



# 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 January 4, 2023 4:00 P.M.

#### PUBLIC HEARING

**STAFF PLANNER:** Jonathan Tardif, Planner II

**RECOMMENDATION:** Staff recommends denial of the variance request.

#### **Docket VAR-22-0006: Knaupe Setback Variance**

**Request:** Variance request to reduce the front setback from Carter Trail along the southern property line from 25' to approximately 24' for construction of an approximately 1,044-square-foot residential addition on a .29-acre parcel

**Location:** 7075 Carter Trail, Parcel no. 146314002026, approximately 0.35 miles northwest of the intersection of Carter Trail and Jay Road, in Section 11, T1N, R70.

**Zoning:** Suburban Residential (SR) Zoning District

**Agent:** Erin Bagnall & Madeline Kil

**Property Owners:** Brian and Lauren Knaupe

#### PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 5
○ Application Materials (Attachment A)	A1 – A24
○ Referral Agency Responses (Attachment B)	B1 – B7

#### SUMMARY

The applicants request a one-foot reduction in the required setback from the front (southern) property line to facilitate the construction of a residential addition. 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.

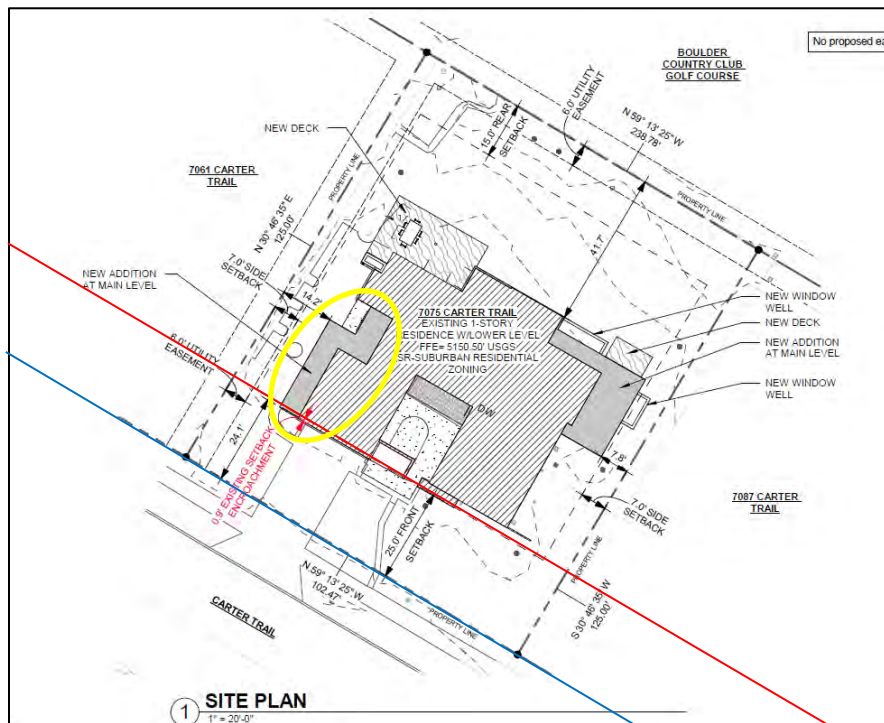
#### DISCUSSION

The subject property is located approximately 0.35 miles northwest of the intersection of Carter Trail and Jay Road. The property is approximately .29 acres in size, is located in the Suburban Residential

zoning district, and is a platted lot in the Gunbarrel Green subdivision. Access to the parcel is off of Carter Trail.

The applicants submitted a Site Plan Waiver Review (SPRW) application, proposing the construction of a 1,044 square foot addition (532-square-foot basement, 326-square-foot first floor addition, 186-square-foot garage addition). Staff identified the proposed addition's encroachment into the required front setback during the SPRW review process. Following this discovery, the applicants submitted request for a variance to construct the addition as proposed in the SPRW application.

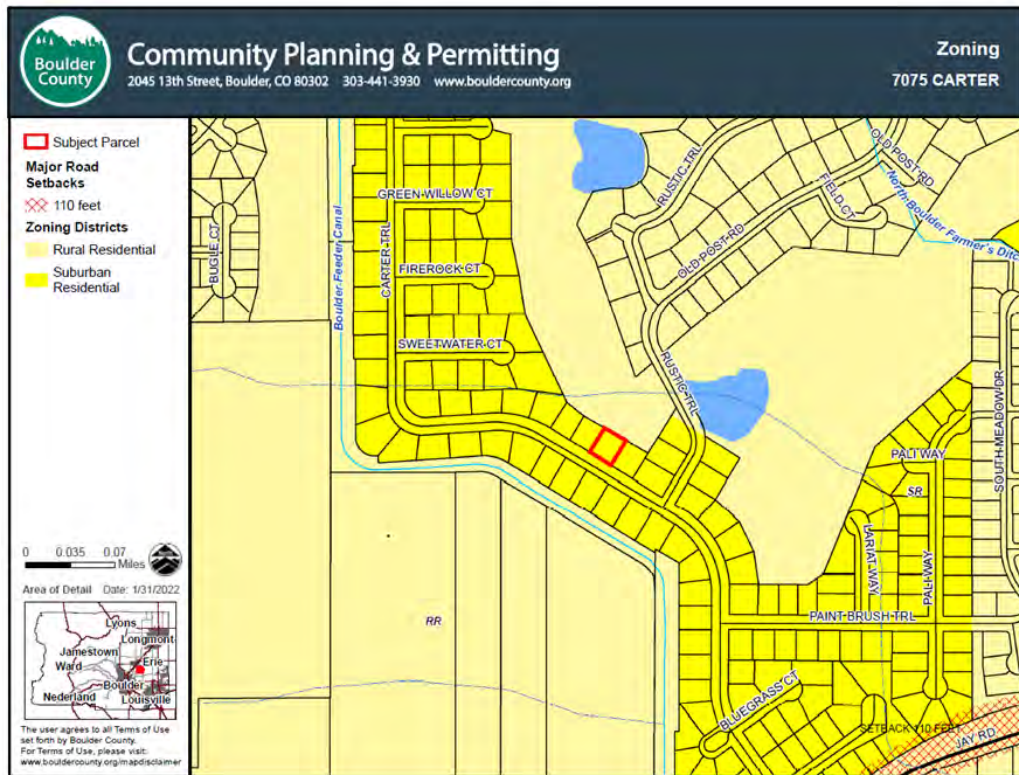
The Suburban Residential zoning district requires a 25-foot setback from the front property line per Article 4-105.E.2 of the code. As illustrated on the site plan submitted with the application materials (see Figure 1, below, or Attachment A, page A21), the front façade of the existing residence is located within the required 25-foot setback. A portion of the existing home, built in 1971 (BP-71-14956), is nonconforming and encroaches into the setback. (Further discussion below.)



**Figure 1: Site Plan showing existing and proposed improvements, 25-foot setback boundary indicated by the red line and front property line indicated by the blue line. The proposed residential addition is indicated by dark shading on the plan. Only the addition on the left is subject of this variance request (circled in yellow).**

The applicants request a one-foot variance from this required setback to facilitate the construction of a residential addition. The construction of the proposed addition would be flush with the forward façade of the existing residence and encroach approximately one foot into the required setback. (Two other additions to the residence are proposed, however they meet the setback requirements and are not part of this review.)

The residence was originally constructed in 1971. The building permit application included a site plan indicating the structure was designed to be compliant with the 25-foot setback as well as an informational page verifying the required 25-foot setback from the front property line. The inspection record associated with BP-71-14956 indicates county approval throughout the construction process. The applicants purchased the home in October 2021 and were not aware of the home's existing encroachment into the required front setback.



**Figure 2: Zoning map indicating property boundaries.**

**REFERRALS**

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

**Agencies indicating no conflicts:** Boulder County Access & Engineering Review, Boulder County Public Health, Boulder County Building Safety & Inspection Services Team, Boulder County Historic Preservation, Boulder Rural FPD, and Xcel Energy.

**Agencies that did not respond:** Boulder County Long Range Planning, Boulder County Parks & Open Space, Boulder County Assessor, Boulder County Surveyor, Northern Colorado Water Conservancy District, City of Boulder Planning and Development Services, and Gunbarrel Green HOA.

**Adjacent Property Owners** – 233 referrals were sent to nearby property owners, and staff has not received any responses.

**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 have been satisfied:

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

The subject parcel is rectangular and is approximately 0.29 acres in size. This topography is flat as is typical of many of the lots in the Gunbarrel Green subdivision. Staff finds that exceptional or extraordinary physical circumstances do not exist on the subject property.

Therefore, staff finds this criterion is not met.

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

Staff did not find exceptional or extraordinary physical circumstances to exist in (a) above; consequently, there is not exceptional or undue hardship upon the property owner related to the physical circumstances on the property. There are locations on the parcel where an addition could be constructed in compliance with the required setbacks.

Therefore, staff finds this criterion is not met.

The existing structure, however, constructed and approved through BP-71-14956, encroaches into the setback and the applicants would like to construct their addition in the same location.

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

With strict application of the Code staff does not find that a hardship is created, therefore there is no hardship to be self-imposed.

Staff finds this criterion is not met.

However, again, the original house – a portion of which encroaches into the setback - was constructed in 1971 with permits.

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

Staff does not anticipate that the proposed variance, if granted, will adversely affect the uses of adjacent properties as permitted under the Code, nor has any referral agency or nearby property owner responded with such a concern.

Therefore, staff finds this criterion is met.

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

Staff does not have concerns that the variance, if granted, will change the character of the zoning district in which the property is located if granted. The location of the proposed residential addition is consistent with the existing development and in character with other houses in the Gunbarrel Green subdivision. No conflicts with the Boulder County Comprehensive Plan are foreseen.

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, if granted, would adversely affect the health, safety, or welfare of Boulder County citizens, and no referral agency or nearby property owners responded with such concerns.

Therefore, staff finds this criterion is met.

### **RECOMMENDATION**

As discussed above, staff finds that the criteria for a variance cannot be met with strict interpretation of the Code. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **DENY Docket VAR-22-0006: Knaupe Setback Variance**.

However, if the Board wishes to approve the variance request, staff recommends the following conditions of approval:

1. The front setback is reduced from 25 feet to 24 feet measured from the front property line, such that the addition to the garage can be constructed as proposed via SPRW-22-0042.
2. The reduced 24-foot setback is only approved for the additions proposed in the application materials for this variance and SPRW-22-0042.
3. The proposed additions and any future expansions are otherwise subject to the provisions of the Boulder County Land Use Code and shall be reviewed for approval in the appropriate process as required by the provisions of the Boulder County Land Use Code (as amended) including Site Plan Review Waiver, Site Plan Review, or other applicable process.
4. All future development is subject to applicable permitting and setback requirements.
5. Building permits are required for all proposed improvements



## 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)

MEMO TO: Whom It May Concern  
 FROM: Jonathan Tardif, Planner I  
 DATE: December 1, 2022  
 RE: Docket VAR-22-0006

The following zoning variance request has been submitted to the office of the Secretary to the Board of Adjustment for consideration at the next regular meeting:

**Docket VAR-22-0006: Knaupe Setback Variance**

Request: Variance request to reduce the front setback from Carter Trail along the southern property line from 25' to approximately 24' for construction of an approximately 1,044-square-foot residential addition.

Location: 7075 Carter Trail, Parcel no. 146314002026, approximately 0.35 miles northwest of the intersection of Carter Trail and Jay Road, in Section 11, T1N, R70W.

Zoning: Suburban Residential (SR) Zoning District

Applicants/Property Owners: Brian & Lauren Knaupe

Agent: Sopher Sparn Architects

We would appreciate any comments you may have concerning this request for a variance from the Boulder County Land Use Code. Please respond to this request via a letter (mail to the Community Planning & Permitting Department at PO Box 471, Boulder, CO 80306), by phone at (303-441-3930), or an email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org) by **December 16, 2022**, so that the Board of Adjustment may give full consideration to your recommendation. *A lack of response will be assumed to indicate that you have "NO CONFLICT" with the request.* If you have questions concerning this request, please contact our office.

Should you wish to attend the public hearing to voice your comments or present additional information on the proposed variance, the hearing is scheduled for review by the Board of Adjustment on:

**Wednesday, January 4, 2023, at 4:00 p.m.**

Boulder County BOA 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. Information regarding how to participate will be available on the docket webpage ([www.boco.org/VAR-22-0006](http://www.boco.org/VAR-22-0006)).

If you plan to attend the hearing, please confirm the details by visiting the docket webpage before the scheduled hearing. A staff report will be available at [www.boco.org/VAR-22-0006](http://www.boco.org/VAR-22-0006) approximately one week prior to the hearing.



## 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"/> <b>Variance</b> <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)			
7075 Carter Trail			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
38	16		
Area in Acres	Existing Zoning	Existing Use of Property	Number of Proposed Lots
.29	SR		
Proposed Water Supply		Proposed Sewage Disposal Method	

### Applicants:

Applicant/Property Owner			Email Address	
Brian Knaupe			bknaupe@gmail.com	
Mailing Address				
7075 CARTER TRAIL				
City	State	Zip Code	Phone	Fax
BOULDER	CO	80301		
Applicant/Property Owner/Agent/Consultant			Email Address	
Mailing Address				
City	State	Zip Code	Phone	Fax
Agent/Consultant			Email Address	
Sopher Sparn Architects			ebagnall@sophersparn.com	
Mailing Address				
2505 Walnut Street, Suite 200				
City	State	Zip Code	Phone	Fax
Boulder	CO	80302	720.316.5917	

### 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	Date
	Brian Knaupe	11/1/2022
Signature of Property Owner	Printed Name	Date
	Lauren Knaupe	11/1/2022

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



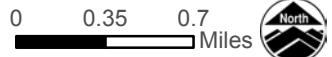
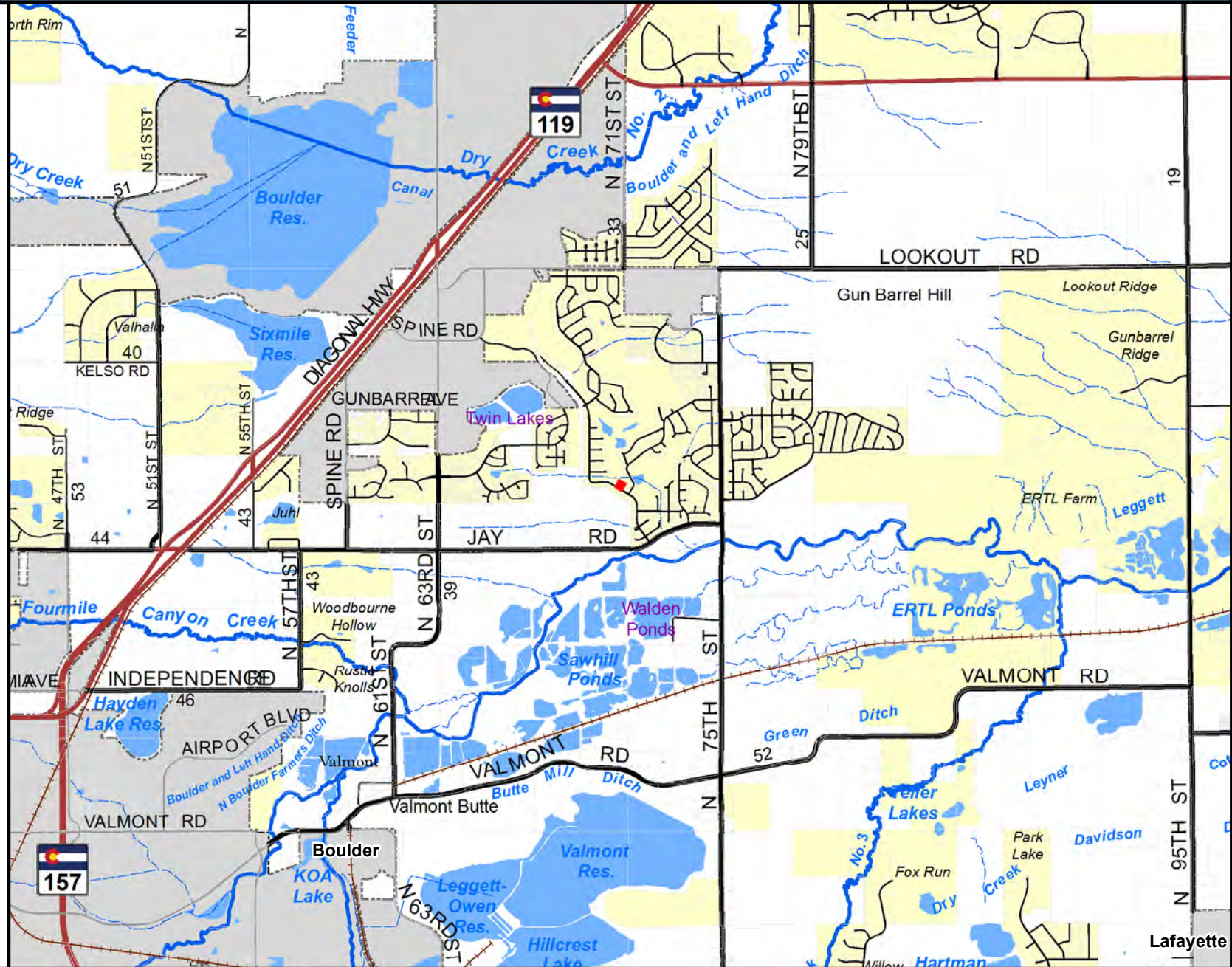
# Community Planning & Permitting

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

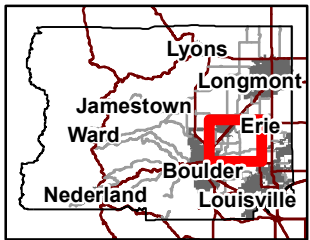
Vicinity

7075 CARTER

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 1/31/2022



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

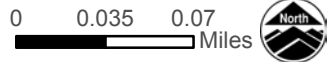
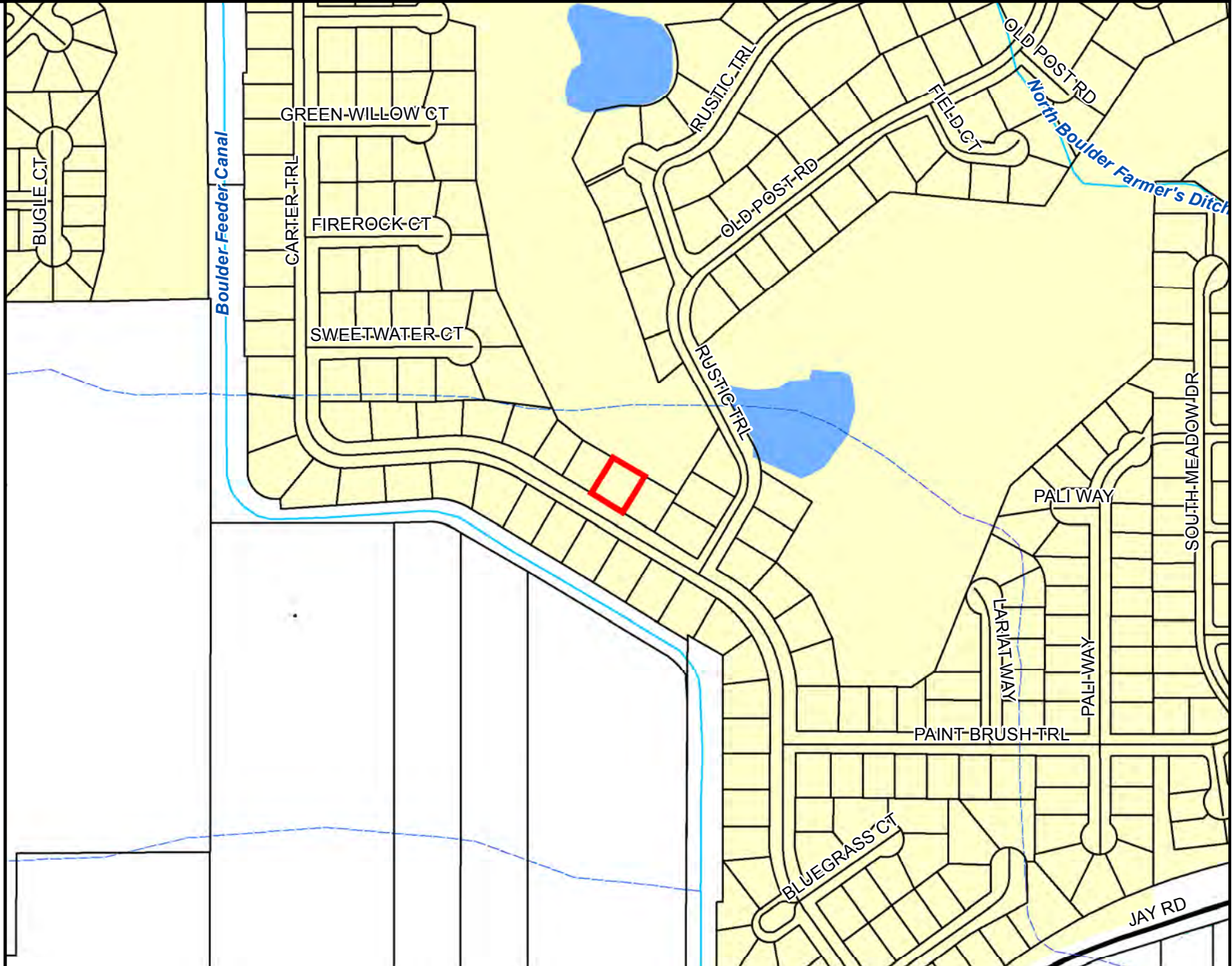
Location

7075 CARTER

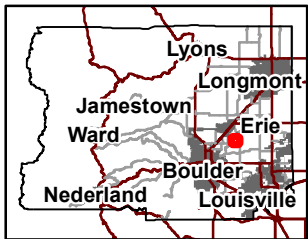
Subject Parcel

**Subdivisions**

Subdivisions



Area of Detail Date: 1/31/2022



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

Aerial  
7075 CARTER

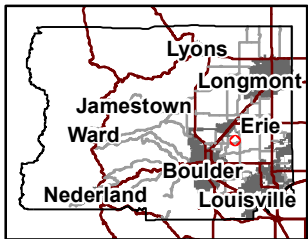
 Subject Parcel



0 0.0025 0.005 Miles



Area of Detail Date: 1/31/2022




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

Aerial  
7075 CARTER

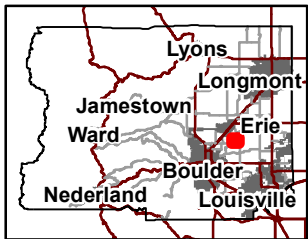
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 1/31/2022



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)





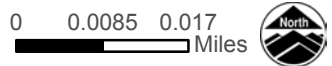
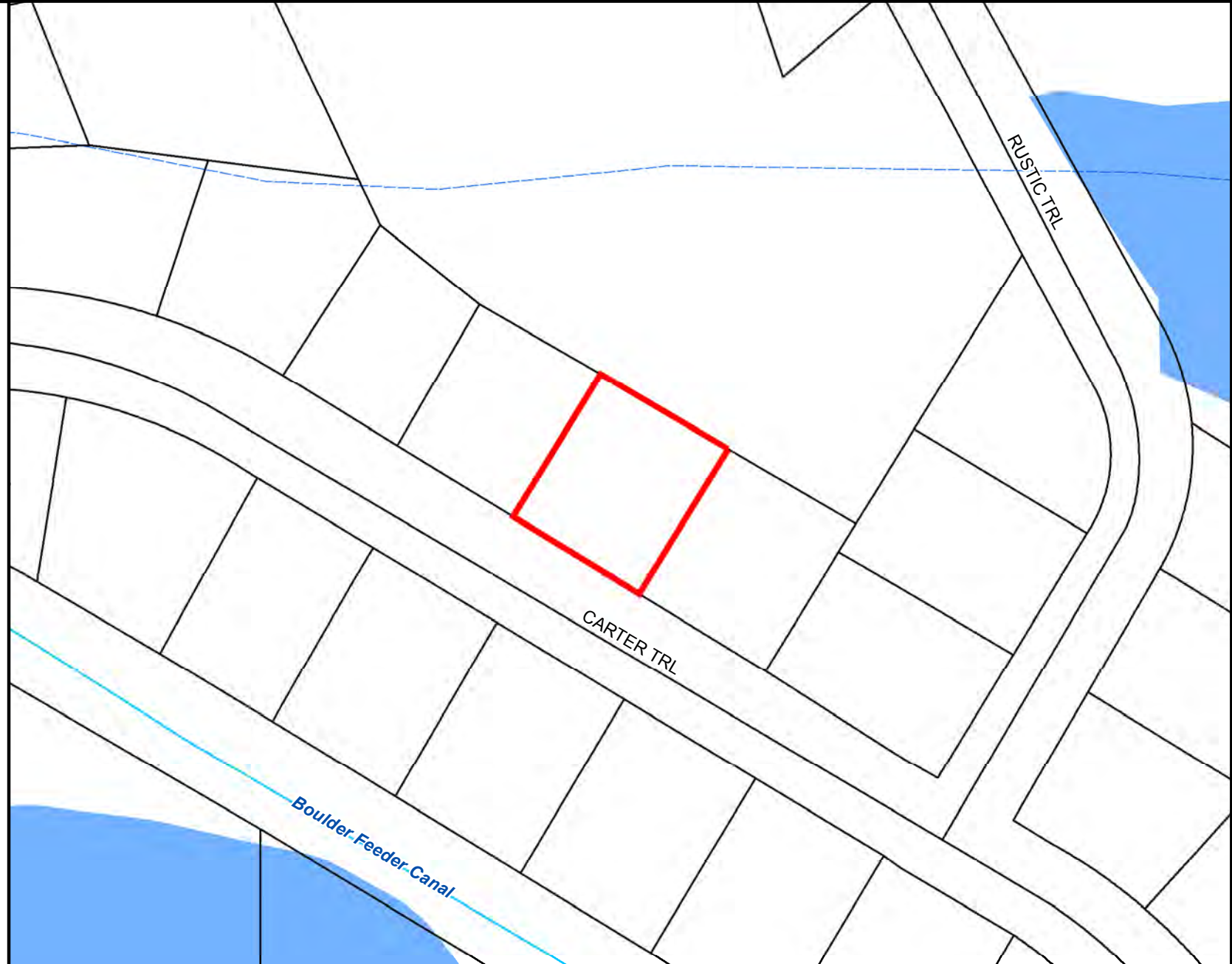
# Community Planning & Permitting

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

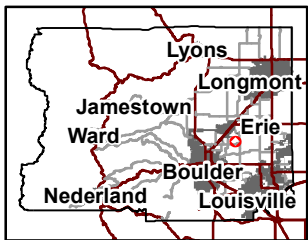
Comprehensive Plan

7075 CARTER

-  Subject Parcel
-  Wetlands



Area of Detail Date: 1/31/2022



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)





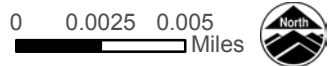
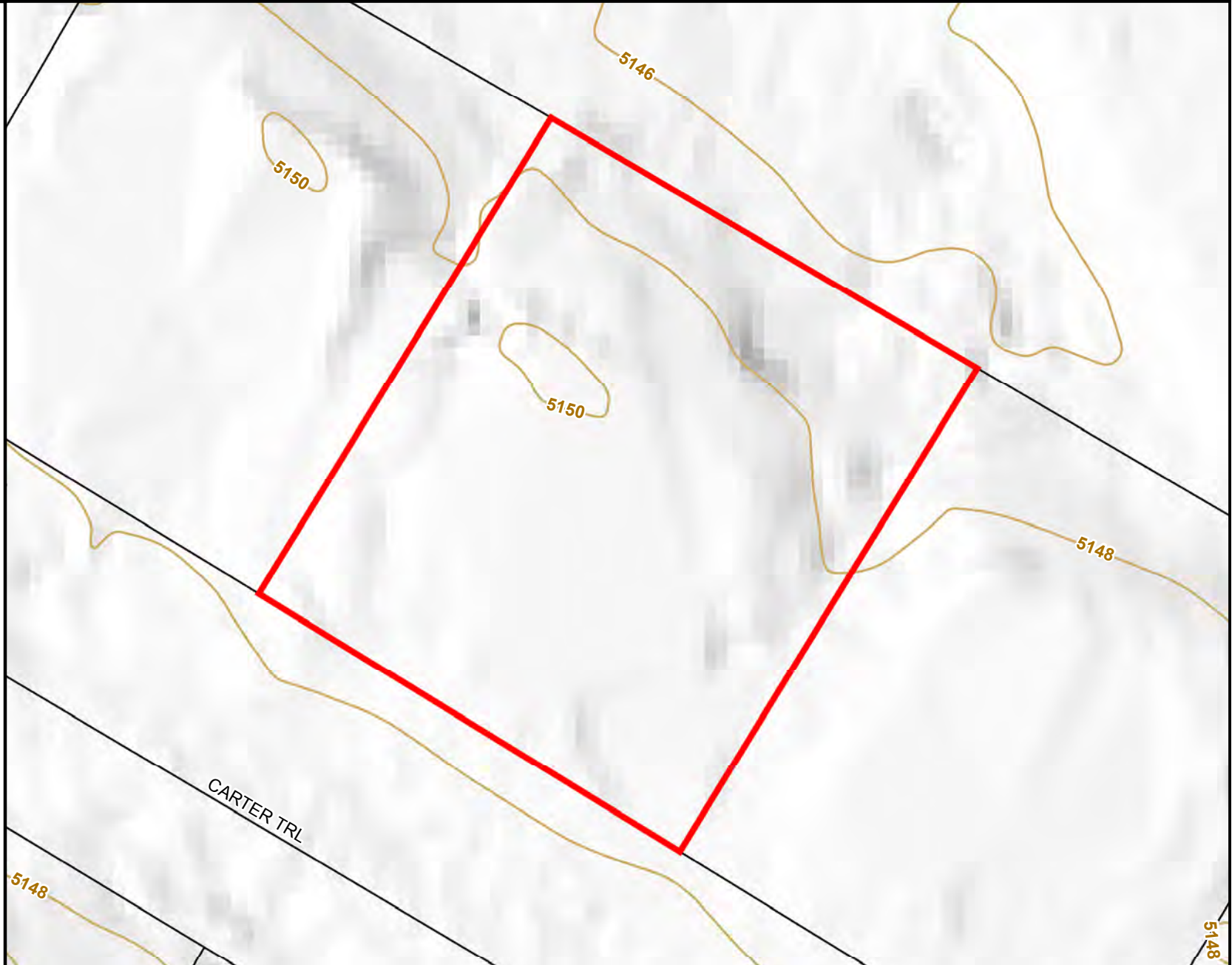
# Community Planning & Permitting

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

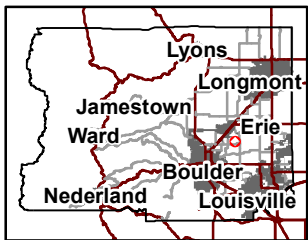
## Elevation Contours

### 7075 CARTER

-  Subject Parcel
-  Contours 2'



Area of Detail Date: 1/31/2022



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)



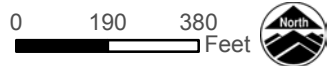
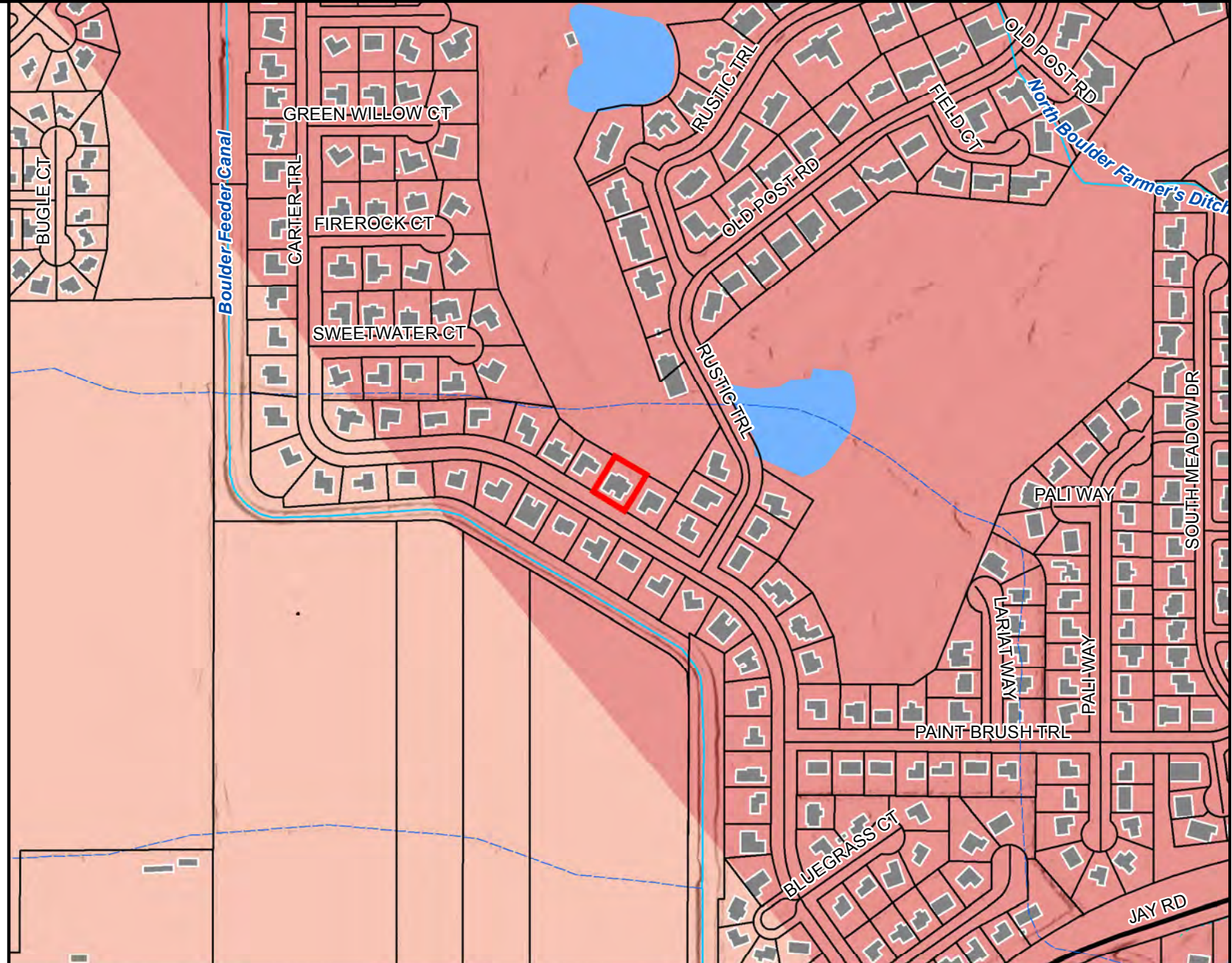
# Community Planning & Permitting

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

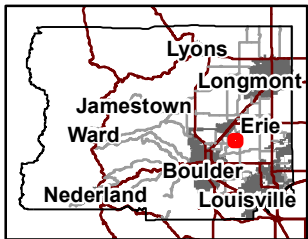
## Geologic Hazards

7075 CARTER

-  Subject Parcel
-  Very High Swelling Soil Potential
-  High Swelling Soil Potential



Area of Detail Date: 1/31/2022



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

Planning Areas

7075 CARTER

Subject Parcel

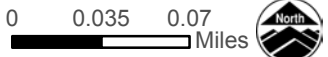
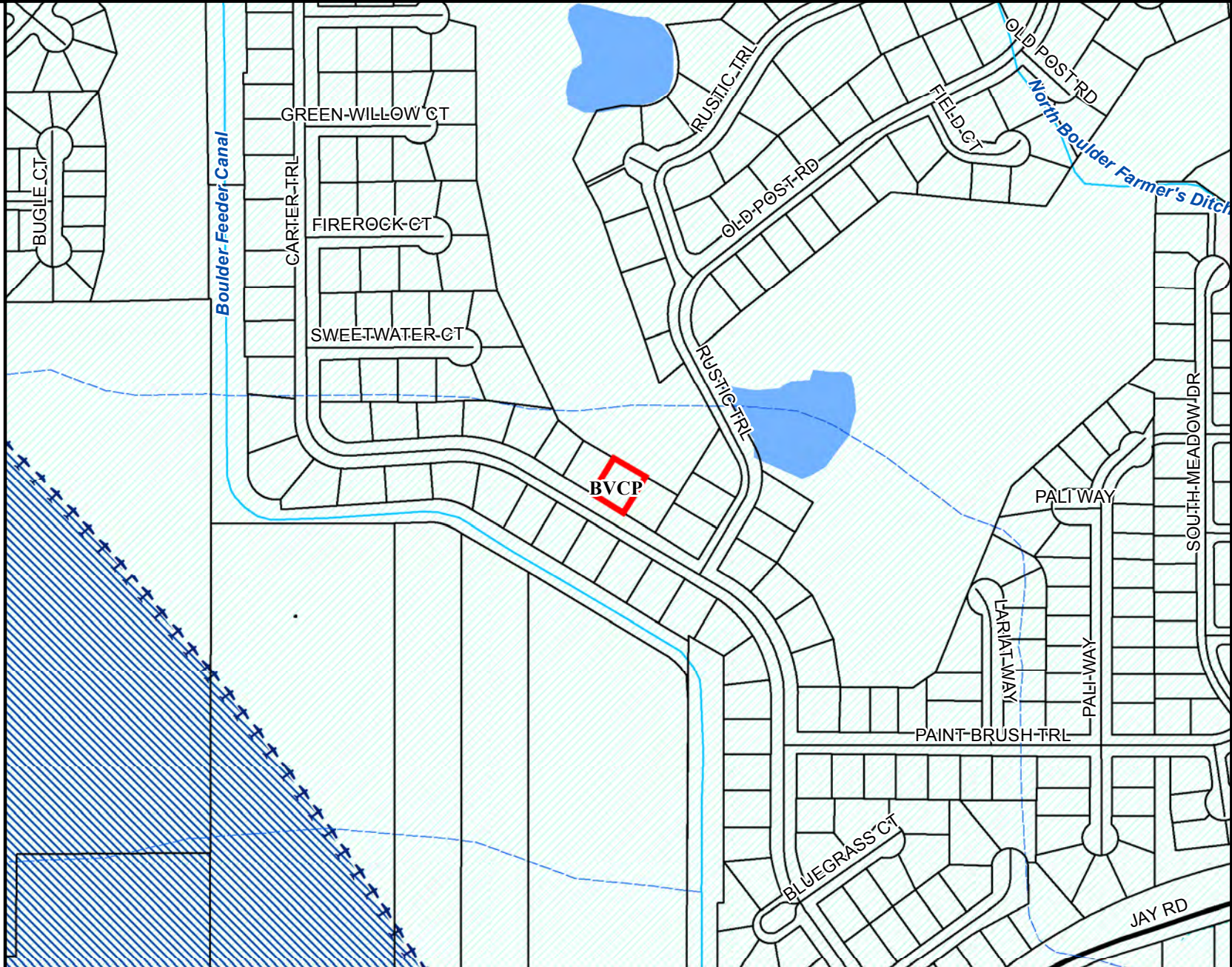
### Airport Influence

Airport Influence

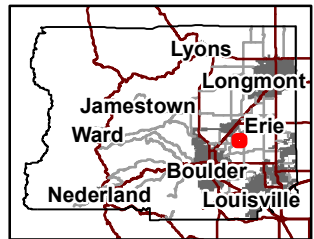
Active IGA Boundary

### Active IGA Designation

BVCP



Area of Detail Date: 1/31/2022



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

Zoning

7075 CARTER

Subject Parcel

### Major Road Setbacks

110 feet

### Zoning Districts

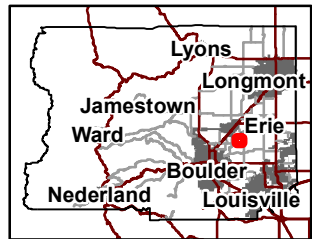
Rural Residential

Suburban Residential

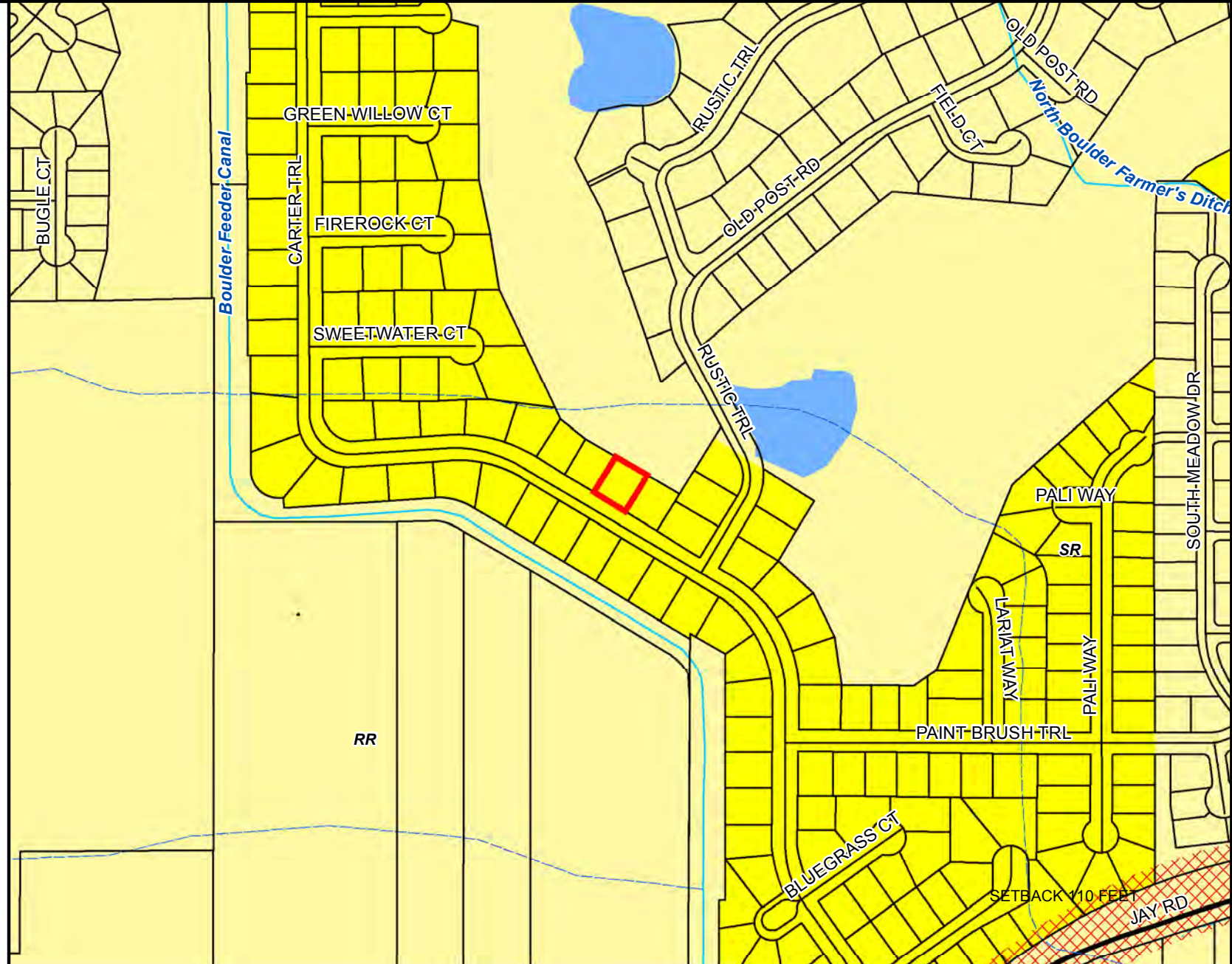
0 0.035 0.07 Miles



Area of Detail Date: 1/31/2022



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)





2 November 2022

Courthouse Annex Building  
2045 13<sup>th</sup> Street PO Box 471  
Boulder, Colorado 80302

Dear Board of Adjustment (BOA)

We are applying for a minor setback variance for 7075 Carter Trail Rd located in the Gunbarrel Green Subdivision. This variance is necessary to extend the existing garage at the front of the home. The small addition to the west will provide sufficient space for two cars and storage. We are asking to align the front of the addition to the front of the existing garage for a cohesive design that supports continuity and the architectural vision for the whole house remodel. The existing garage is non-conforming, encroaching into the 25' front yard setback by .09'. The proposed addition to the structure will not extend past the non-conforming setback but extend west to align with the existing garage face. We feel that this small variance is reasonable and supportable for the desired improvements to the home.

The following narrative explains how this project meets the hardship criteria for granting a variance.

- A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope. The existing garage structure at 7075 Carter Trail is non-conforming as it encroaches .09' over the original required 25' front yard setback. This small amount of encroachment is negligible and unnoticeable to the naked eye, yet causes an irregularity requiring Boulder County permission for variance.**
- B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue hardship upon the property owner. The non-conforming setback was a construction error during the original build in 1971. Permit documents obtained by the County Clerk and recorder show the setback at 25', as required. See attached Addendum A**
- C. The hardship is not self-imposed. The owners bought the house with the assumption that the existing house conformed to the original setback requirements. The construction error was unknown and not within the current owner's control.**
- D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code. The proposed addition to the structure will not extend past the non-conforming setback but extend west to align with the existing garage face. The proposed addition will meet the side yard setback requirements. This variance request is insubstantial and unnoticeable to the naked eye, thereby no negative affects will be felt by adjacent property owners.**
- E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the Boulder County Comprehensive Plan; and, The proposed addition to the structure will not change the**

November 02, 2022

*Page 2 of 2*

character of the zoning district. The house remodel and addition will continue and improve this property within the single family residential zone of the neighborhood.

F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County. The proposed addition to the structure will not adversely affect the health, safety, and welfare of the citizens of Boulder County. It is our opinion that it will support a more cohesive design in how it presents itself to the community. It will align with changes and improvements that other homeowners have made in the neighborhood.

**Supplemental information submitted**

- Addendum A: 1971 Permit at 7075 Carter Trail, Boulder County

Cc Brian and Lauren Knaupe

OWNER *Celebrity Homes Inc* PERMIT NO. *14956* ✓

ADDRESS *7075 Carter Trail* DATE *12-20-71*

LEGAL LOT *38* BLK. *16* SUBDIVISION *Even Barrel Green*

SECTION \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_

APPLICATION FOR BOULDER COUNTY BUILDING PERMIT

Date Dec. 17, 1971

Owner \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
Contractor Liberty Home Inc Address 181 E 56th Ave Phone 255-6748

Residence  Garage  Other \_\_\_\_\_ Valuation \$23,570

Stories 1 Rooms 8 Area \_\_\_\_\_ Basement yes Type of Construction Frame

Address of Proposed Building 7075 Carter Trail

Legal Description of Property Lot 38 Block 14 Deer Basel Drive  
Co of Boulder

Frontage of Lot \_\_\_\_\_ Area of Lot \_\_\_\_\_ Zone \_\_\_\_\_  
Set backs: Front 25'- Side 18'-6" Side 22'-0 Rear 42'-

Frontage on Public Street or Road Name or No. \_\_\_\_\_ Sanitation Approval \_\_\_\_\_

Remarks: \_\_\_\_\_

PLOT PLAN

Show size of lot, location of buildings, location of septic tank and leach field; all must be drawn to scale.

Rec 12-17-71  
RCP

Cathy Shuttles  
No Permit Required  
PA 12/20/71

\_\_\_\_\_ hereby certify that the above information is correct and agree to construct this building in accordance with the plot, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code, Electrical Code, and Health and Plumbing Regulations of the County of Boulder.

Owner / Agent Anthony R. Scarpone



COUNTY OF BOULDER  
OFFICE OF BUILDING INSPECTOR

PERMIT  
No 14956

12-20-71

is hereby issued to (build) (erect) (remodel) one family dwelling

Owner Celebrity Homes Inc Address 151 E 56<sup>th</sup> Ave Den

Contractor same Address \_\_\_\_\_

Address of Proposed Building 7075 Carter Trail

Legal Description lot 38 Blk 16 Gun Barrel Green

Setback Front 25' Side 18'6" Side 22' Rear 42'

Valuation 23,000.00 Area of Building \_\_\_\_\_ Type of Construction FR

Permit Fee \$83.00 Use of Building res Zone RR

Inspection Fee \$ \_\_\_\_\_ Remarks: \_\_\_\_\_

Total \$83.00

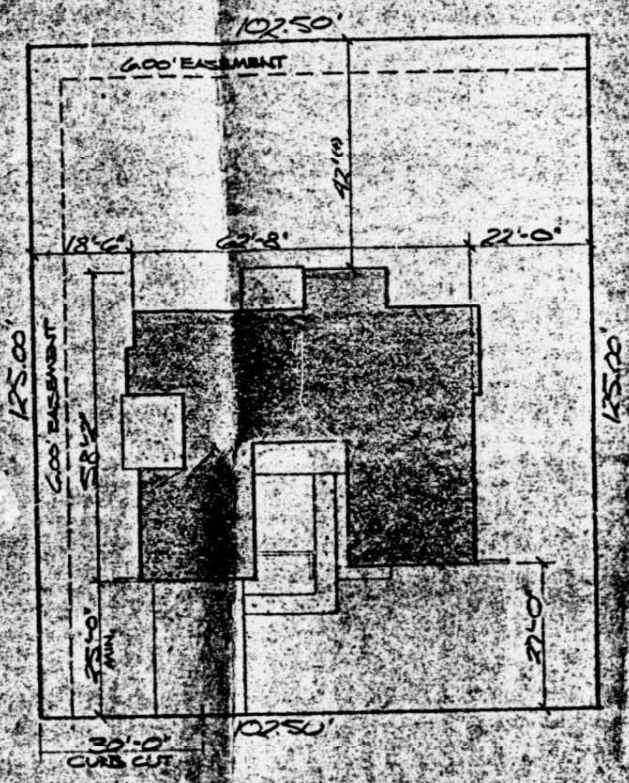
Approved [Signature]  
Chief Building Inspector.

Note:—This permit not valid without official "PAID" stamp from Boulder County Building Inspection Department.

## INSPECTION RECORD

Type of Inspection	Rough	Date	Final	Date
Footing				
Foundation Water Proofing				
Electric Underground				
Plumbing Underground	OK	2nd 3-15-72		
Plumbing	OK	2nd 3-22-72	OK	H.N. 6-2-72
Gas Piping Water Service	OK	2nd 4-19-72	OK	2nd 4-19-72
Electric	OK	2nd 3-22-72	OK	H.N. 6-2-72
Furn. Vent. Heat Ventilation	OK	2nd 3-22-72	OK	2nd 4-19-72
Frame Roof Covering	OK	2nd 3-22-72	OK	H.N. 6-2-72
Zone-Setback Grading			OK	H.N. 6-2-72

Remarks: 4-19-72 Called P.S.Co. (good)



LEGAL DESCRIPTION
LOT 38, BLK 10 CHUN
BARREL GREENS CO
OF BOULDER COLO.

CITY OF BOULDER	HART RESIDENCE	
	140 GRAND PRAIRIE	SCALE: 1"=20'-0"
	7075 CARTER TR.	SHEET 5 OF 9
DATE: DEC. 7, 1971	DRAWN BY: [Signature]	
PLOT PLAN		

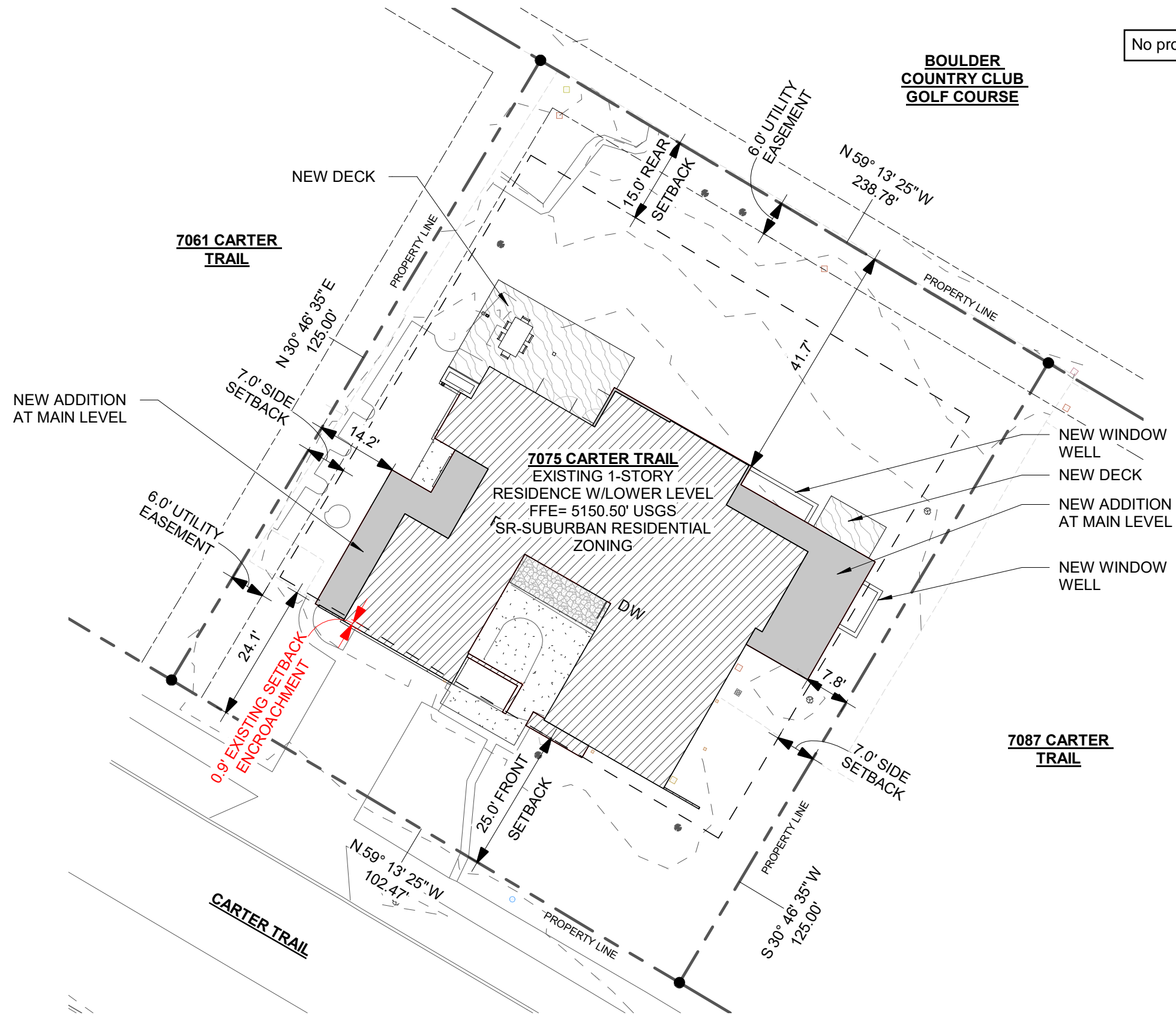


# 7075 CARTER TRAIL



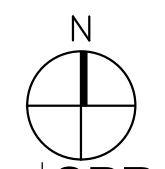
## SITE PLAN REVIEW

SEPTEMBER 19TH, 2022



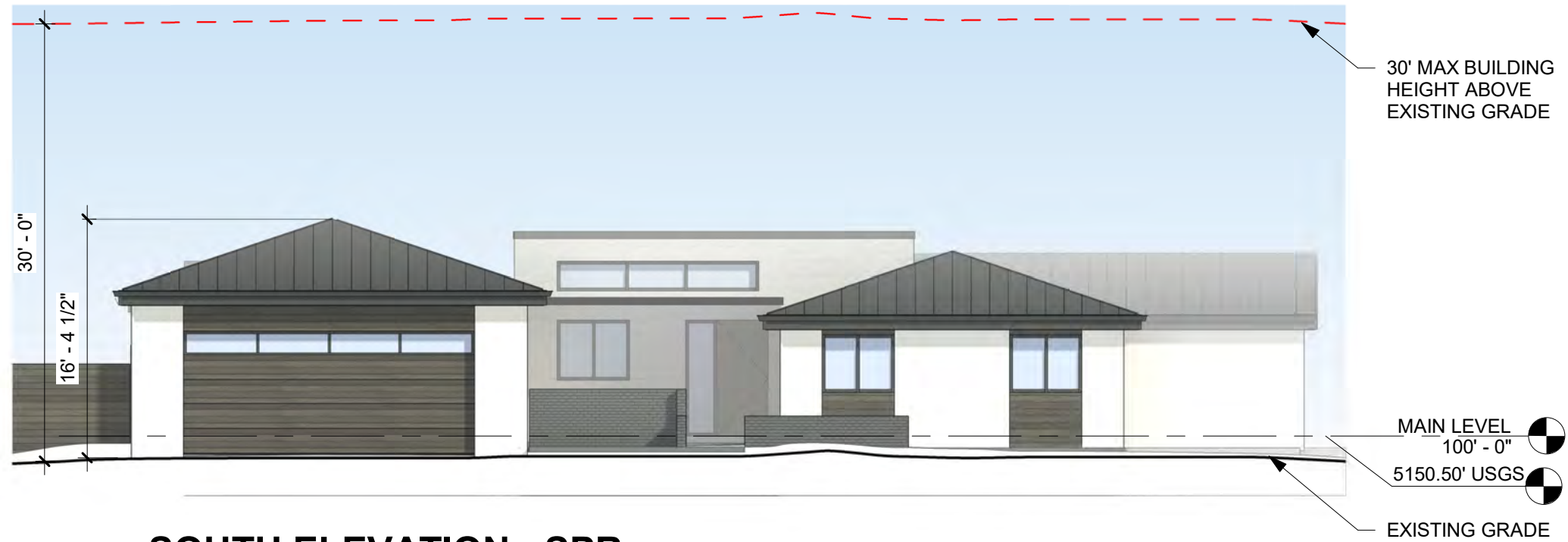
No proposed earthwork and grading.

1 SITE PLAN  
1" = 20'-0"

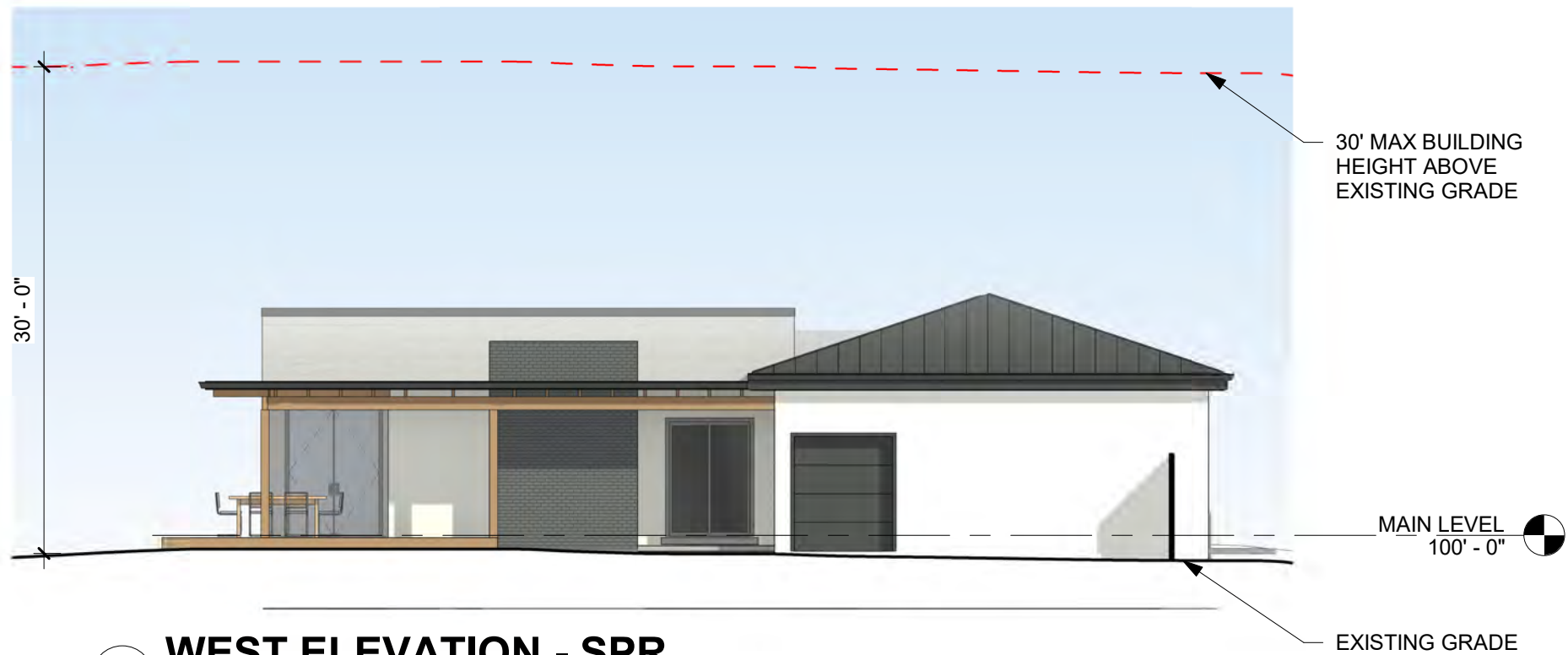


09/19/22

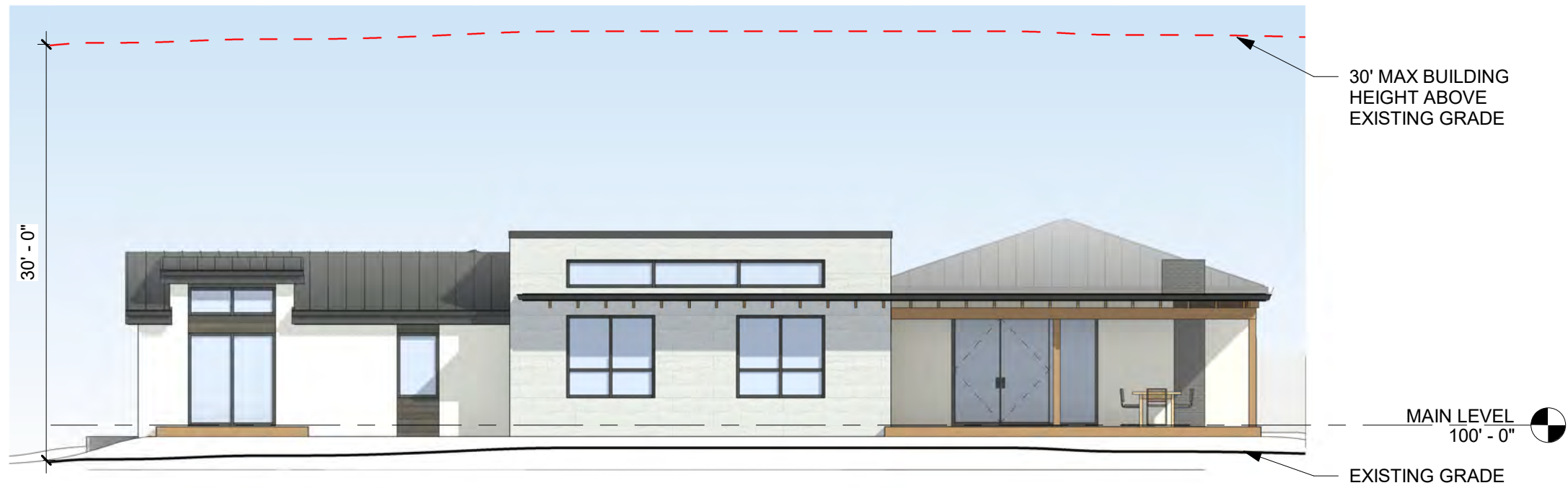
SITE PLAN | SPR A0.01



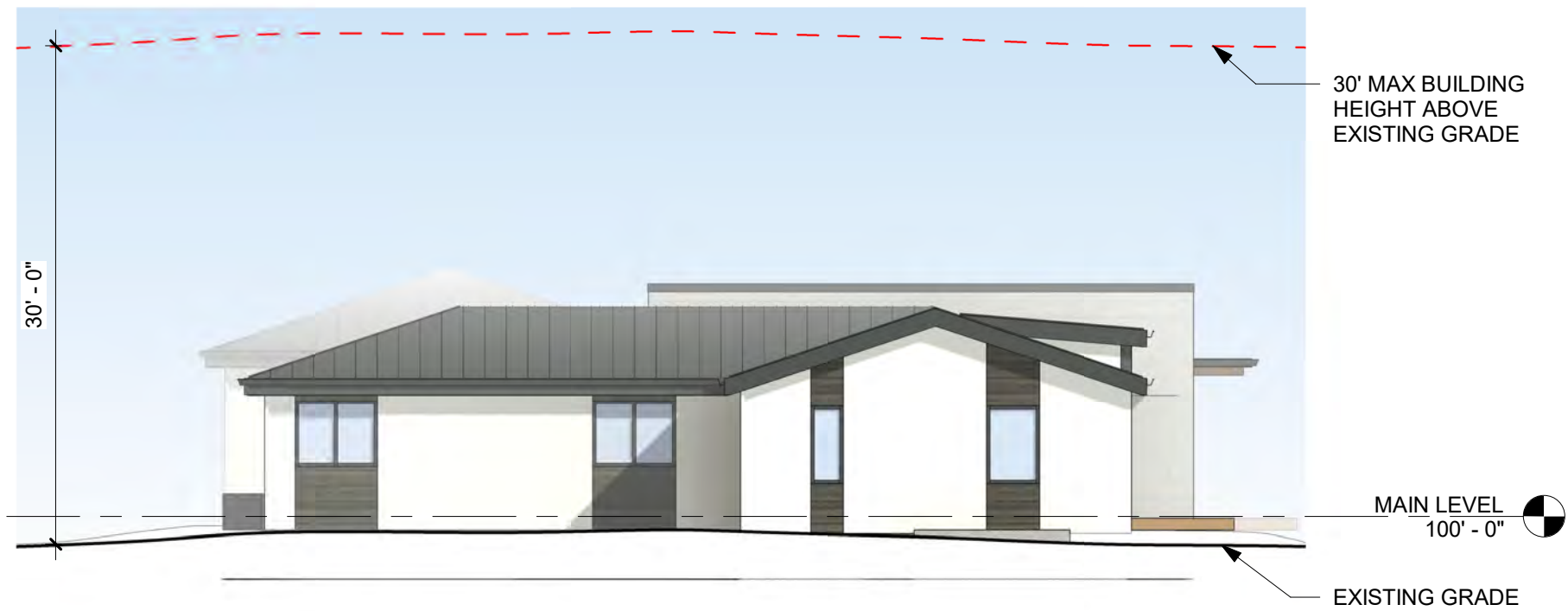
1 SOUTH ELEVATION - SPR  
1" = 10'-0"



2 WEST ELEVATION - SPR  
1" = 10'-0"



1 NORTH ELEVATION - SPR  
1" = 10'-0"



2 EAST ELEVATION - SPR  
1" = 10'-0"



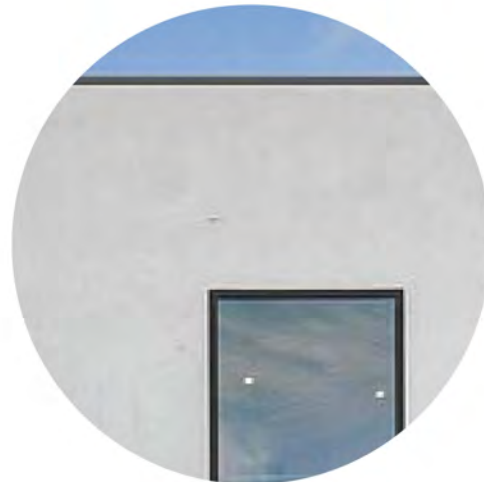
METAL ROOF,  
CHARCOAL



SMOOTH STONE



SMOOTH STUCCO,  
WHITE



WOOD, HORIZONTAL SIDING,  
SMOOTH FINISH





## 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)

December 19, 2022

TO: Jonathan Tardif, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Jena Van Gerwen, Planner I; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket #VAR-22-0006: Knaupe Setback Variance  
7075 Carter Trail

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

1. The subject property is accessed from Carter Trail, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Residential Collector. Legal access has been demonstrated via adjacency to this public ROW.
2. Based on aerial imagery, the existing driveway appears to measure approximately 13-15 feet in width, which complies with the [Boulder County Multimodal Transportation Standards \(the “Standards”\)](#) for residential development in the mountains.
3. As presented, staff supports this proposal.

This concludes our comments at this time.



# 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)

## Building Safety & Inspection Services Team

### MEMO

**TO:** Jonathan Tardif, Planner I  
**FROM:** Michelle Huebner, Plans Examiner Supervisor  
**DATE:** December 1, 2022

**RE:** Referral Response, Docket VAR-22-0006: Knaupe Setback Variance. Variance request to reduce the front setback from Carter Trail along the southern property line from 25' to approximately 24' for construction of an approximately 1,044-square-foot residential addition.

Location: 7075 Carter Trail

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

1. **Building Permit.** A building permit, plan review, and inspection approvals is required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

**2015 Building Code Adoption & Amendments**, at the following URL:

<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

2. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 155 mph (Vult) and 40 psf, respectively.
3. **BuildSmart.** Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that will require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.

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

4. **Electric vehicle charging outlet.** Boulder County Building Code requires:
  - a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125-volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
    - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
    - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
    - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.
  
5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county's wildfire mitigation specialists.
  
6. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our [Residential Plan Check List](#) and other Building Safety publications can be found at: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf>

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)



## Tardif, Jonathan

---

**From:** Historic  
**Sent:** Monday, December 5, 2022 9:13 AM  
**To:** Tardif, Jonathan  
**Subject:** FW: Referral packet for VAR-22-0006: Knaupe Setback Variance at 7075 Carter Trail

Hi Jonathan,

I've completed historic review for **VAR-22-0006: Knaupe Setback Variance**, and I don't have any comments or concerns. I've signed off in accelra.

Best,  
 Jessica

---

**From:** Goldstein, Andrew <agoldstein@bouldercounty.org>  
**Sent:** Thursday, December 1, 2022 2:21 PM  
**To:** Historic <historic@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.org>; Stadele, Lee <leestadele@bouldercounty.org>; Stadele, Lee <leestadele@flagstaffsurveying.com>; jstruble@northernwater.org; bflockhart@northernwater.org; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; RanglosC@bouldercolorado.gov; drogers@brfr.org; gunbarrelgreen@gmail.com; Milner, Anna <amilner@bouldercounty.org>; Moline, Jeffrey <jmoline@bouldercounty.org>; Streng, Ernst <estrange@bouldercounty.org>; Abner, Ethan <eabner@bouldercounty.org>; Hippely, Hannah <hhippely@bouldercounty.org>; Sheehan, Jack <jsheehan@bouldercounty.org>; Vaughn, Andrea <avaughn@bouldercounty.org>; Cavaleri, Keli <kcavaleri@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>; Frederick, Summer <sfrederick@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Sanchez, Kimberly <ksanchez@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; West, Ron <rowest@bouldercounty.org>  
**Cc:** Tardif, Jonathan <jtardif@bouldercounty.org>; Knotts, Amber <aknotts@bouldercounty.org>  
**Subject:** Referral packet for VAR-22-0006: Knaupe Setback Variance at 7075 Carter Trail

Please find attached the referral packet for **VAR-22-0006: Knaupe Setback Variance at 7075 Carter Trail**.

Please return responses and direct any questions to [Jonathan Tardif](mailto:Jonathan.Tardif@bouldercounty.org) by **December 16, 2022**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

All the best,

**Andrew Goldstein (pronouns: he/him/his) | Administrative Technician**  
**Planning Division | Boulder County Community Planning & Permitting**  
 P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302  
[agoldstein@bouldercounty.org](mailto:agoldstein@bouldercounty.org) | (303) 441-3930 | [www.boco.org/cpp](http://www.boco.org/cpp)  
 My usual working hours are Monday-Thursday, 7:00 a.m.-5:30 p.m.



## Tardif, Jonathan

---

**From:** noreply\_accela@bouldercounty.org  
**Sent:** Sunday, December 4, 2022 5:00 PM  
**To:** Tardif, Jonathan  
**Subject:** VAR-22-0006 - Public Health Water Quality - Environmental Review

The Public Health Water Quality - Environmental Review workflow task for VAR-22-0006 has been updated to **No Comments/No Conflict** and the following comments entered:

*null*

Please see the Accela record for more information.

*email sent by EMSE: PLN\_Referrals\_Entered*

## Tardif, Jonathan

---

**From:** Dean Rogers <drogers@brfr.org>  
**Sent:** Saturday, December 10, 2022 2:34 PM  
**To:** Tardif, Jonathan  
**Subject:** [EXTERNAL] VAR-22-0006

Jonathon,  
Boulder Rural has “no conflict” with VAR-22-0006, the Knaupe setback variance at 7075 Carter Trail. We look forward to viewing the request for the proposed addition.  
Thanks,

### Dean Rogers, Engineer

Boulder Rural Fire Rescue  
6230 Lookout Road, Boulder, CO 80301  
Office: 303-530-9575 | Cell: 720-498-0019  
drogers@brfr.org | [www.brfr.org](http://www.brfr.org)





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

December 19, 2022

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

Attn: Jonathan Tardif

**Re: Knaupe Setback Variance, Case # VAR-22-0006**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Knaupe Setback Variance** and has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

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