, the subject property was composed of one and one half lots, combined decades ago, and the home was built in the middle-front of the lot. This created the narrowness of the bordering pasture, and the chosen site for the septic tanks and leach fields prohibit any structures being built on the east side of the property. The rear of the property houses an individual water well, and there is an easement along the southern property line, excluding it from reasonable building consideration. Furthermore, the supplemental front setback of 110' was not present when the subject property was initially developed or expanded, as evidenced by the permit records and overall lack of homes along Baseline compliant with the additional setback. And all other homes within Fairview Estates not along Baseline Rd. must only comply with a front setback of 35' though their zoning is the same as the subject property. Lastly, the natural topography of the plot shows an increase in elevation of 14' from the northern to the southern points. None of these factors were created by the current or former owners, but rather can be attributed to the natural makeup of the land, and the original subdivision completed in 1960.

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

The variance being sought only affects the supplemental front setback requirement for 7856 Baseline rd., and does not in any way affect neighboring properties. The adjoining property to the east is separated from the proposed building site by a distance of 161 feet, and the property to the west is separated by 21 feet when only 10' is required by the Code. Lastly, the proposed building site is 43' from the front of the property when, with other ER zoned properties, 35' is what the Code requires.

**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*.**

If granted, the variance would not change the character of the zoning district, but would rather enhance it. The spirit of the Estate Residential zoning designation is to promote space and agricultural usage of land through the raising and keeping of animals and crops, and the maintenance of native plant species, thus preserving charm, views, and an integrated way of life. My neighbor across the street has a horse farm. Her neighbor has a farm stand for his family's crops. Two homes to the east of me is a full cattle ranch, and several of my neighbors in Fairview Estates have facilities for horses. It is a district with a distinctly agricultural character. Granting this small variance to permit a barn to be built allows me the opportunity to contribute to that character by having a

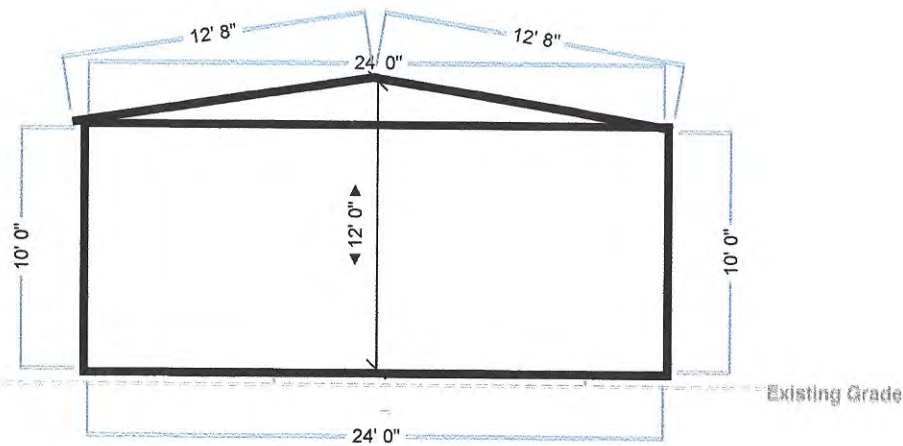


place to safely store the materials and equipment needed to care for my property and continue to improve and enhance it through removal of remnants left by previous owners and addition of native plants, gardens, and animal facilities. Equally as important is the fact that such equipment would not only degrade if left to the elements, but it would be extremely unsightly. Celebrating and enhancing the spirit of the zoning designation would be allowing such equipment to be neatly stowed in a modest edifice painted to match the primary residence on the property, rather than having them sit out in plain sight under tarps and cheap tents which continuously collapse and blow free during wind and snow storms.

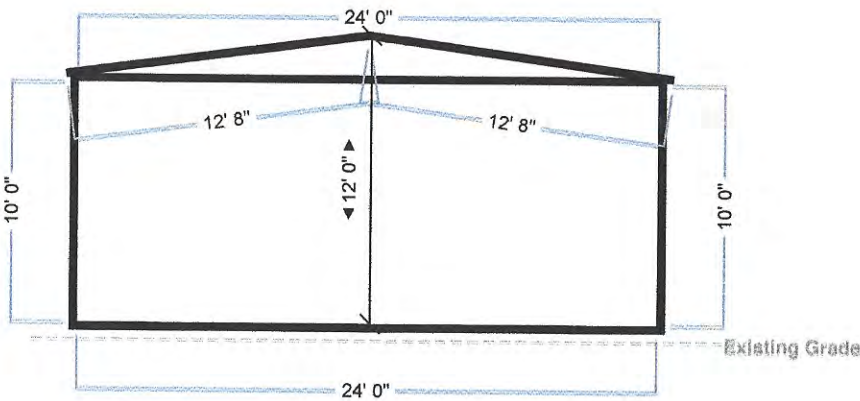
**F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.**

My wife and I chose to move to this community because we feel it shares our values of sustainability, environmental stewardship, and concern for the wellbeing of others. Our main goal and vision for our property is to contribute to and enhance the health, safety, and welfare of our fellow citizens in Boulder County. My wife is a certified Equine Therapist, and hopes to use our improved land to aid in mental health care for the citizens of Boulder. We've already participated in fruit and produce exchanges with our neighbors, and hope to contribute more through additional gardening and planting. Basic care and upkeep which had long been neglected at our property is being rapidly addressed through repair work, litter removal, and arborist work. A comprehensive and very expensive contract with Taddiken is being executed to ensure the thriving health and appearance of our trees and landscaping, and I've spent countless hours doing brush and dead foliage removal to responsibly mitigate fire risk to us and our neighbors. Having an adequate storage site to facilitate these improvements is of vital necessity. And it is because of all this, that we seek this small variance. We wish to use the existing building pad not only because it is ideally located on the property, but because the land upon which it sits is not undisturbed. Previous owners used it for parking of vehicles and RVs. Trenches were cut in it, berms blocking drainage ran along the fence line, and gravel was strewn over the ground. These things can clearly be seen in the dated aerial photographs in the SPRW paperwork. Since moving into the property a year ago, much of the debris has been removed, tire tracks raked smooth, and the rock berm removed, the rocks themselves retained for future landscaping usage. Rather than damage lush parts of the property, we feel that utilizing the existing building site where damage had already occurred is the most responsible way to accomplish the task of having adequate agricultural storage present on site.

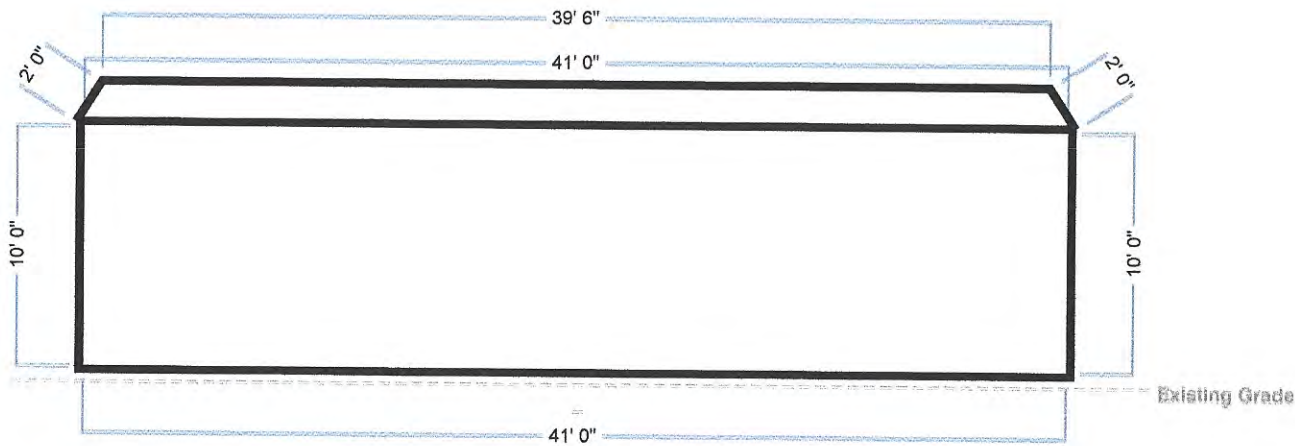
BUILDING ELEVATIONS



EAST ELEVATION



WEST ELEVATION

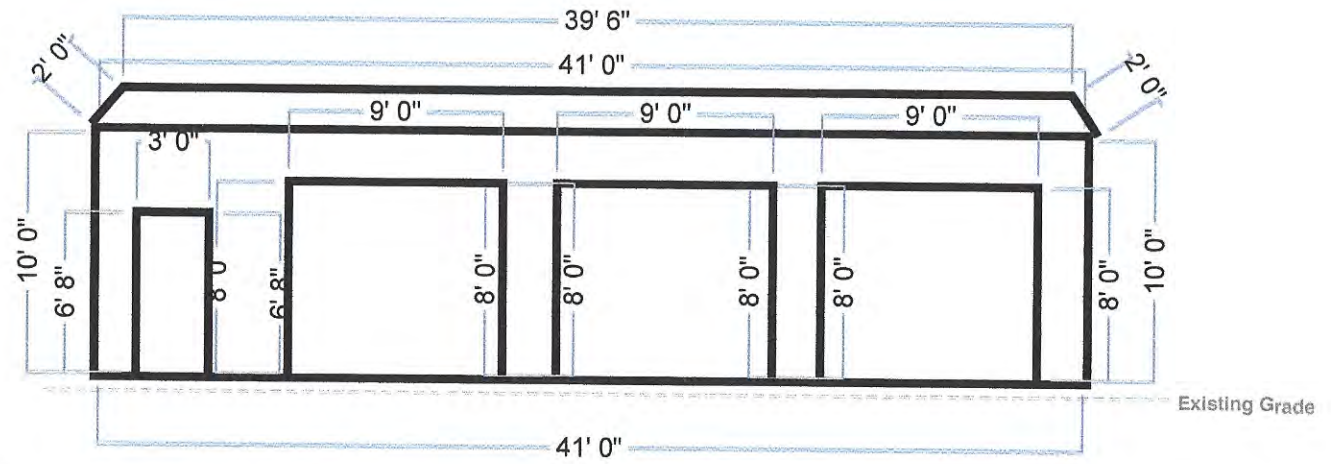


NORTH ELEVATION

SCALE: 1/8" = 1'



## BUILDING ELEVATIONS



## SOUTH ELEVATION

SCALE: 1/8" = 1'

Building Material: Steel

Wall Color: White

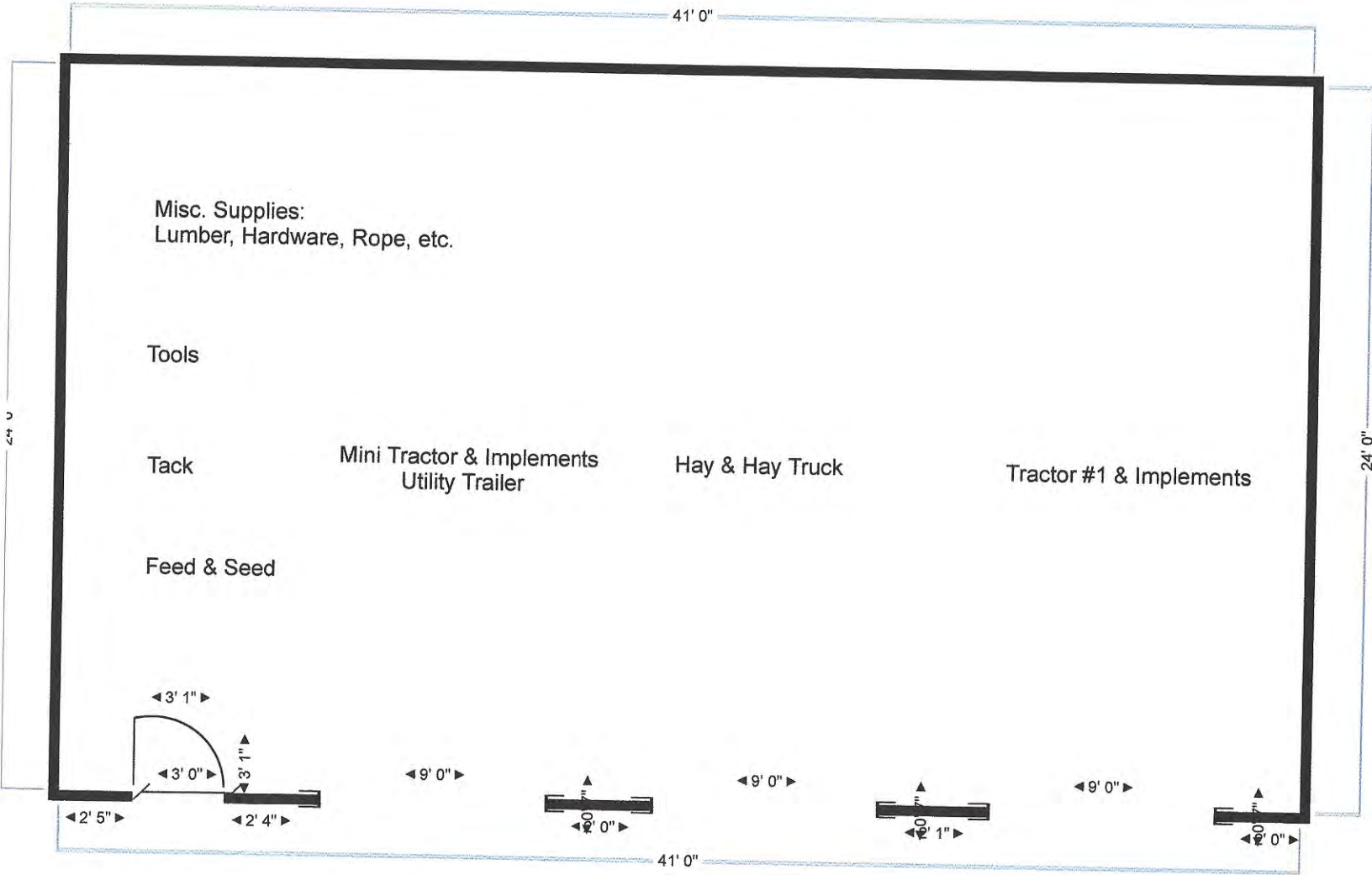
Trim & Roof Color: Grey

Manual Doors: Wood Grain

Colors & Door Choices to Match Existing Home

Barn to be erected on existing concrete building pad. No change in grade needed or proposed.

FLOOR PLAN

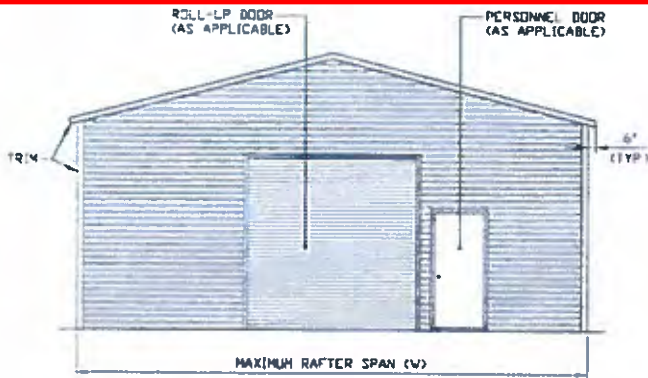


SCALE: 3/16" = 1'



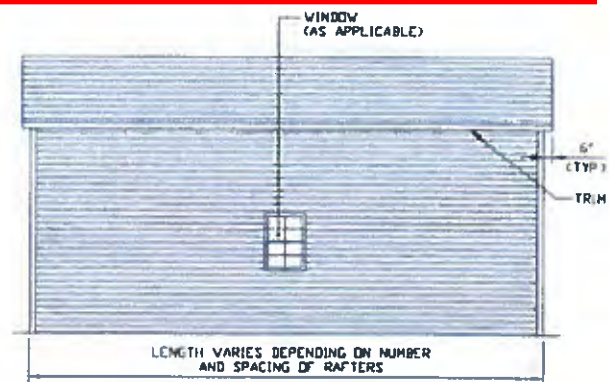


# BOX EAVE FRAME RAFTER STRUCTURE (Sheets 5, 5A, 5B, 5C, 5D, 5E, 6, 6A, 6B, 6C, 6D, 6E, 9, 10, 12, 13, 14 AND 16)



**TYPICAL END ELEVATION**

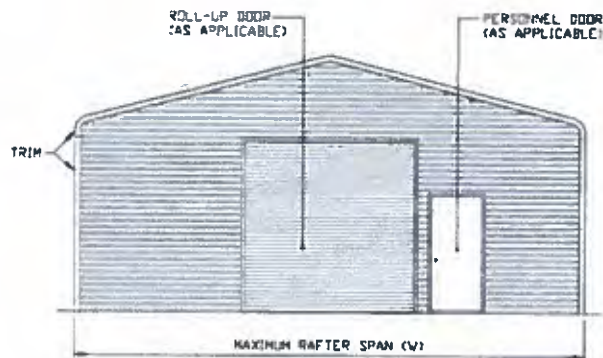
SCALE: NTS



**TYPICAL SIDE ELEVATION**

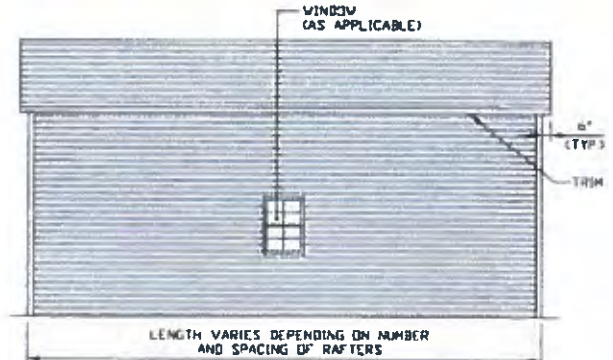
SCALE: NTS

## BOX FRAME RAFTER STRUCTURE (Sheets 7, 7A, 7B, 7C, 8, 8A, 9, 11, 12, 13 AND 15)



**TYPICAL END ELEVATION**

SCALE: NTS



**TYPICAL SIDE ELEVATION**

SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: AST

CHECKED BY: PDH

PROJECT MGR WSH

CLIENT: COAST TO COAST

COAST TO COAST CARPORTS, INC.  
22525 I-40  
KNOXVILLE, ARKANSAS 72845  
30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 10-15-19

SHT. 4

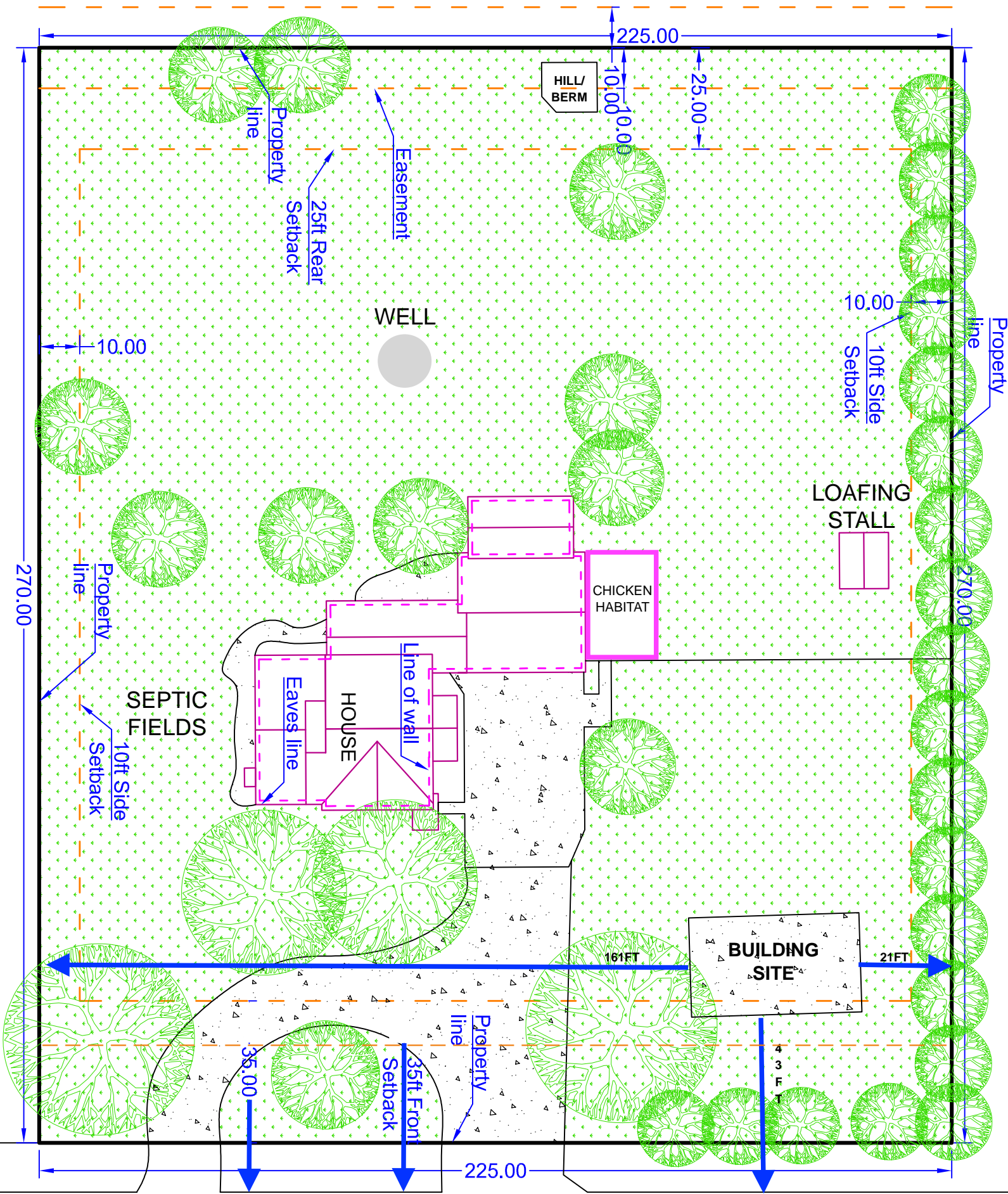
SCALE: NTS

DWG. NO SK-3

JOB NO 17149S/  
18285S/19214S/19302S

REV: 3

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Baseline Rd

Address: 7856 Baseline Rd  
Boulder, CO 80303  
APN: R0036284  
Lot Size: 1.41 Ac / 61,420 SF  
Owner: Derek Schreck  
Date Prepared: 11-27-2021  
Scale 1"= 30'





# 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.org](http://www.bouldercounty.org)

## Building Safety & Inspection Services Team

### MEMO

**TO:** Sam Walker, Planner II  
**FROM:** Michelle Huebner, Plans Examiner Supervisor  
**DATE:** January 11, 2022

**RE:** Referral Response, Docket VAR-21-0006: Schreck Barn Setback Variance.  
Request for a 54-foot reduction in the required 110-foot supplemental setback from the centerline of Baseline Road, to allow for the construction of a 984-square-foot agricultural barn within the setback.

Location: 7856 Baseline Road

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

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](mailto:building@bouldercounty.org)

## Walker, Samuel

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**From:** LuAnn Penfold <lpenfold@mvfpd.org>  
**Sent:** Tuesday, January 11, 2022 2:39 PM  
**To:** Walker, Samuel  
**Subject:** [EXTERNAL] RE: Referral packet for VAR-21-0006: Schreck Barn Setback Variance project at 7856 Baseline Road

We have no objection to the setback variance for the 984 square foot barn at 7856 Baseline 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  
 720-678-9890 | lpenfold@mvfpd.org | [www.mvfpd.org](http://www.mvfpd.org)




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**From:** Milner, Anna <amilner@bouldercounty.org>  
**Sent:** Tuesday, January 11, 2022 1:52 PM  
**To:** Moline, Jeffrey <jmoline@bouldercounty.org>; Streng, Ernst <estrenge@bouldercounty.org>; Hippely, Hannah <hhippely@bouldercounty.org>; Childress, Alisa <achildress@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.org>; Kiepe, Bob <bkiepe@bouldercounty.org>; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; timothy.bilobran@state.co.us; Prevention <prevention@mvfpd.org>; Flax, Ron <rflax@bouldercounty.org>; Frederick, Summer <sfriderick@bouldercounty.org>; Goldstein, Andrew <agoldstein@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Sanchez, Kimberly <ksanchez@bouldercounty.org>; Severson, Jennifer <jseverson@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; Wassell, Kristen <kwassell@bouldercounty.org>; West, Ron <rowest@bouldercounty.org>  
**Cc:** Walker, Samuel <swalker@bouldercounty.org>  
**Subject:** Referral packet for VAR-21-0006: Schreck Barn Setback Variance project at 7856 Baseline Road

Please find attached the referral packet for *VAR-21-0006: Schreck Barn Setback Variance* project at *7856 Baseline Road*.

Please return responses and direct any questions to [Sam Walker](#) by *January 26, 2022*. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Best Regards,  
 Anna

**Anna Milner | Admin. Lead Tech.**  
**Boulder County Community Planning & Permitting**  
 Pronouns: she/her/hers



Physical address: 2045 13th St., Boulder CO 80302

Mailing address: PO Box 471, Boulder, CO 80306

(720) 564-2638 (Direct)

[amilner@bouldercounty.org](mailto:amilner@bouldercounty.org)

Service hours are 8 a.m.-4:30 p.m. Monday, Wednesday, Thursday, Friday, and 10 a.m.-4:30 p.m. Tuesday

\*My core working hours are 7am-5:30pm M-Th

[www.bouldercounty.org](http://www.bouldercounty.org)



## Walker, Samuel

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**From:** LuAnn Penfold <lpenfold@mvfpd.org>  
**Sent:** Monday, January 31, 2022 9:55 AM  
**To:** Walker, Samuel  
**Subject:** [EXTERNAL] Re: VAR-21-0006 Amended referral packet

We still do not have any objections.

Thank you,

### LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue  
 3561 N. Stagecoach Road, Longmont, CO 80504  
 303-772-0710 x1121 | lpenfold@mvfpd.org | [www.mvfpd.org](http://www.mvfpd.org)




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**From:** Walker, Samuel <swalker@bouldercounty.org>  
**Sent:** Thursday, January 27, 2022 5:11 PM  
**To:** Moline, Jeffrey <jmoline@bouldercounty.org>; Streng, Ernst <estrenge@bouldercounty.org>; Hippely, Hannah <hhippely@bouldercounty.org>; Childress, Alisa <achildress@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAREfferral <CAREfferral@bouldercounty.org>; Kiepe, Bob <bkiepe@bouldercounty.org>; BDRCO@xcelenergy.com <BDRCO@xcelenergy.com>; George, Donna L <Donna.L.George@xcelenergy.com>; timothy.bilobran@state.co.us <timothy.bilobran@state.co.us>; Prevention <prevention@mvfpd.org>; Flax, Ron <rflax@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Severson, Jennifer <jseverson@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; Wassell, Kristen <kwassell@bouldercounty.org>; West, Ron <rowest@bouldercounty.org>  
**Subject:** VAR-21-0006 Amended referral packet

Good afternoon,

It was recently brought to my attention that the referral packet for VAR-21-0006 did not include a site plan. This was a staff error, and I have attached a corrected referral packet that includes a site plan on page 22 of the document. Please return any referral responses to me by February 10, 2022 if possible.

Thanks,  
 Sam

### Sam Walker

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





**Boulder County**  
C o l o r a d o

*Due to COVID-19, the Boulder County Community Planning & Permitting Department is conducting business and providing services virtually. Our physical office in Boulder is currently closed to the public. Please visit us online at <https://www.boco.org/cpp> for more information.*



## 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:** February 2, 2022  
**SUBJECT:** Docket VAR-21-0006, Schreck, 7856 Baseline Road

Staff has reviewed the submitted materials, and has no natural resource concerns with the variance, per se. It appears, however, that there are other viable locations on the parcel for the barn.

It is strongly recommended that all Russian-olive trees -- a state-listed noxious weed -- be cut down and their stumps immediately treated with a systemic herbicide to prevent re-sprouting.





## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.BoulderCounty.org](http://www.BoulderCounty.org)

February 22, 2022

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

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting,  
Engineering Development Review

SUBJECT: Docket # VAR-21-0006: Schreck Barn Setback Variance  
  
115 Fowler Lane

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

1. The subject property is accessed via Baseline Road, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Minor Arterial. Legal access has been demonstrated via adjacency to this public ROW.
2. As proposed, the location of the new barn will be within the 110-foot supplemental road setback for Baseline Road. At this time, the county has no plans to widen Baseline Road at this location. If Baseline Road is widened in the future, the barn may need to be relocated.
3. The subject parcel has two existing points of access to Baseline Road. The site plan included in the application does not show vehicular access to the new barn and no new point of access to Baseline Road is allowed.
4. There is no evidence of an existing Access Permit. An Access Permit will be issued for each of the existing points of access to Baseline Road at the time of Building Permit review. No special application procedure is necessary, the Access Permits will be issued concurrently with the Building Permit.

This concludes our comments at this time.

**Matt Jones** County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

**Walker, Samuel**

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**From:** Randall Leever <rdleever@yahoo.com>  
**Sent:** Monday, January 17, 2022 10:12 AM  
**To:** LU Land Use Planner  
**Subject:** [EXTERNAL] VAR-21-0006

**Categories:** docket comments

Sam Walker,

i am writing for the approval of a set back allowance for the Schreck Barn. i have owned property not far from the applicants property for 32 years. only until recently has the setback from Baseline Road required a setback of 110 feet. Our homes currently are set at 80Feet. This requirement is a bit preposterous.

The previous owner had planned for a utility barn at the approved location at that time but did not complete the project as you must certainly know. the pad is much over engineered and provides a perfectly adequate foundation that should be used. As we are in a rural area, no other properties will be affected by this building. If for no other reason, considering climate change and the overuse of building materials which directly contribute, and Boulder County position to reduce the effects of climate change, this project should be approved for completion applying common sense.

i doubt very much that you will receive any negative responses to the application. It is a small project but important to the applicant. Please allow the applicant to move forward.

Randall Leever  
7784 Baseline Road