



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.gov

BOULDER COUNTY BOARD OF ADJUSTMENT
AGENDA ITEM
Wednesday November 6, 2024 4:00 P.M.

PUBLIC HEARING

STAFF PLANNER: Wesley Jefferies, Planner I

RECOMMENDATION: Staff recommends denial of the variance request

Docket VAR-24-0006: Wolf Setback Reductions

| | |
|------------------|---|
| Request: | Request to reduce the supplemental setback along Cherryvale Rd from 90 feet. (required) to 75 feet. (proposed) to construct an addition an existing residence on a 1-acre parcel at 1015 Cherryvale Road. |
| Location: | 1015 Cherryvale Road, approximately 0.1 mile north of the intersection of Baseline Road and Cherryvale Road, Section 34, Township 1N, Range 70W. |
| Zoning: | Rural Residential (RR) Zoning District |
| Applicant/Owner: | Nicole and Ben Wolf |

PACKET CONTENTS:

| Item | Pages |
|---|---------|
| ○ Staff Recommendation | 1 – 5 |
| ○ Application Materials (Attachment A) | A1 – 30 |
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SUMMARY

The applicant requests a reduction in the required supplemental setback along Cherryvale Road from 90 feet to 75 feet to allow them to construct an addition to the south side of the existing residence and a pergola to the east. The residence is a nonconforming structure (Article 4-1002 of the Code), having been constructed in 1940, prior to the adoption of the supplemental setback requirements along Cherryvale Road. Therefore, the applicant cannot increase the height of the residence given the footprint is in the setback without obtaining a setback variance.

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 strictly met.

DISCUSSION

The subject property is located approximately 0.1 miles north of the intersection of Baseline Road, Cherryvale Road, and Dimmit Drive, immediately adjacent to the eastern boundary of the City of Boulder. The property is approximately 1-acre in size, is located in the Rural Residential zoning district, and is a legal building lot. Access to the parcel is via an existing driveway onto Cherryvale Road.

This area of Cherryvale Road is classified as a Collector and therefore the subject property is subject to the 90-foot supplemental setback associated with such roadways.

The general character of the neighborhood, specifically those residences along Cherryvale Road, includes many nonconforming structures, as much of the area was developed prior to the adoption of the supplementary setbacks along major roads.



Figure 1: Aerial of subject property, outlined in red, with approximate location of 90-foot supplementary setback shown in blue.

A portion of the 100-year floodplain (Figure 2) extends approximately 180 feet on to the eastern portion of the property, however there is sufficient space outside of this area for development.

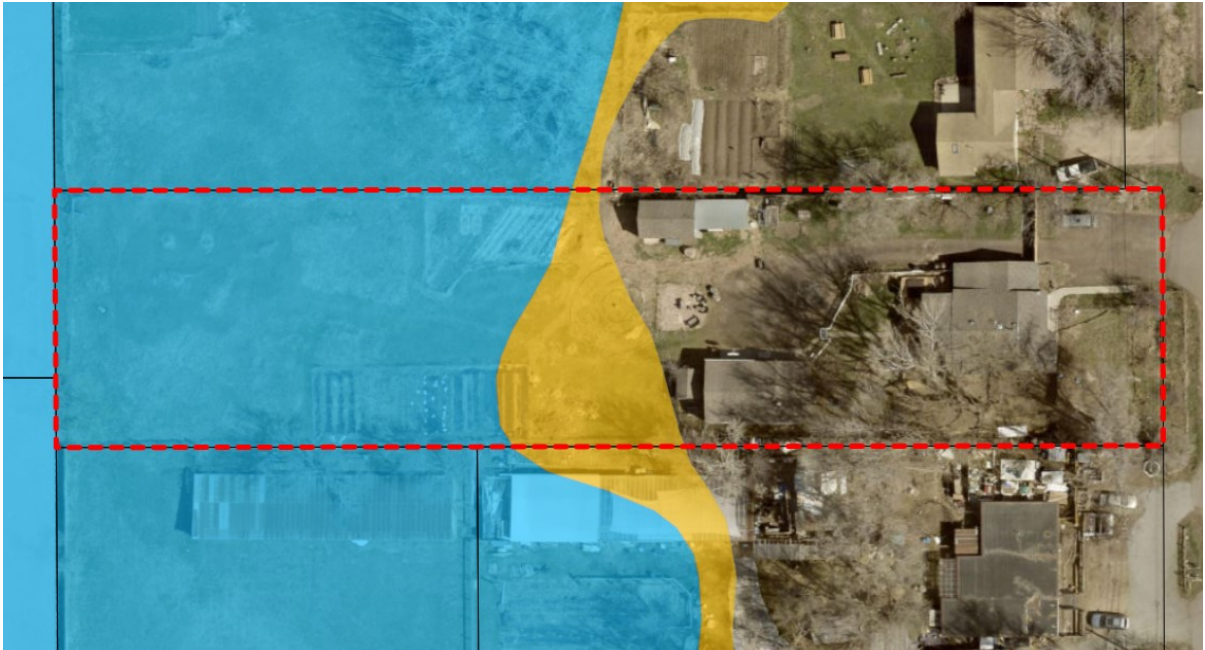


Figure 2: Aerial of subject property, with Floodplain Overlay District. Light blue area is 100-Year floodplain, yellow is 500-Year floodplain

Staff evaluation of the property identifies no particular physical circumstance that creates undue hardship. The lot is generally rectangular and flat, similar to other properties in the vicinity. Staff finds there is sufficient space to allow for development outside of the setback at issue. Staff does not find existing nonconformity alone to be sufficient demonstration of hardship.

For these reasons, staff finds that the proposal cannot meet the Variance criteria described in the Code, and therefore recommend that the application be denied.

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 summarized below.

Boulder County Floodplain Program: This team responded that the proposal is located outside the Floodplain Overlay (FO) District and had no conflict with the Floodplain. This team noted that any development within the Floodplain Overlay District would require a Floodplain Development Permit and must adhere to the requirements of Article 4-400 of the Code.

Boulder County Development Review Team – Access & Engineering (DRT A&E): This team responded that they do not support this request. The referral states there are multiple reasons the transportation setback was established and allowing the expansion of structures in the setback, particularly when there are other options for expansion, diminishes the effectiveness of the setback.

Xcel Energy: The Public Service Company of Colorado responded with no conflict with the setback reduction. The Company noted that they own and operate existing natural gas service and overhead electric distribution facilities within the proposed project area.

Agencies indicating no conflicts: Boulder County Building Safety & Inspection Services Team, Boulder County Historic Preservation Team, US Fish and Wildlife Service, Boulder County Park and Open Space Natural Resource Planner, and Mountain View Fire Rescue.

Agencies that did not respond: Boulder County Long Range Planning, Boulder County Public Health, Boulder County Assessor, Boulder County Attorney’s Office, Boulder County Parks & Open Space Real Estate Team, City of Boulder Planning & Development Services, City of Boulder Open Space and Mountain Parks, City of Lafayette Planning Division, City of Louisville Planning Department, and US Fish and Wildlife.

Adjacent Property Owners – 106 referrals were sent to nearby property owners, and staff received two responses from members of the public. 1 indicates support for the proposed setback reduction and an assertion that the required supplementary setback along Cherryvale is “obsolete;” 1 indicates opposition to the proposal, citing concerns impacts semi-rural character of the neighborhood.

CRITERIA ANALYSIS

Per Article 3-100.A.18 of the Code, the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that all of the following criteria 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;

Staff does not find that the subject parcel is encumbered by exceptional or extraordinary physical circumstances. The parcel is flat, with sufficient alternative locations for development that meets the supplemental setback. Approximately 0.45-acres of the parcel is encumbered by the 100-year floodplain. While there are additional permitting requirements, the property owners are not precluded from development within this area.

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;

Because staff does not find that there are exceptional or extraordinary physical circumstances on the parcel, the strict application of the Code does not create an exceptional or undue hardship on the property owner. The existing residence is located within the setback but there are other suitable development options, other than expanding the footprint of the residence within the setback, that comply with current setback requirements.

Therefore, staff finds this criterion is not met.

(c) The hardship is not self-imposed;

Staff have not identified a hardship on the property owner. While staff does understand the desire to renovate the existing residence, as stated above there are other areas in which to do improvements that comply with the current setback requirements.

Therefore, staff finds 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 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 responded with such a concern. The proposed additions to the structure are not anticipated to negatively impact the uses of adjacent property.

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 will change the character of the zoning district in which the property is located if granted. Aerial photographs of the area around the subject parcel indicate that many nearby properties also have development that encroaches on the required supplemental setbacks.

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.*

Staff does not have concerns that the variance will adversely affect the health, safety, and welfare of the citizens, nor will the proposed reduction in setback conflict with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.

Therefore, staff finds this criterion is met.

RECOMMENDATION

As discussed above, staff finds that three of the criteria for a variance cannot be met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **Deny Docket VAR-24-0006: Wolf Setback Reductions.**



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: 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 Use Only |
|---------------------------------|
| Intake Stamp |

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

| | | | |
|--|--|--|--|
| Project Number | | Project Name | |
| <input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning | <input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP | <input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other: |
| Location(s)/Street Address(es) 1015 Cherryvale Road, Boulder CO 80303 | | | |
| Subdivision Name Cherryvale | | | |
| Lot(s) | Block(s) | Section(s) SE Corner of Section 34 | Township(s) 1 North |
| Area in Acres 1.03 | Existing Zoning RR | Existing Use of Property REsidential | Range(s) 70 West of 6PM |
| Proposed Water Supply | | Proposed Sewage Disposal Method | |
| Number of Proposed Lots N/A | | | |

Applicants:

| | | | |
|--|-------------|--------------------------------|------------------------------------|
| Applicant/Property Owner Nicole and Ben Wolf | | Email npwolf1919@gmail.com/ | |
| Mailing Address 1015 Cheryvale Rd | | | |
| City Boulder | State CO | Zip Code 80303 | Phone 917-570-9234/347-451-9945 |
| Applicant/Property Owner/Agent/Consultant Same as Above | | Email | |
| Mailing Address | | | |
| City | State | Zip Code | Phone |
| Agent/Consultant N/A | | Email | |
| Mailing Address | | | |
| City | State | Zip Code | Phone |

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>Nicole Wolf</i> | Printed Name Nicole Wolf | Date 9/16/24 |
| Signature of Property Owner <i>Benjamin Wolf</i> | Printed Name Ben Wolf | Date 9/16/24 |

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



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<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.

| |
|--|
| Our home was built in 1940 and is therefore outside of the current property zoning regulations. Our main aim is to stay small on our acre farm footprint. There fore we request a variance to be able to add 6 more feet south on a bedroom that is currently 10x8, as well as have a pergola built on the front of the house to mitigate, in a pleasing aesthetic way, the strong sunlight. We have a narrow acre and most west is flood plain. |
|--|

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

| |
|--|
| The strict application of the current zoning code would cause us to stay with incredibly tiny bedrooms and a potentially unsuitable shade structure in the front of the house. |
|--|

- C. The hardship is not self-imposed.

| |
|---|
| Correct. We are trying desperately to keep a small footprint on our land. |
|---|

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

| |
|--|
| Correct. It will not affect adjacent properties. |
|--|

- 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,

| |
|---|
| It would keep in character our small cottage, and the pergola would add to the charm of a SW style home seeking sun relief. |
|---|

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

| |
|--|
| The variance would not adversely affect the health, safety or welfare of the citizens of Boulder County. |
|--|

| | |
|--|---------------|
| Applicant or Agent Signature: <i>Nicole Wolf</i> | Date: 9/16/24 |
|--|---------------|



Community Planning & Permitting

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

Aerial

1015 CHERRYVALE

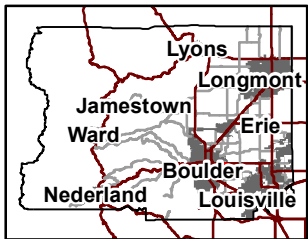
 Subject Parcel



0 0.0085 0.017 Miles



Area of Detail Date: 3/20/2023



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Aerial

1015 CHERRYVALE

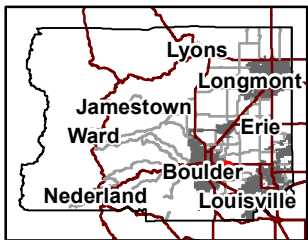
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 3/20/2023



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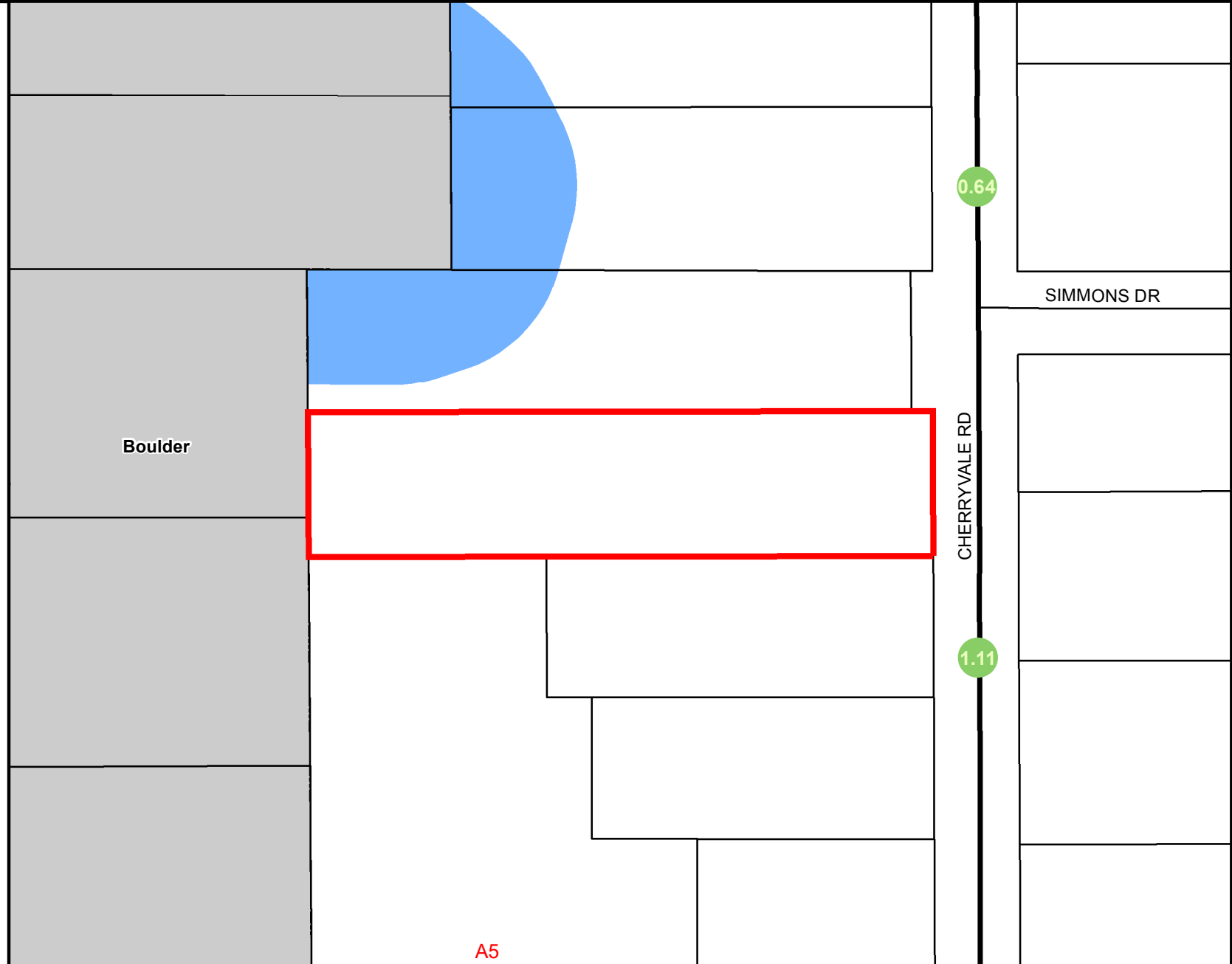
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Comprehensive Plan

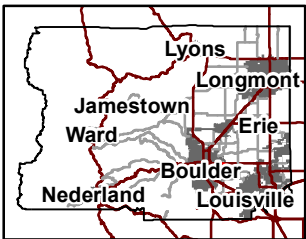
1015 CHERRYVALE

- Subject Parcel
- Wetlands
- Rare Plant Areas



0 0.0085 0.017 Miles

Area of Detail Date: 3/20/2023



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A5



Community Planning & Permitting

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Zoning

1015 CHERRYVALE

Subject Parcel

Zoning Districts

Estate Residential

Rural Residential

Ditch Setbacks

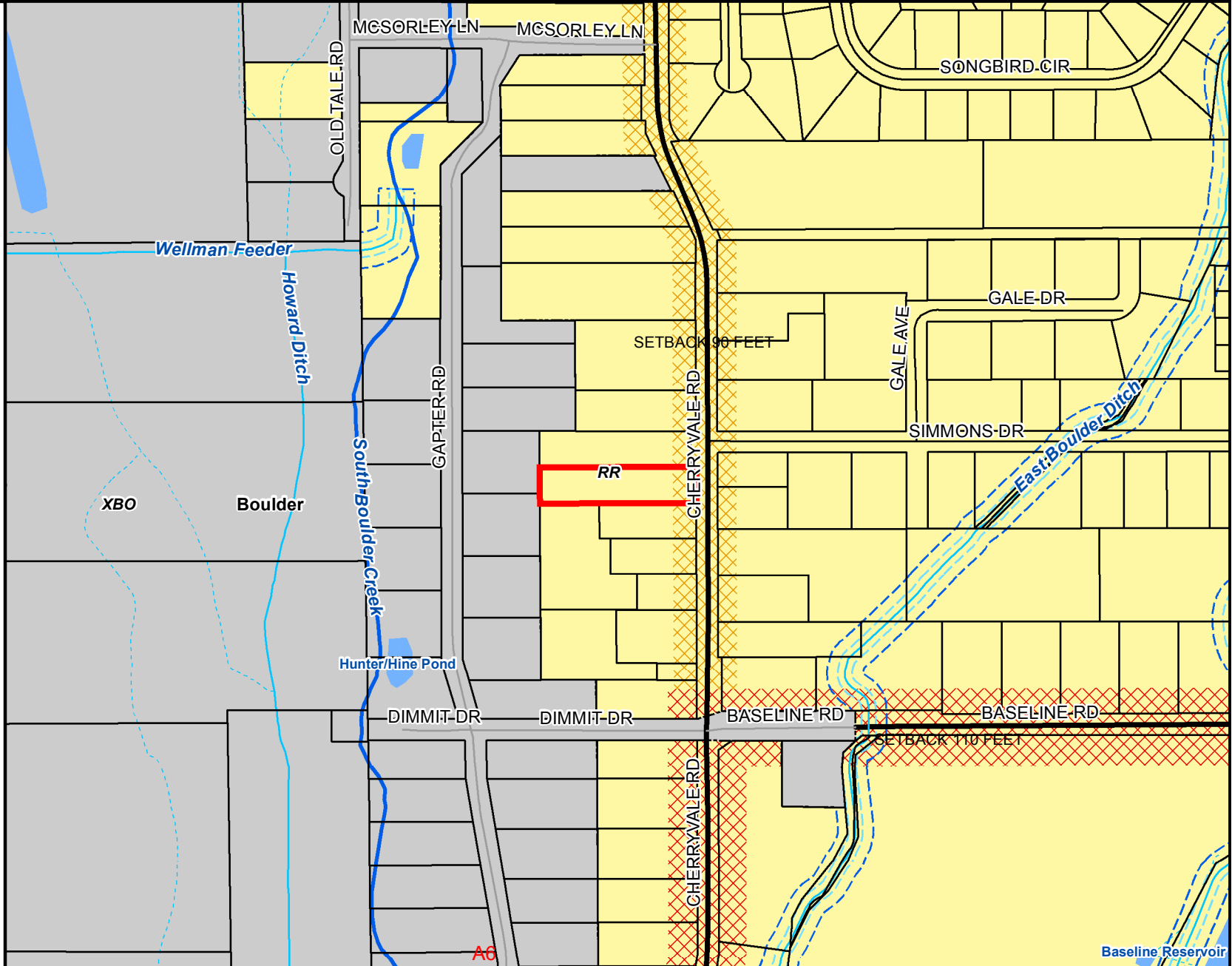
20 feet

50 feet

Major Road Setbacks

90 feet

110 feet



0 190 380 Feet



Area of Detail Date: 3/20/2023



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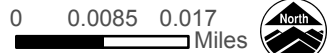
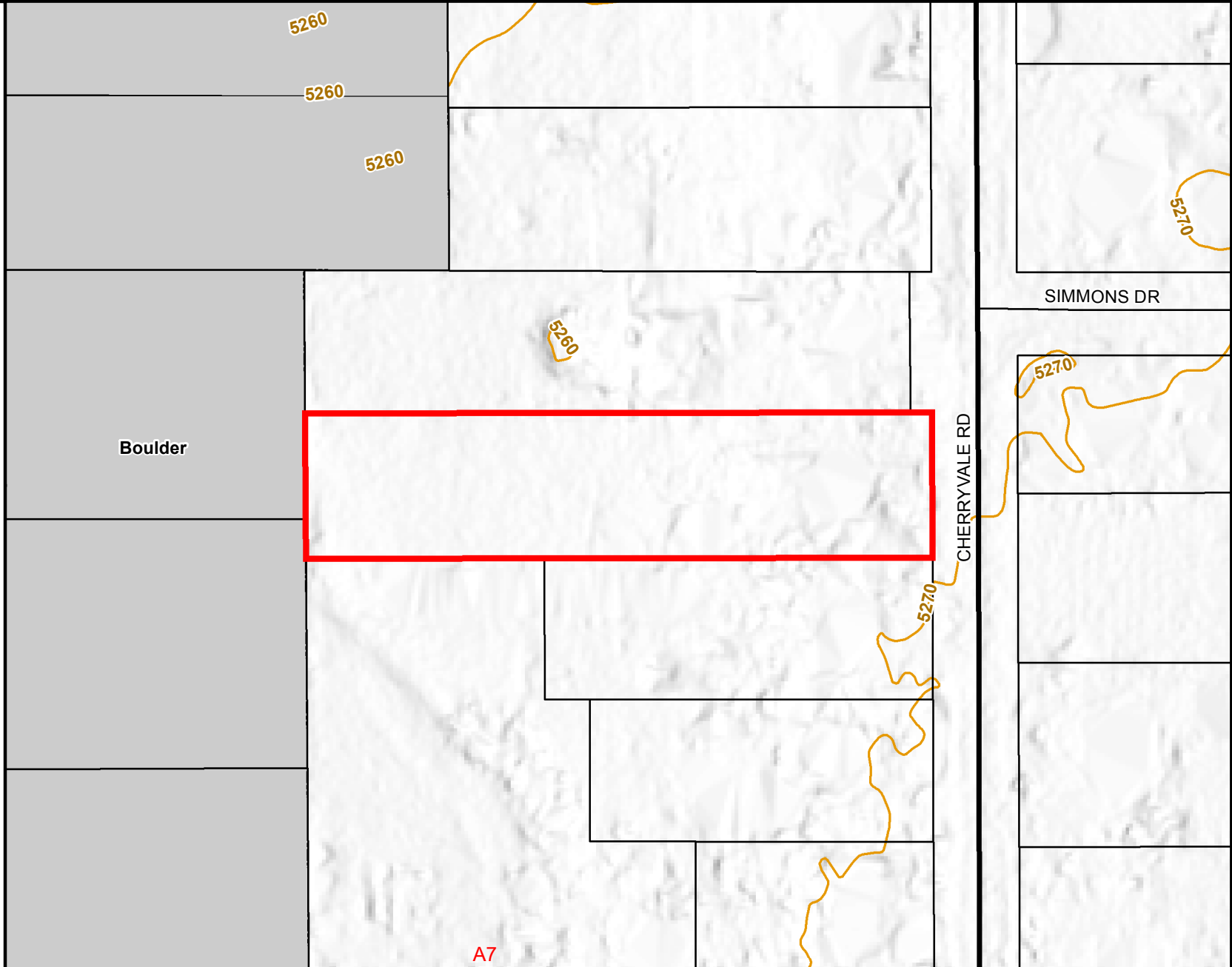
Community Planning & Permitting

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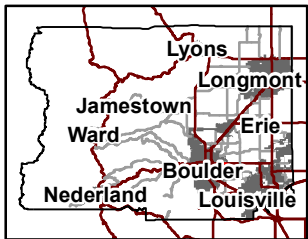
Elevation Contours

1015 CHERRYVALE

-  Subject Parcel
-  Contours 10'



Area of Detail Date: 3/20/2023



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Community Planning & Permitting

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

Floodplain

1015 CHERRYVALE

Subject Parcel

Floodplain

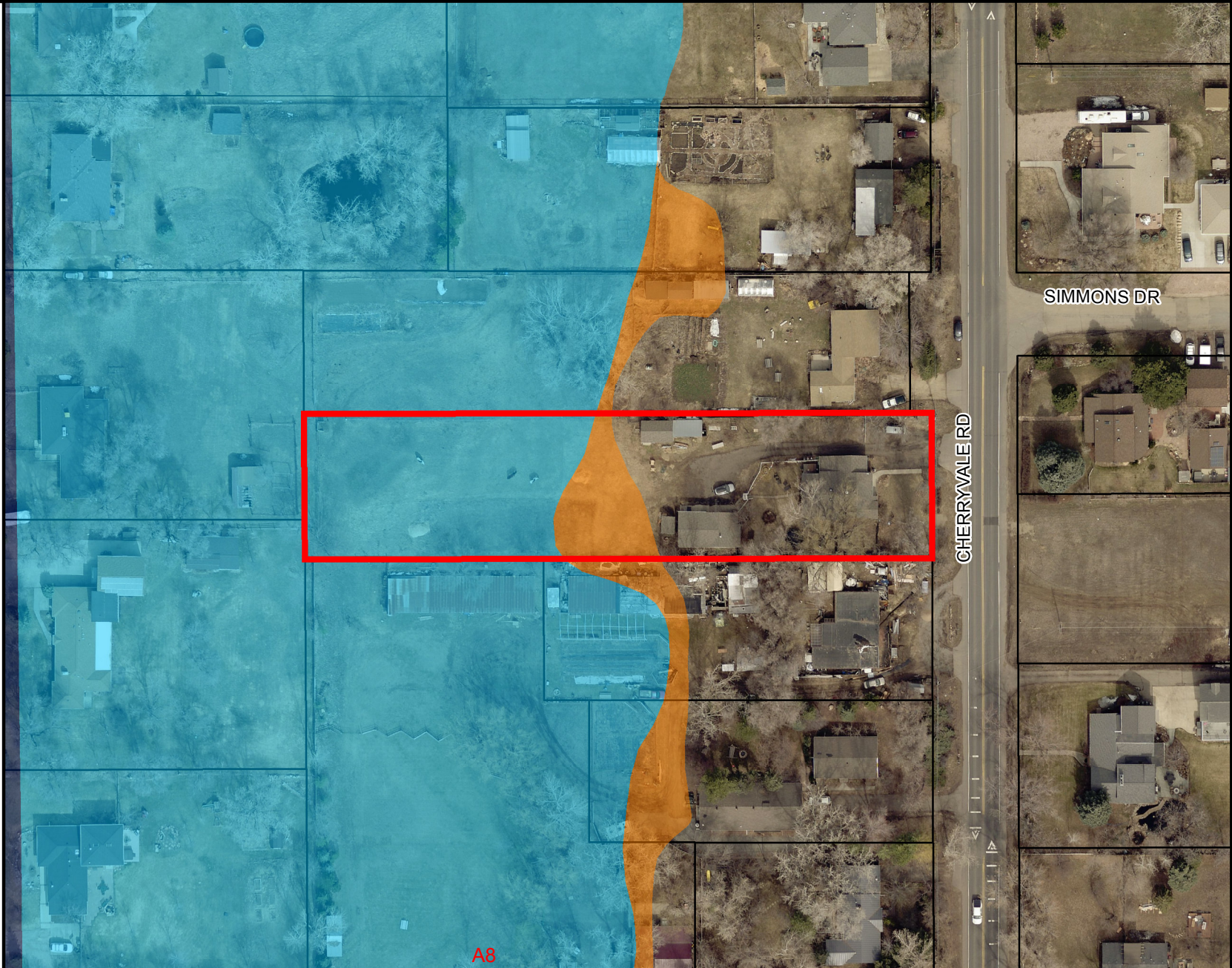
100-Year Floodplain

- Zones AE, A, AO and AH

Floodway

500-Year Floodplain

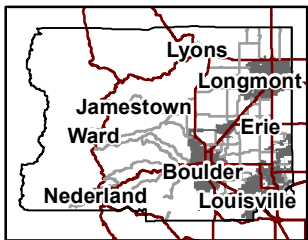
- Zone X500



0 0.0085 0.017 Miles



Area of Detail Date: 3/20/2023



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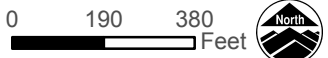
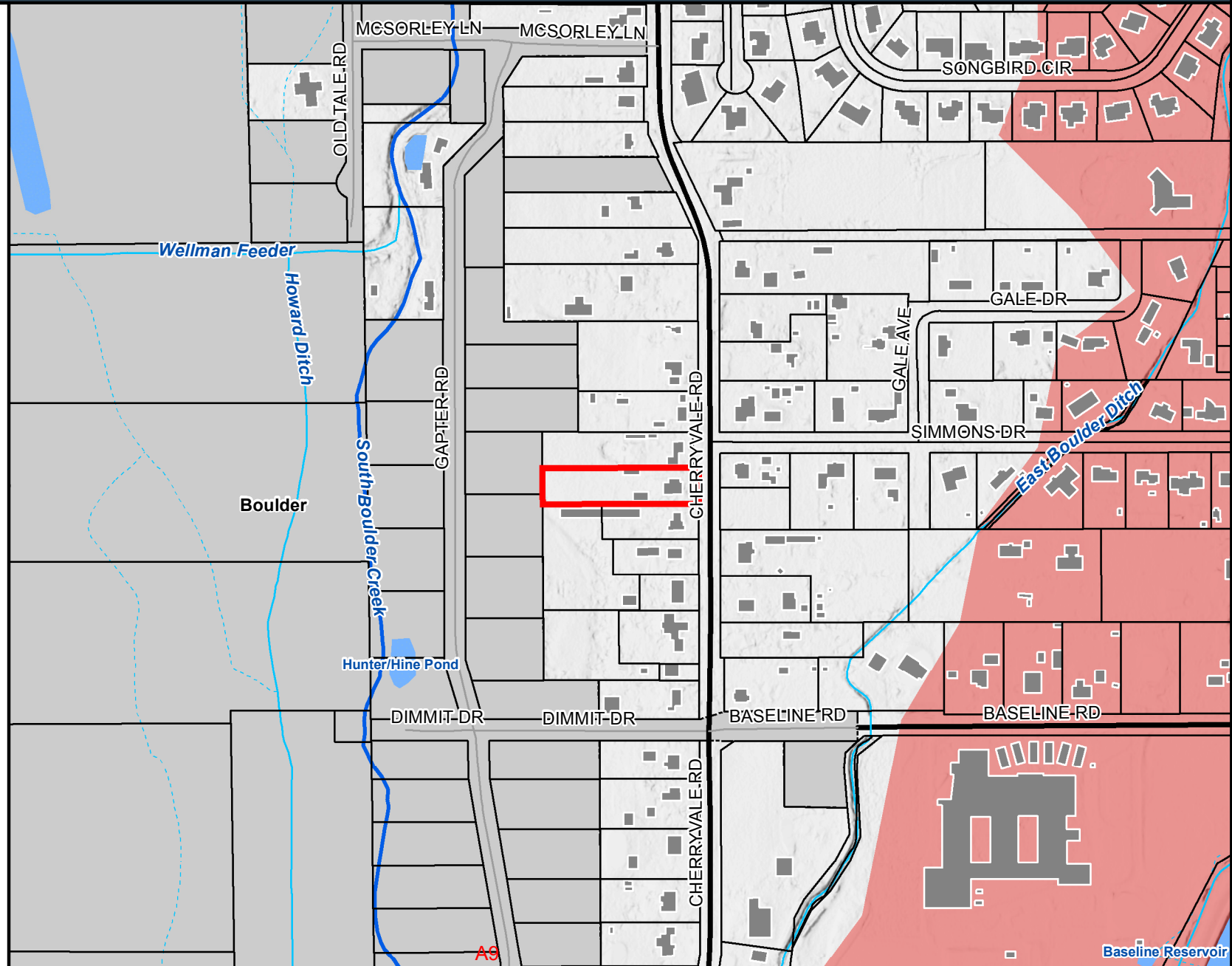
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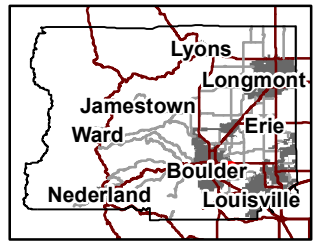
Geologic Hazards

1015 CHERRYVALE

-  Subject Parcel
-  Very High Swelling Soil Potential



Area of Detail Date: 3/20/2023



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Prebles

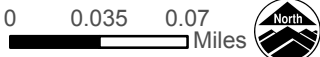
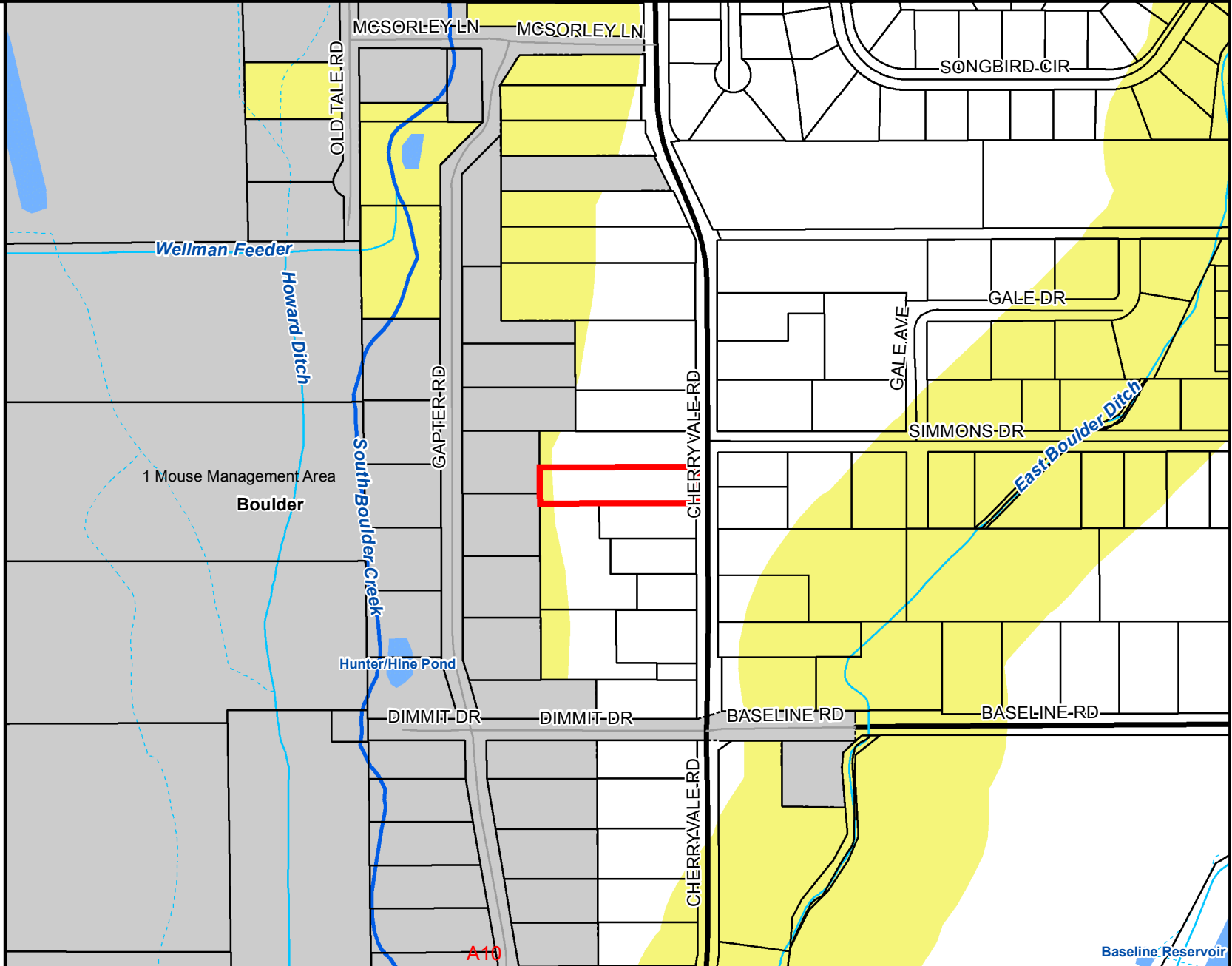
1015 CHERRYVALE

Subject Parcel

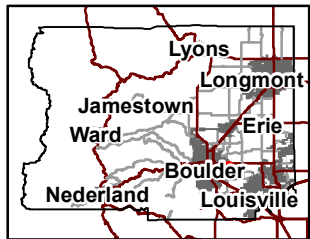
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

Zone 1 Mouse Management Area



Area of Detail Date: 3/20/2023



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Planning Areas

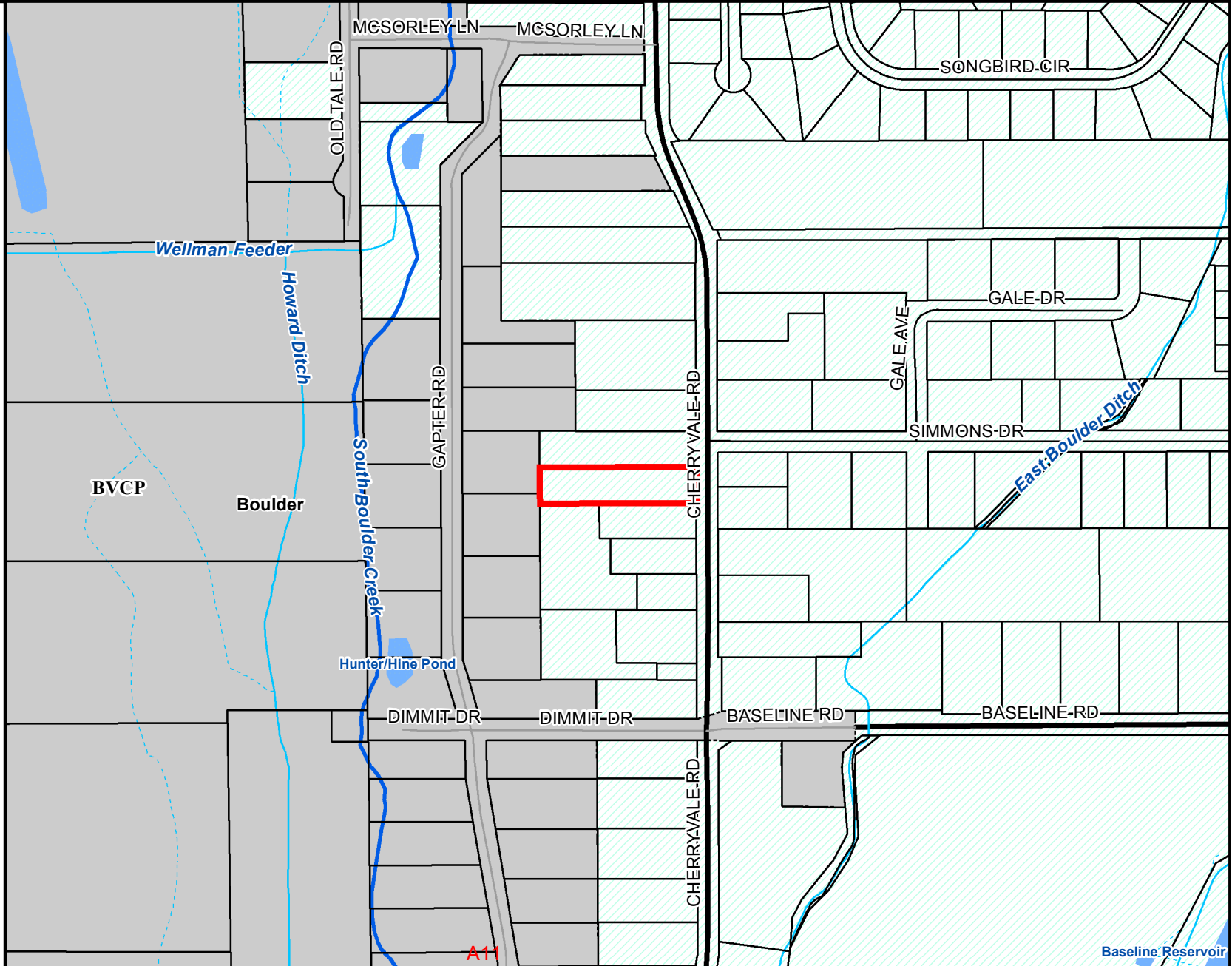
1015 CHERRYVALE

Subject Parcel

Active IGA Boundary

Active IGA Designation

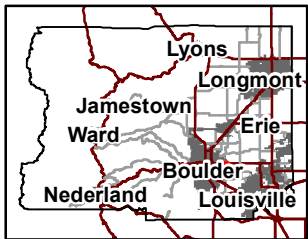
BVCP



0 0.035 0.07 Miles



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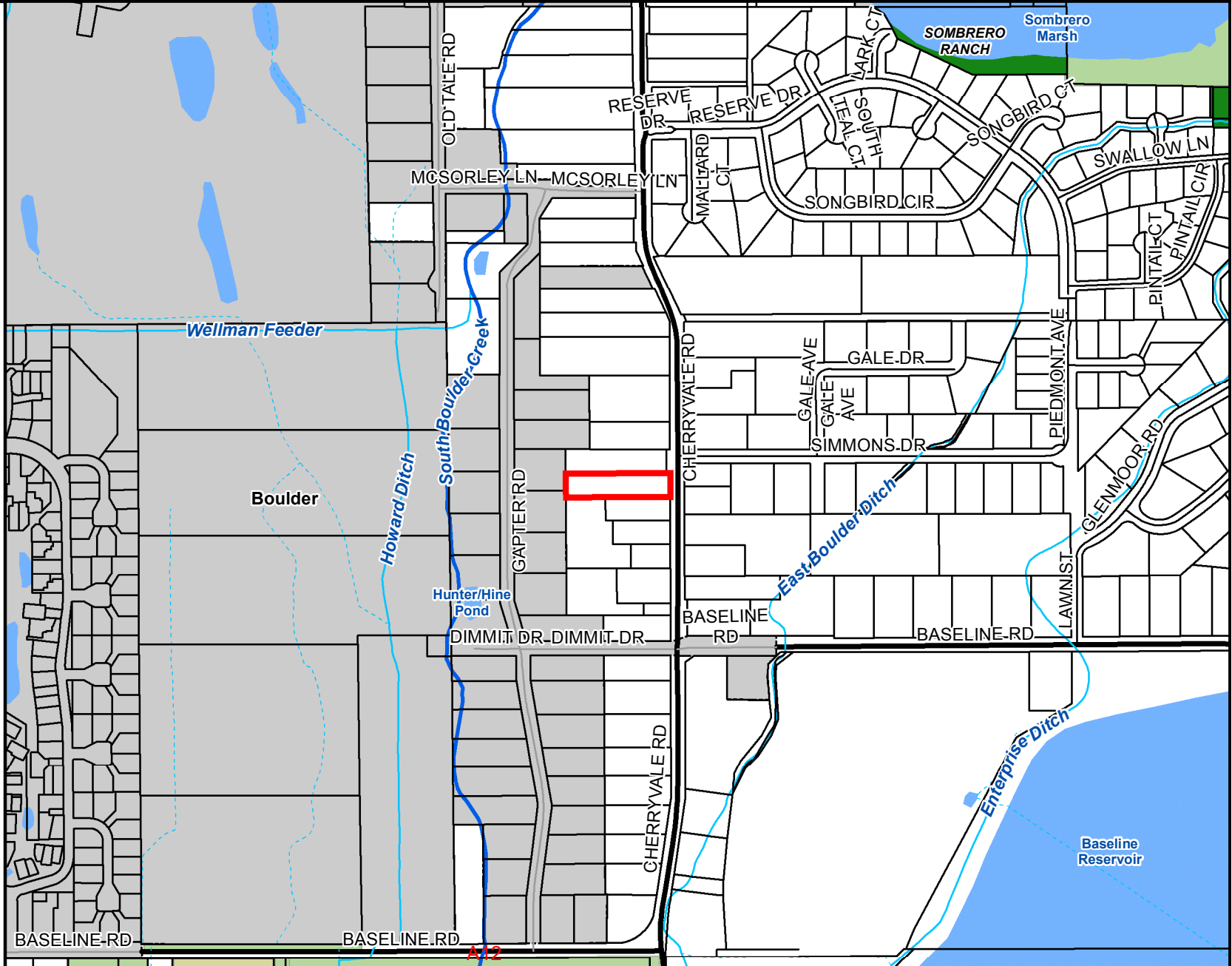
Public Lands & CEs

1015 CHERRYVALE

Subject Parcel

Boulder County Open Space

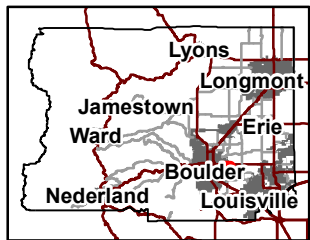
- County Open Space
- City Parks and Open Space
- OSMP Properties



0 0.05 0.1 Miles



Area of Detail Date: 3/20/2023

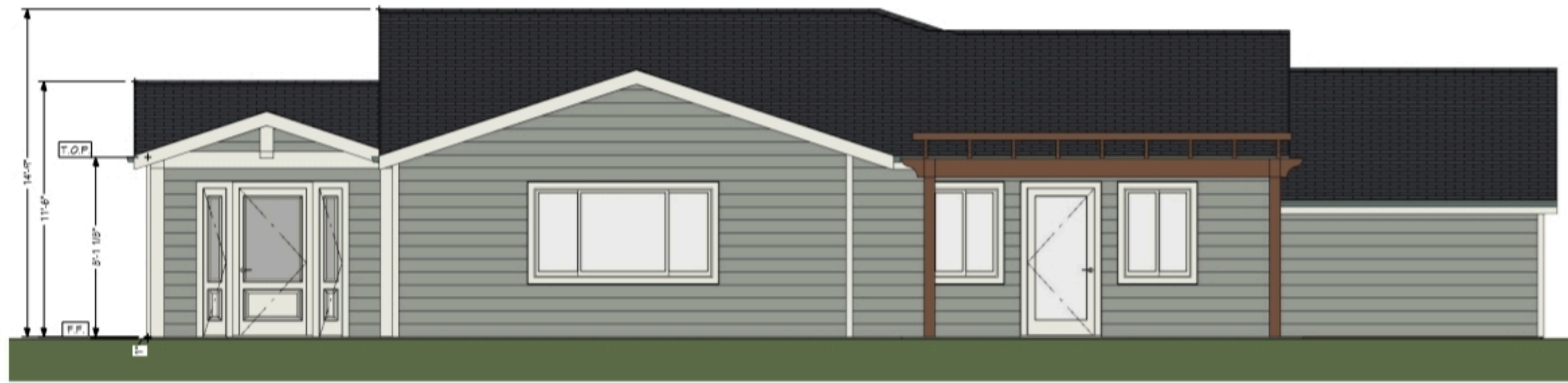


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SITE PLAN - 1" = 40'-0"

Address: 1015 CHERRYVALE RD
 Parcel Number: 146334400010
 Zoning: RR - Rural Residential



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**Mario
Luis De
Leon** Digitally signed
by Mario Luis
De Leon
Date:
2024.06.17
14:14:12 -05'00'



| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
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Wolf Residence
1015 Cherrvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 852-1676

DATE:

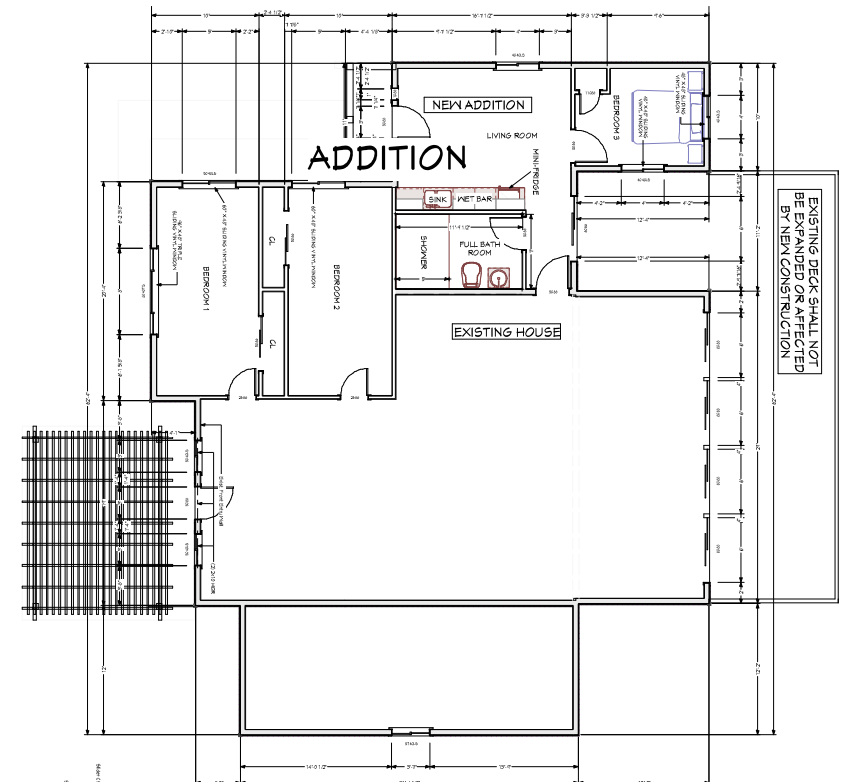
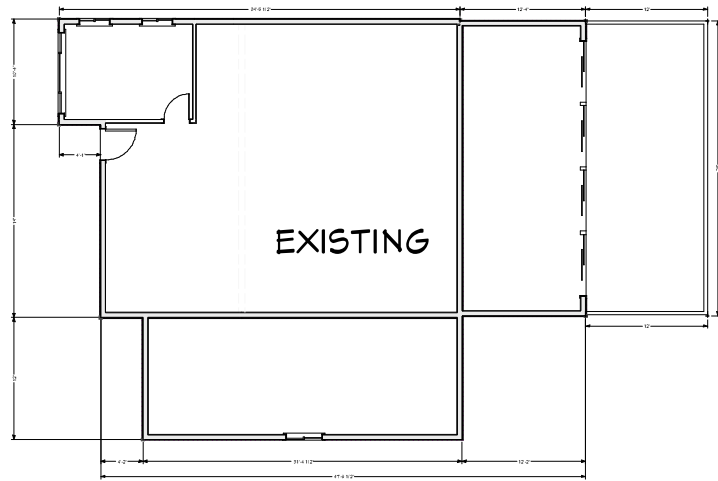
5/10/2024

SCALE:

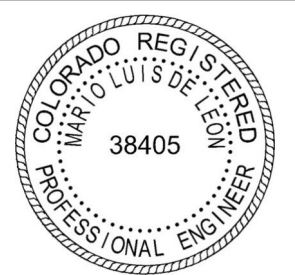
1/8" = 1'-0"

ADDITION PLAN

A-3



Mario Luis De Leon
 Digitally signed by Mario Luis De Leon
 Date: 2024.06.17 14:11:10 -05'00'



| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
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GENERAL NOTES

THE STRUCTURAL DRAWINGS DEPICT THE STRUCTURE IN ITS FINAL CONSTRUCTED CONFIGURATION. NEITHER CONSTRUCTION MEANS, NOR CONSTRUCTION SAFETY, ARE PART OF THE STRUCTURAL ENGINEER'S EXPERTISE OR SCOPE OF WORK. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE FULLY RESPONSIBLE FOR THE MEANS AND METHODS USED TO CONSTRUCT THE STRUCTURE AND FOR FULL COMPLIANCE WITH ALL SAFETY RELATED REGULATIONS AND CONDITIONS AT THE SITE. LIMITED SITE VISITS, IF ANY, BY THE STRUCTURAL ENGINEER IS NEITHER QUALIFIED TO OBSERVE, NOR COMMENT, ON CONSTRUCTION MEANS AND METHODS AND JOB SITE SAFETY. PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, CURBS, INSERTS, DEPRESSIONS, ETC. NOT SHOWN. SHOP DRAWINGS SHALL BE NEW DRAWINGS PRODUCED BY THE CONTRACTOR REPRODUCTIONS OF THE DESIGN DRAWINGS WILL BE REJECTED.

SITE PREPARATIONS

- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, RE-ROUT OR MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHALL BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
- SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH PROJECT GEOTECHNICAL INVESTIGATION.
- SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

CONCRETE

- ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 7 DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. SLABS TO BE 4,000 PSI, TYPE I OR II.
- ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 (U.N.O.), MIN. 24" LAP.
- CONCRETE PROTECTION FOR REINFORCEMENT (U.N.O.)
- CONCRETE POURED AGAINST EARTH*
- CONCRETE POURED IN FORMS, BUT EXPOSED TO EARTH & WEATHER #5 BARS OR SMALLER. ...1-1/2"
- BARS LARGER THAN
- SLABS
- NO SPLICES OF REINFORCEMENT SHALL BE MADE AND NO WELDING TO REINFORCING SHALL BE PERMITTED, EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MIN. OF 36 BAR DIAMETERS. WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL LAP PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 28" AND SHALL BE WIRED TOGETHER. MAKE ALL BARS CONTINUE AROUND CORNERS, OR PROVIDE CORNER BARS OF EQUAL SIZE & SPACING. IN ADDITION TO STANDARD WALL REINFORCING, PROVIDE (2) #5 BARS, ONE EACH FACE W/ 2'-0" PROJECTION ON ALL SIDES AROUND OPENING IN CONC. (U.N.O.) CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

FOUNDATIONS

- THE ARCHITECTURAL PLANS, SPECIFICATIONS, AND SOILS REPORT ARE PART OF THIS DESIGN.
- PLACE FLOOR JOISTS AND SUB-FLOOR PRIOR TO BACK-FILLING.
- PLACE COMPACTED BACK-FILL IN 12" MAX. LIFTS ALONG ENTIRE LENGTH OF WALL. SEE SPECIFICATIONS IN SOIL REPORT.
- WALL THICKNESS SHOWN ARE NOMINAL.
- LOAD BEARING COMPONENTS SUSCEPTIBLE TO WEATHER SHALL BE FINISHED TO MIN. OF 36" BELOW, AND 6" ABOVE, FINISHED GRADE.
- WALL HEIGHTS VARY. REFER TO ARCH. DRAWINGS AND DETAIL SHEETS.
- IF WALL HEIGHTS EXCEED 12 FEET, OR IF UN-FORESEEN CONDITIONS ARISE, CONTACT ENGINEER.
- MINIMUM 4" BEFORE STEPPING AT ANY DIRECTION CHANGE IN WALL.
- 5/8" Ø X 10" LONG ANCHOR BOLTS AT 32" O.C., MIN. 2-PER PLATE; MIN. 12" FROM PLATE ENDS. USE 5/8" DIA. BOLTS AT SHEAR WALLS; MIN. 2-PER PLATE.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FOUNDATION WINDOWS, BLOCK-CUTS, STEP-DOWNS, AND OTHER DETAILS.
- STEEL BEAM SUPPLIER IS TO FURNISH BEAM BOLT TOGETHER CONNECTORS.
- STEEL PIPE COLUMNS SHALL CONFORM TO A-53.
- WRAP ALL PIPE COLUMNS AND UTILITY LINES THAT EXTEND THROUGH CONCRETE SLABS WITH A 1" WIDE EXPANSION JOINT MATERIAL.
- REINFORCE ALL CONCRETE SLABS-ON-GRADE WITH 6X6 - 10/10 W.W.M.
- A MINIMUM OF 12 INCH DROP IN GRADE IN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALL IS REQUIRED IN ORDER TO PROVIDE EFFECTIVE DRAINAGE. NO IRRIGATION ALLOWED WITHIN 5 FEET OF BUILDING.
- ALL FLOOR FRAMING SHOULD BE IN PLACE AND THE BASEMENT FLOOR SLABS SHOULD BE POURED BEFORE BACK-FILLING, IN ORDER TO REDUCE THE POSSIBILITY OF BACK-FILL CRACKS.
- ALL DIMENSIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- REINFORCE ALL FOUNDATION WALL GRADE CHANGES WITH NO. 4'S VERTICALLY AT 16 INCHES O C; PLACED 2 INCHES FROM THE INSIDE FACE OF THE FOUNDATION WALL AND EXTENDING 3 FEET EACH WAY FROM THE GRADE CHANGES.
- A PERIMETER DRAIN SYSTEM IS REQUIRED. SEE SOIL REPORT

CONSTRUCTION NOTES

- SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-6% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE, AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
- AT CONTRACTORS OPINION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
- WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED ARCHITECTURAL PLANS SHALL CONTROL.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES, AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE
- PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
- SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
- WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITHIN 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
- SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE-HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ONE-HALF OF TREE OR SHRUB'S MATURE HEIGHT.
- LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPING EDGING SHALL NOT BE USED.



VICINITY MAP

BOULDER COUNTY CODES

- 2015 INTERNATIONAL BUILDING CODE (the "IBC"), including specifically Appendix Chapters C, I, J and K;
- 2015 INTERNATIONAL RESIDENTIAL CODE (the "IRC"), including specifically Appendix Chapters E, F, H, R and S;
- 2015 INTERNATIONAL EXISTING BUILDING CODE (the "IEBC");
- 2015 INTERNATIONAL MECHANICAL CODE (the "IMC");
- 2015 INTERNATIONAL PLUMBING CODE (the "IPC");
- 2015 INTERNATIONAL FUEL GAS CODE (the "IFGC");
- CURRENT VERSION ADOPTED BY THE COLORADO STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (the "NEC");
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (the "IECC");
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE (the "IGCC");
- 2015 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (the "ICCPC");
- and the
- 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (the "ISPSA");

STRUCTURAL NOTES

| | |
|----------------------------------|--|
| SUPPORTING CODES: | 2015 INTERNATIONAL RESIDENTIAL CODE |
| GROUND SNOW LOAD: | 40 PSF |
| ROOF (LIVE): | 30 PSF |
| DEAD LOAD: | 15 PSF |
| FLOORS (LIVE): | 40 PSF |
| DEAD LOAD: | 12 PSF |
| WIND | 155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B" |
| ALLOWABLE SOIL BEARING PRESSURE: | 1,500 PSF/ 800 PSF MIN. DEAD LOAD |
| EQUIVALENT FLUID PRESSURE | 45 PSF (OPEN HOLE INSPECTION REQUIRED) |



**Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303**

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 892-1616

DATE:

5/10/2024

SCALE:
NOT TO SCALE

ADDITION PLAN

A-1

Mario
Luis De
Leon

Digitally
signed by
Mario Luis De
Leon
Date:
2024.06.17
14:14:47
-05'00'



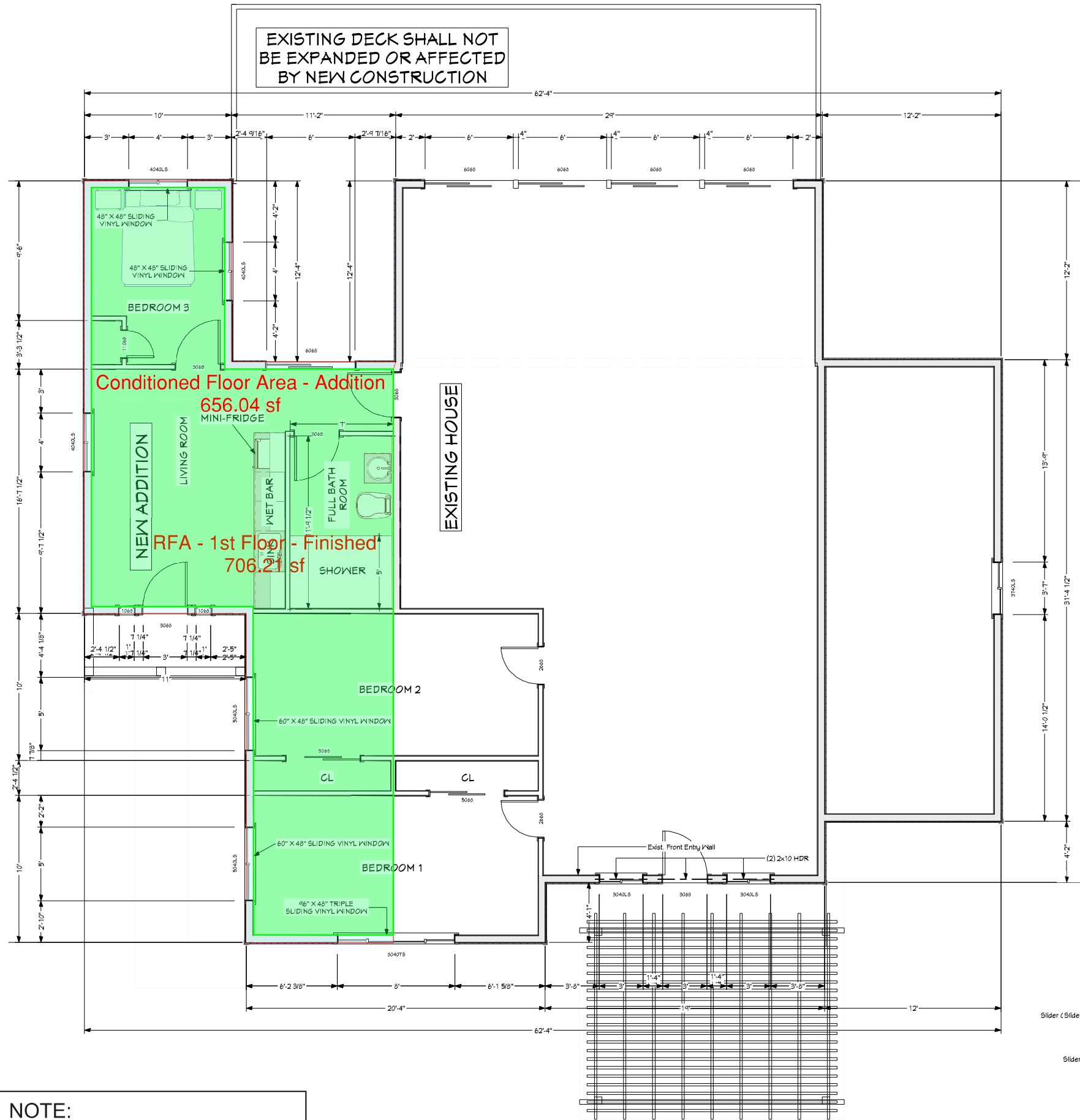
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Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616

| | |
|---------------|--------------|
| DATE: | 5/10/2024 |
| SCALE: | 1/8" = 1'-0" |
| ADDITION PLAN | |
| A-2 | |



EXISTING DECK SHALL NOT
BE EXPANDED OR AFFECTED
BY NEW CONSTRUCTION

Conditioned Floor Area - Addition
656.04 sf

RFA - 1st Floor - Finished
706.21 sf

EXISTING HOUSE

NOTE:
This addition will not be used
as an Accessory Dwelling Unit.

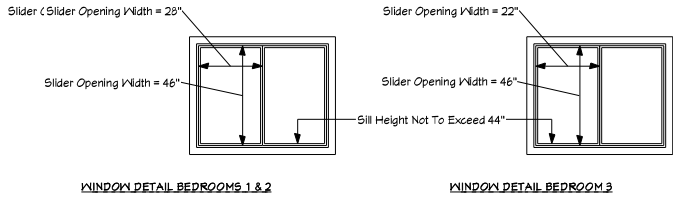
| BC Measurements & Counts | | | |
|-----------------------------------|----------|------|--|
| Label | Quantity | Unit | |
| Conditioned Floor Area - Addition | 656.04 | sf | |
| Other - Cover - Open | 56.31 | sf | |
| RFA - 1st Floor - Finished | 706.21 | sf | |

2021 IRC Code Reference
R310.2.2 Minimum dimensions.
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

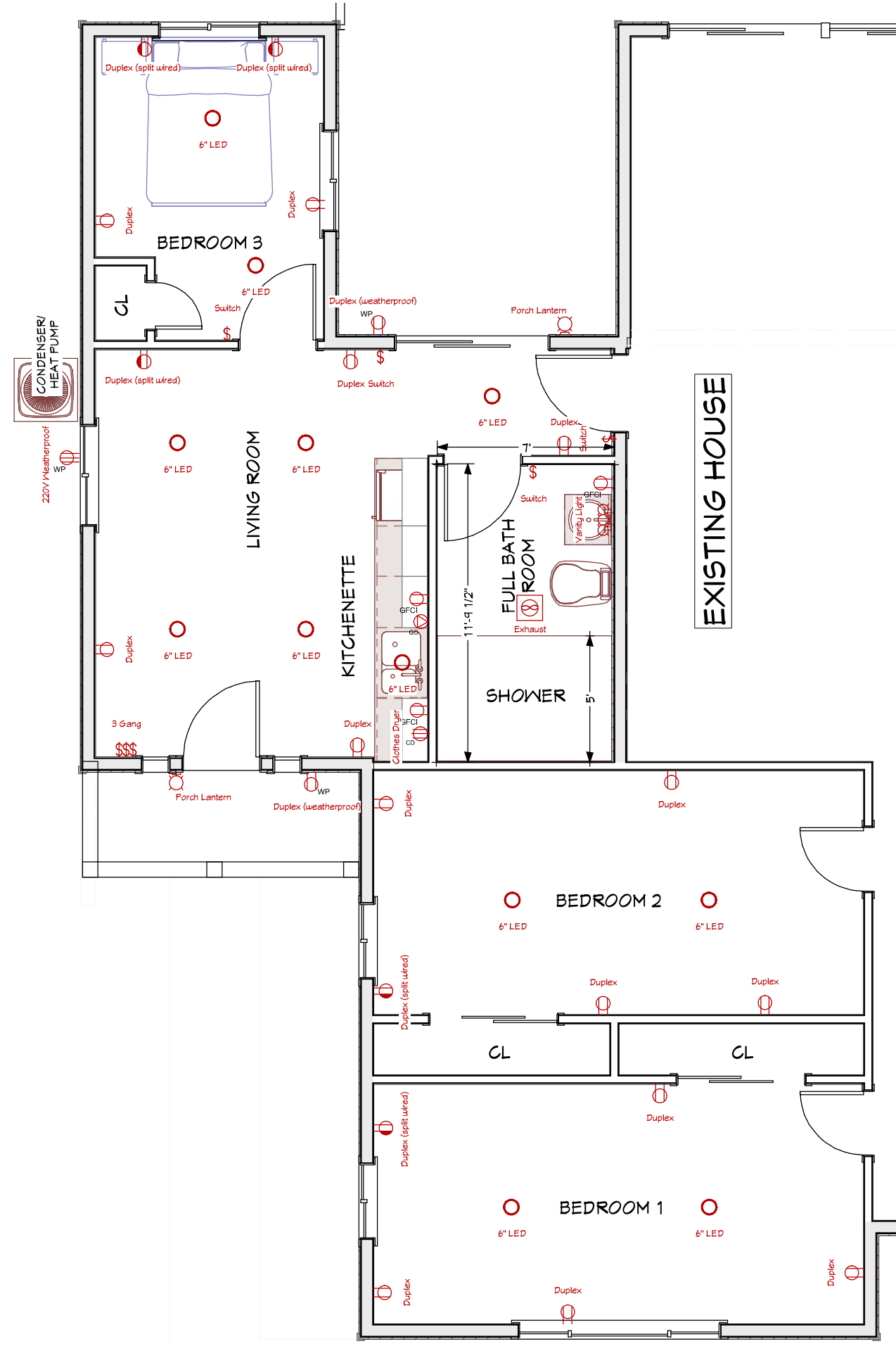
Premium Code Insights: Code Change Details Hearing Videos

R310.2.3 Maximum height from floor.
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.

WINDOW OPENING SIZES
Opening Sizes Comply w/ Sec. R310 Of The 2021 IRC

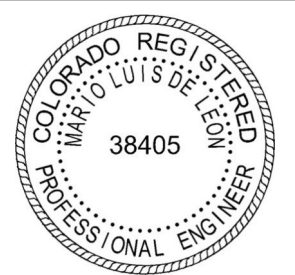


NOTE:
ALL ELECTRICAL WORK TO BE DONE
IN ACCORDANCE WITH THE 2023 (NEC)



ELECTRICAL PLAN

Mario Luis De Leon
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Date: 2024.06.17 14:11:39 -05'00'



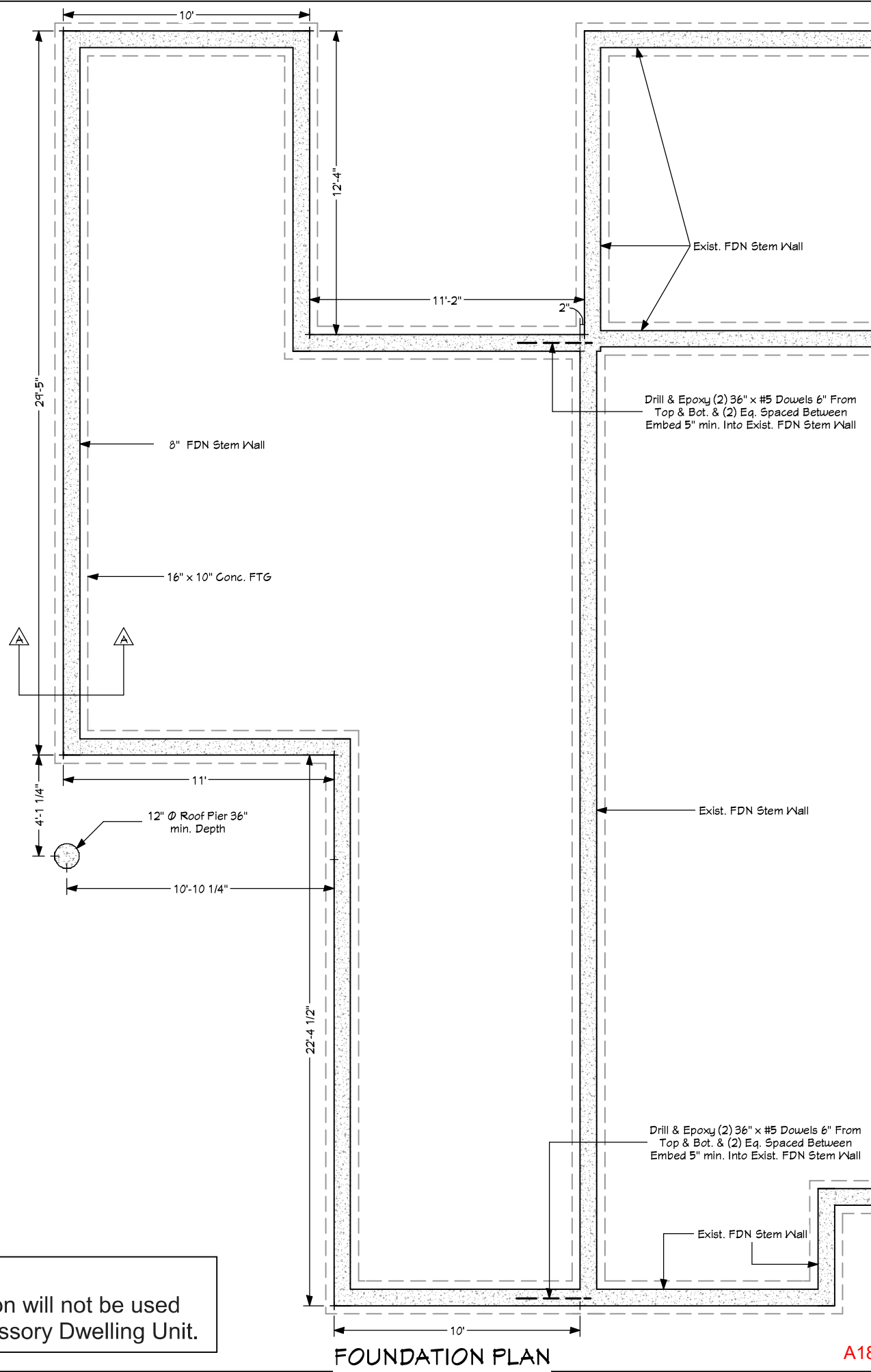
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Wolf Residence
1015 Chermyle Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1616

| | |
|---------------|---------------|
| DATE: | 5/10/2024 |
| SCALE: | 3/16" = 1'-0" |
| ADDITION PLAN | |
| E-1 | |



NOTE:
This addition will not be used as an Accessory Dwelling Unit.

A18

Mario Luis De Leon
Digitally signed by Mario Luis De Leon
Date: 2024.06.17 14:11:55 -05'00'

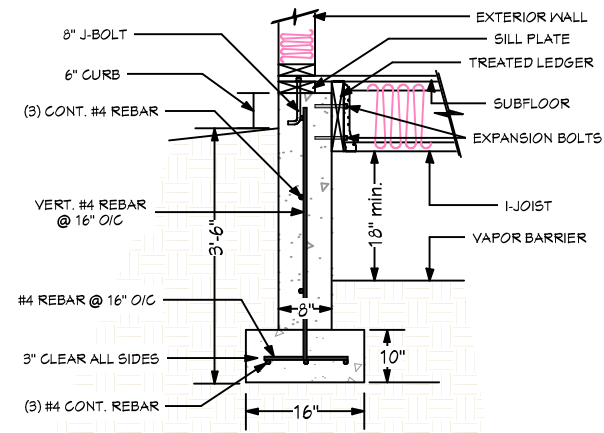


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Wolf Residence
1015 Cheryvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616



SECTION A
FDN WALL DETAIL N.T.S.

CODES AND LOADS

| | |
|----------------------------------|---|
| SUPPORTING CODES: | 2015 INTERNATIONAL RESIDENTIAL CODE |
| GROUND SNOW LOAD: | 40 PSF |
| ROOF (LIVE): | 30 PSF |
| DEAD LOAD: | 15 PSF |
| FLOORS (LIVE): | 40 PSF |
| DEAD LOAD: | 12 PSF |
| WIND | 155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B" |
| ALLOWABLE SOIL BEARING PRESSURE: | 1,500 PSF/ 800 PSF MIN. DEAD LOAD |
| EQUIVALENT FLUID PRESSURE | 45 PSF (OPEN HOLE INSPECTION REQUIRED) |

DATE:

5/10/2024

SCALE:

3/16" = 1'-0"

ADDITION PLAN

S-1

Mario
Luis De
Leon

Digitally signed
by Mario Luis
De Leon
Date:
2024.06.17
14:12:11 -05'00'



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(303) 882-1616

DATE:

5/10/2024

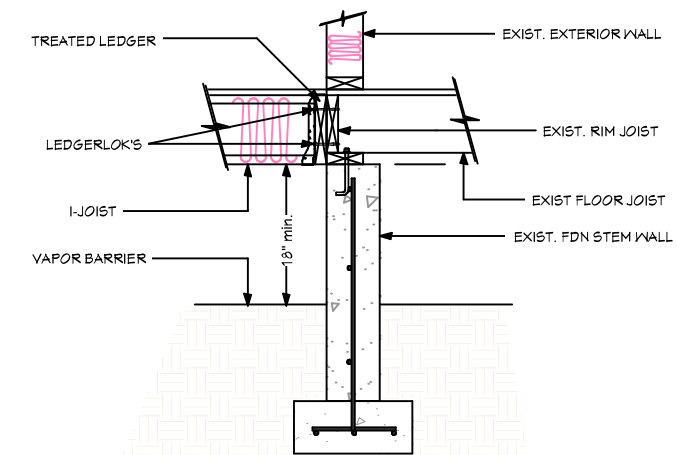
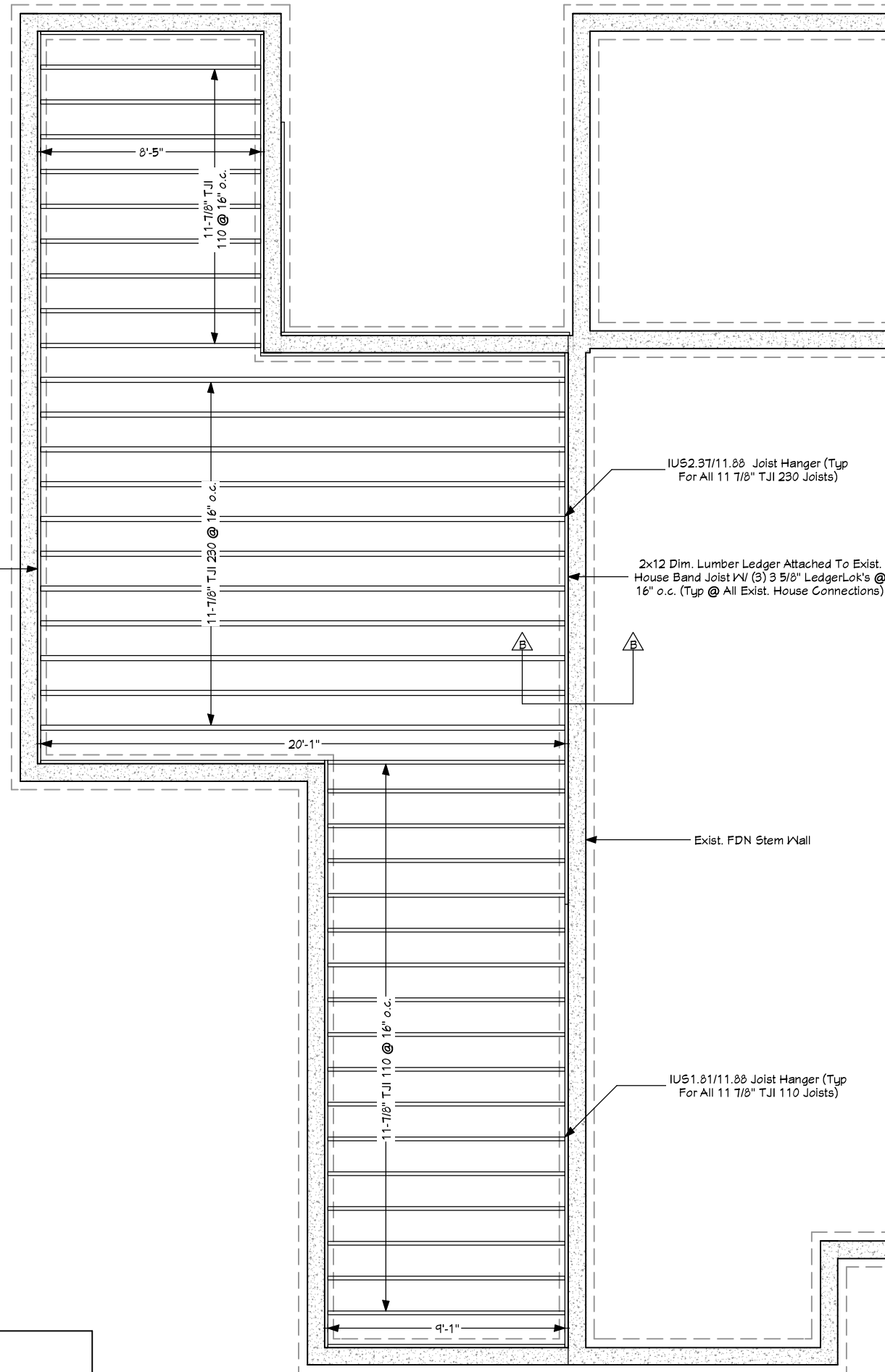
SCALE:

3/16" = 1'-0"

ADDITION PLAN

S-2

2x12 Dim. Lumber Ledger Attached To FDN
Stem Wall W/ (2) 4" Expansion Bolts @ 16" o.c.
(Typ @ All New FDN Stem Walls)



SECTION B

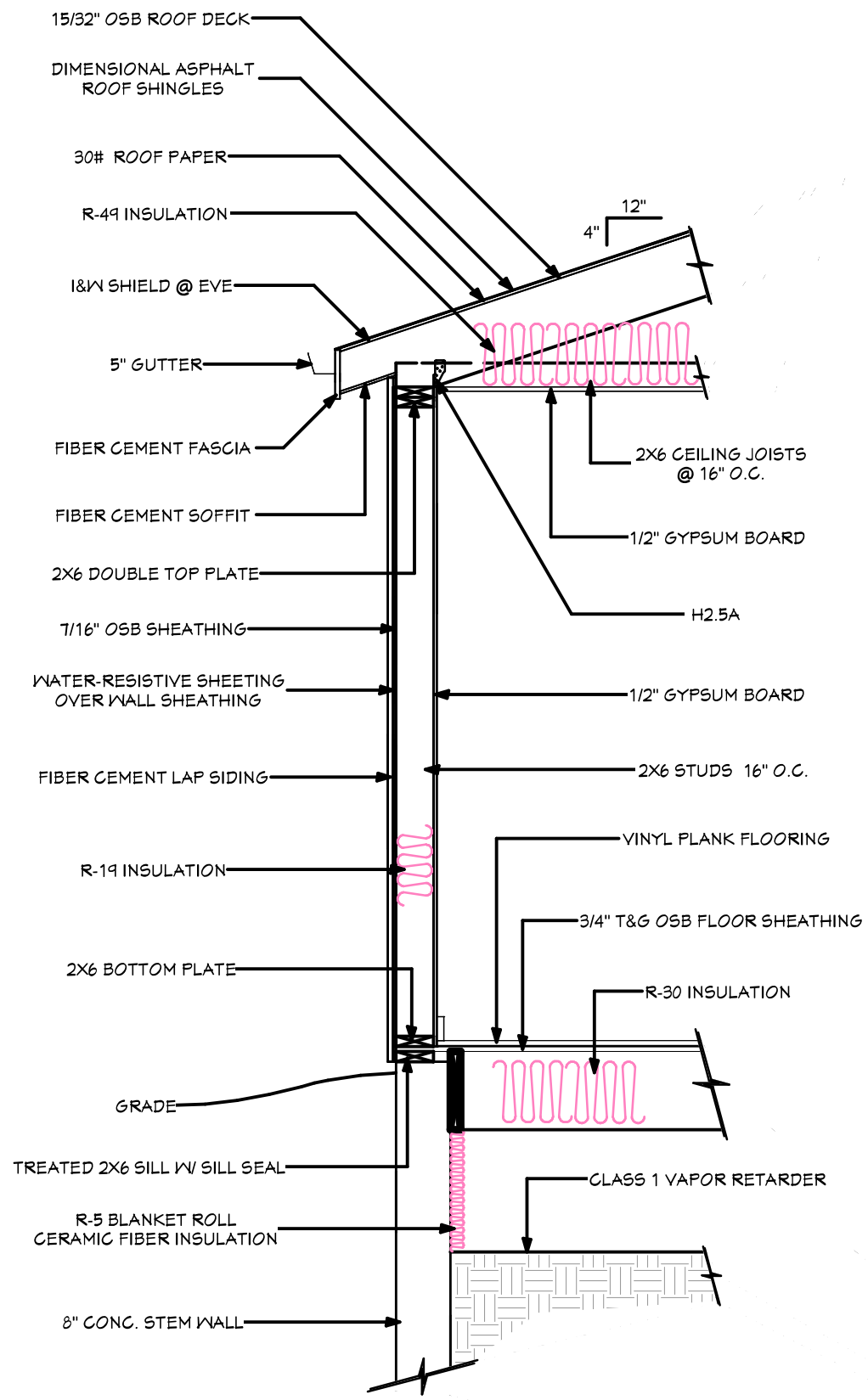
CODES AND LOADS

| | |
|----------------------------------|---|
| SUPPORTING CODES: | 2015 INTERNATIONAL RESIDENTIAL CODE |
| GROUND SNOW LOAD: | 40 PSF |
| ROOF (LIVE): | 30 PSF |
| DEAD LOAD: | 15 PSF |
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| EQUIVALENT FLUID PRESSURE | 45 PSF (OPEN HOLE INSPECTION REQUIRED) |

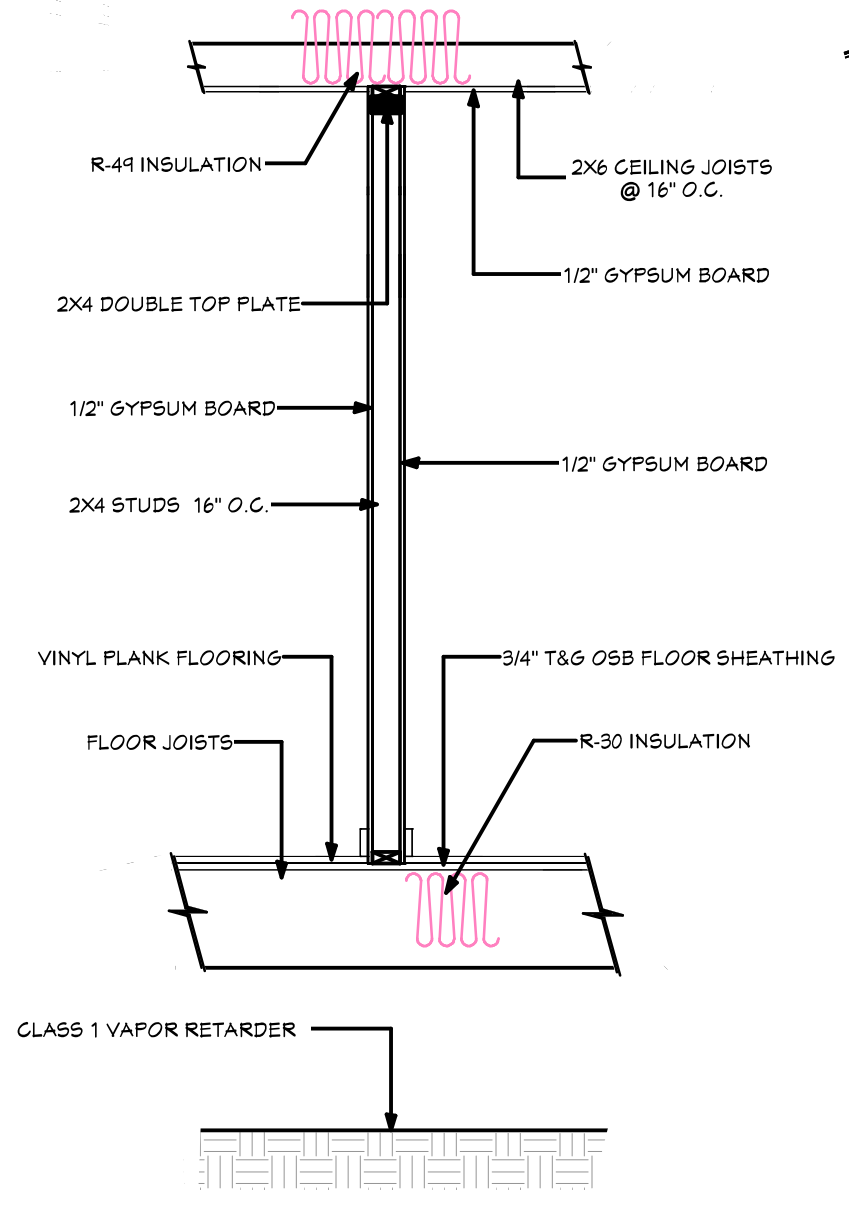
NOTE:
Crawl space will be a conditioned
crawl space per R408.3

Foundation

A19

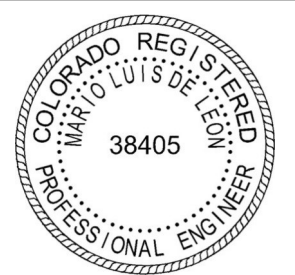


EXTERIOR BUILDING SECTION



INTERIOR BUILDING SECTION

Mario Luis De Leon
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Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
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 DESIGN SPECIALIST
 (303) 892-1616

DATE:

5/10/2024

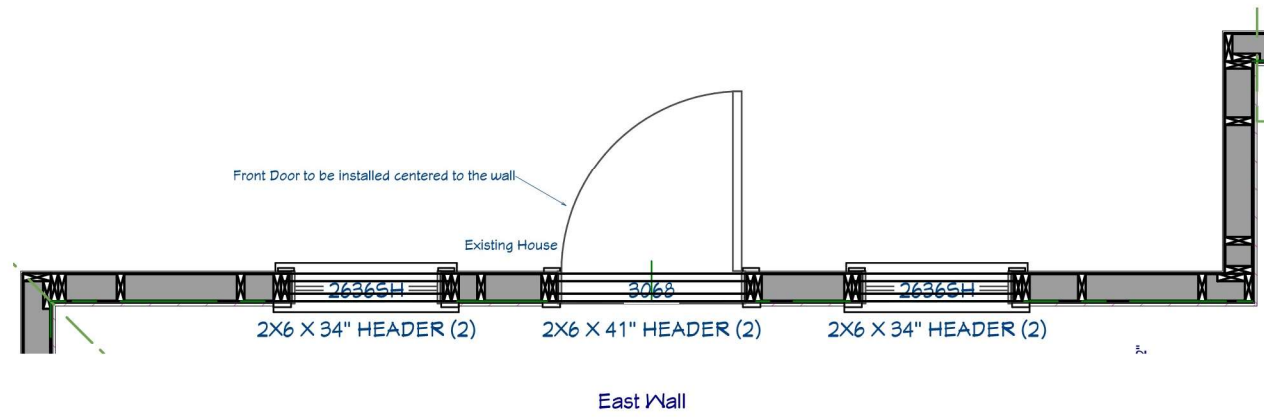
SCALE:

3/16" = 1'-0"

ADDITION PLAN

S-4

NOTES:
 *Roof Ventilation Provided In Accordance W/ Sec.R806 Of The 2021 IRC
 *Crawl Space Will Be "Conditioned" In Accordance W/ Sec. R408-3 & R408-4 Of The 2021 IRC



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General Wall Notes and Specifications

Existing: Entry door south end and a window at the center, both to be removed.

Proposed: Demo siding and drywall as necessary to install entry door centered to the wall and one window 1 foot apart on each side of the door. Follow notes for framing and openings.

STRUCTURAL NOTES:

SEE WALL DETAIL FOR INSTALL GUIDE and Rough openings. FIELD VERIFY ALL MEASUREMENTS

2X4 OR 2X6 STUDS TO BE INSTALLED AND 2X6 HEADER(2)

ALL WINDOWS AND DOORS TO BE WATER LAPPED AND SEALED PROPERLY PER CODE (2018) IRC OR (2021 IRC)



WALL LAYER 4 - VIEWED FROM OUTSIDE

Wall Detail

FRONT ENTRY WALL REMODEL PLAN

Wolf Residence
 1015 Cheryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 892-1616

DATE:

5/10/2024

SCALE:

NOT TO SCALE

ADDITION PLAN

A-9

Mario
Luis De
Leon

Digitally
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Mario Luis De
Leon
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Wolf Residence
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DATE:

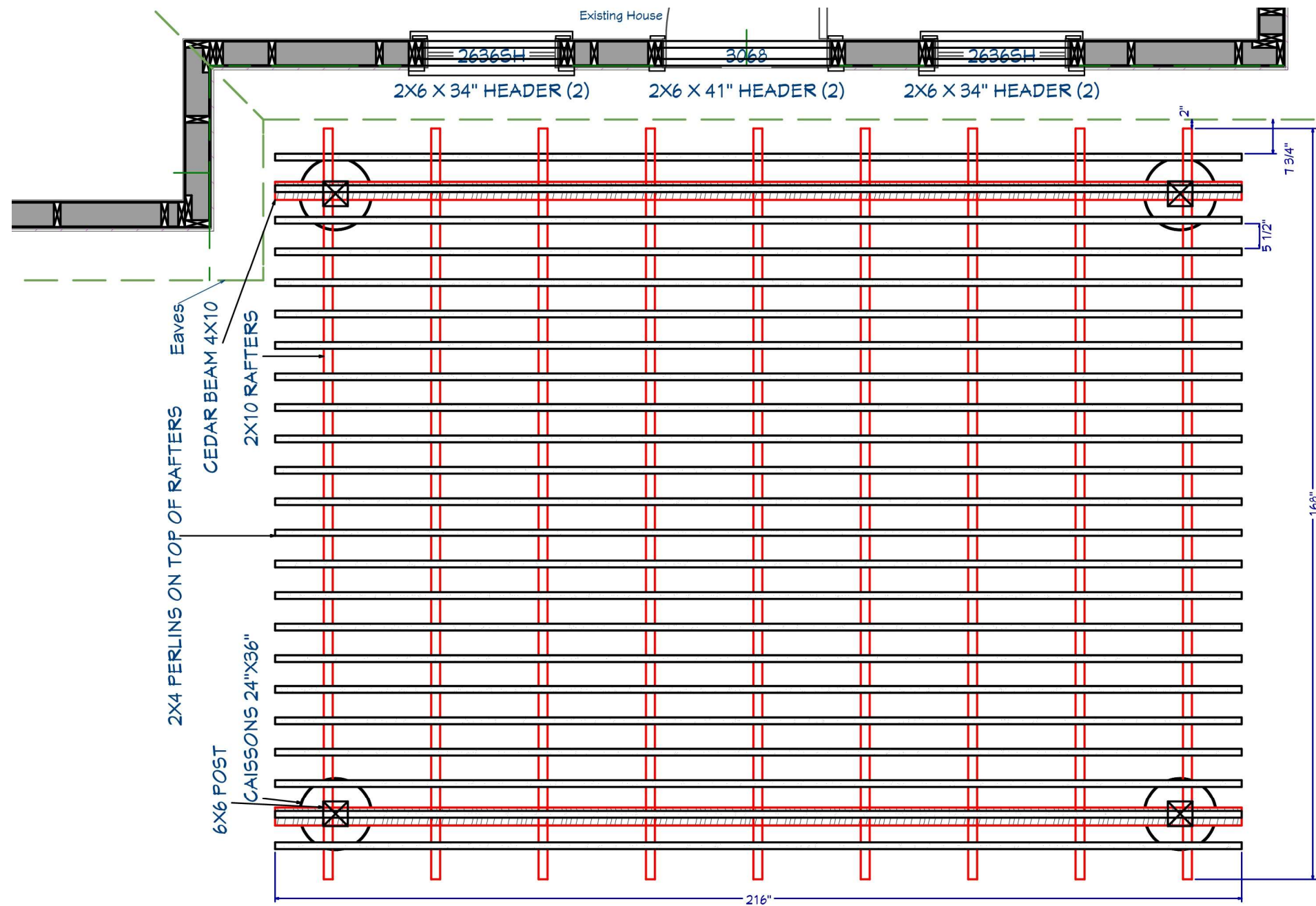
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SCALE:

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ADDITION PLAN

A-10



18x14 Cedar Pergola

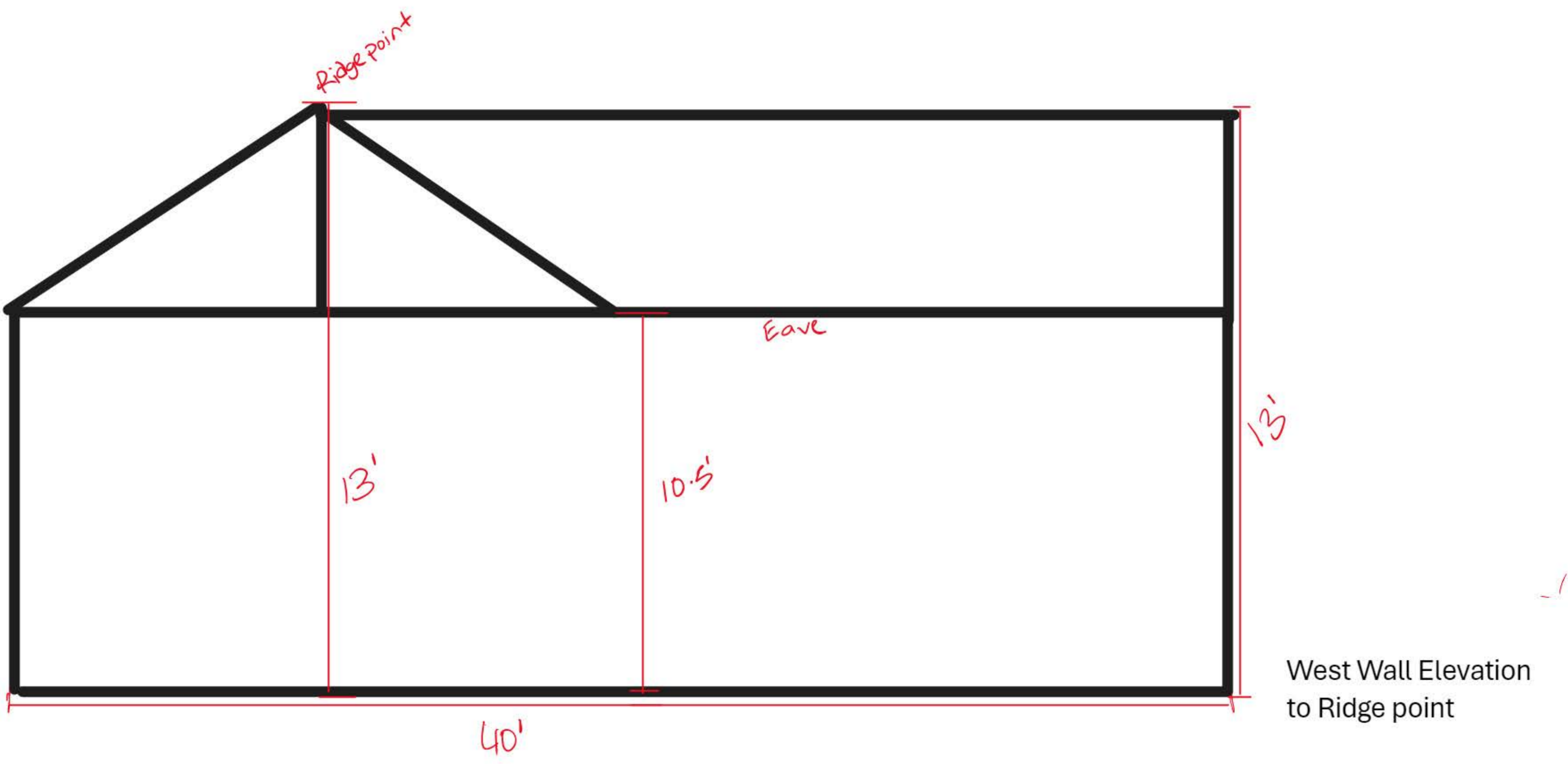
STRUCTURAL NOTES:

- Install **5/16"x12" GRK screws** to connect all points between 4x10 Beam and 2x10 Rafters, **both ends of rafters**.
- Purlins to be installed **vertically** to rafter joists with **1/4"x 5" Grk Screws** at all points.
- **6x6 post to be notched** for beam placement and tied together with **1/2"x10" through bolts (2)**
- **6x6 posts base** to be installed onto **16" Caissons** with **5/8"x 7" anchor bolts**
- **2x knee braces** from post to beam and joists, all 4 posts

ALL MEASUREMENTS TO BE FIELD VERIFIED DURING BUILD

PERGOLA STRUCTURAL PLAN

A23



Ridge point

Eave

13'

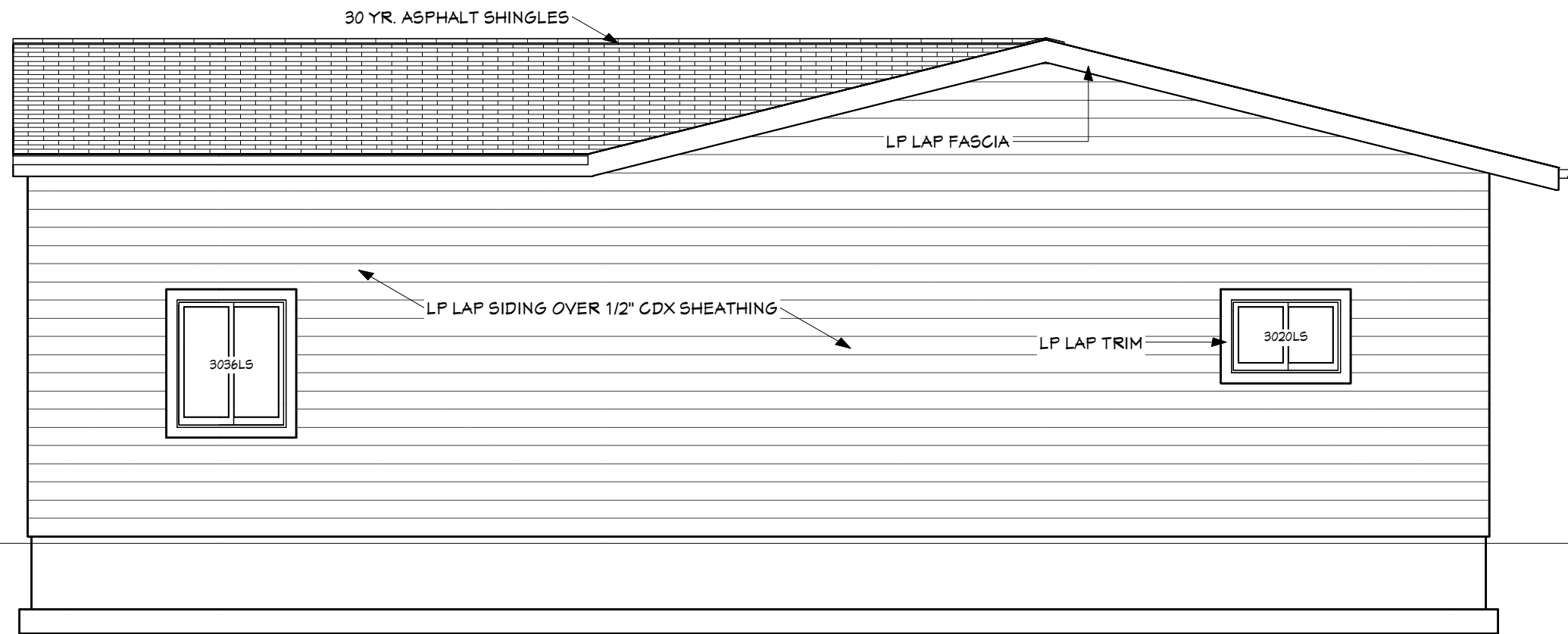
10.5'

40'

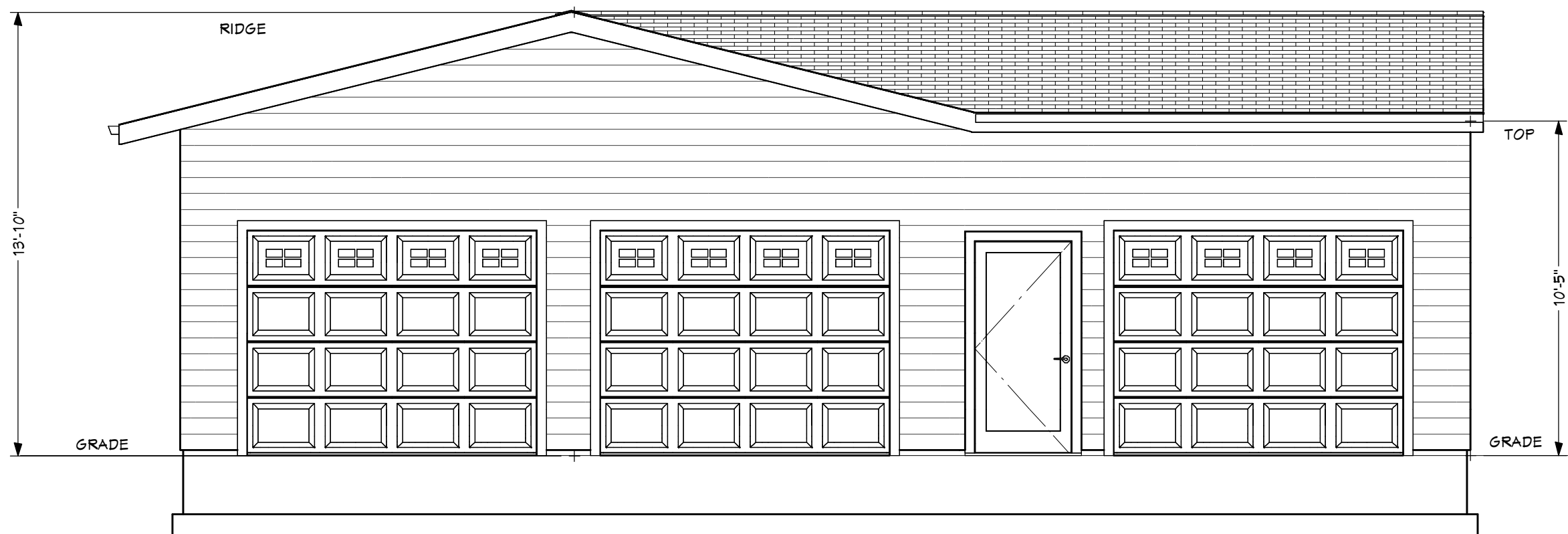
13'

North Elevation

West Wall Elevation
to Ridge point



SOUTH ELEVATION



NORTH ELEVATION

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Wolf Residence
 1015 Cherrvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 882-1676

DATE:

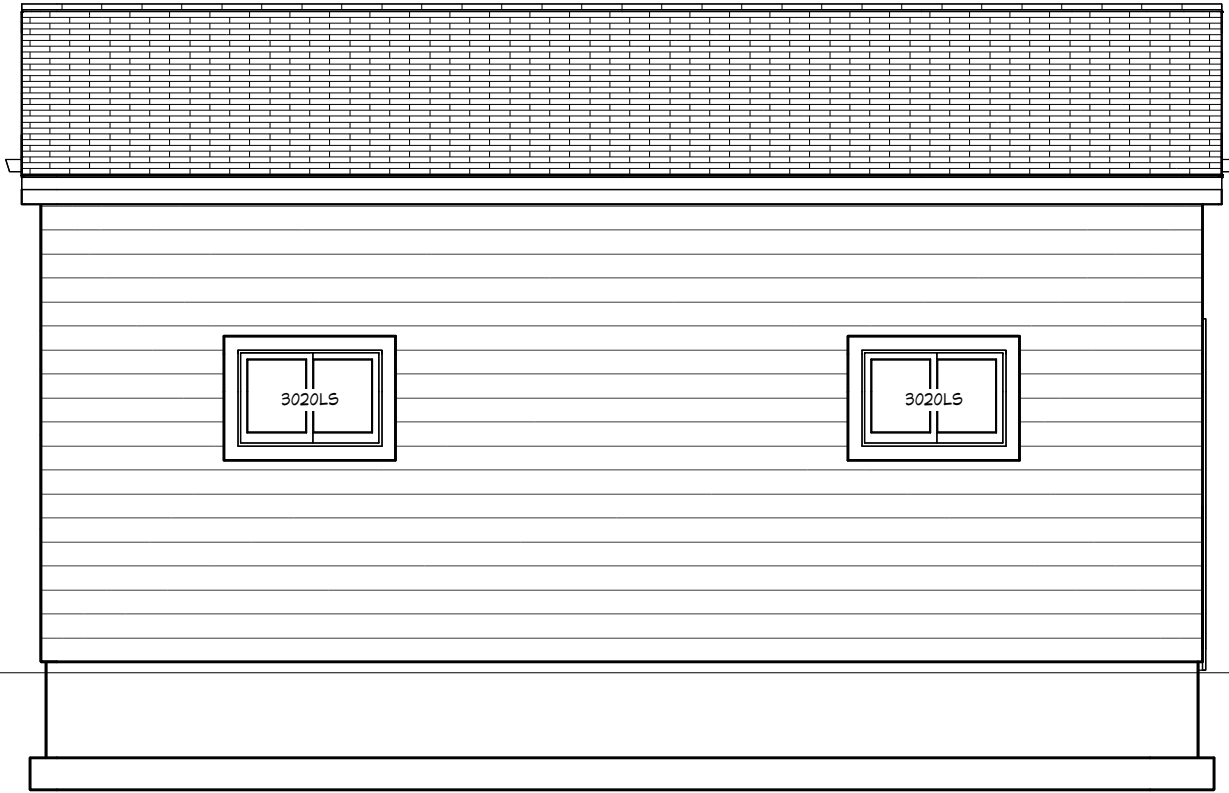
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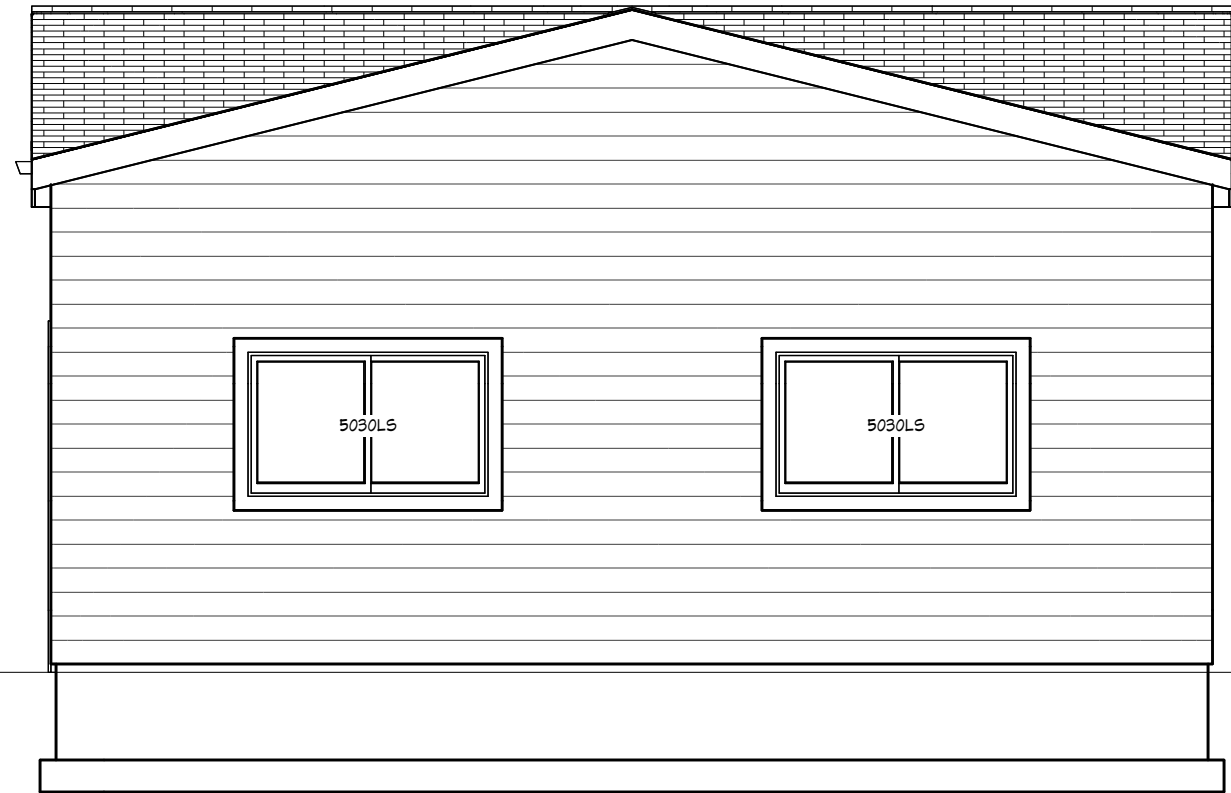
1/4" = 1'-0"

EXIST. GARAGE PLAN

A-1



EAST ELEVATION



WEST ELEVATION

A26

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Wolf Residence
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 Boulder, CO 80303

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 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 882-1676

DATE:

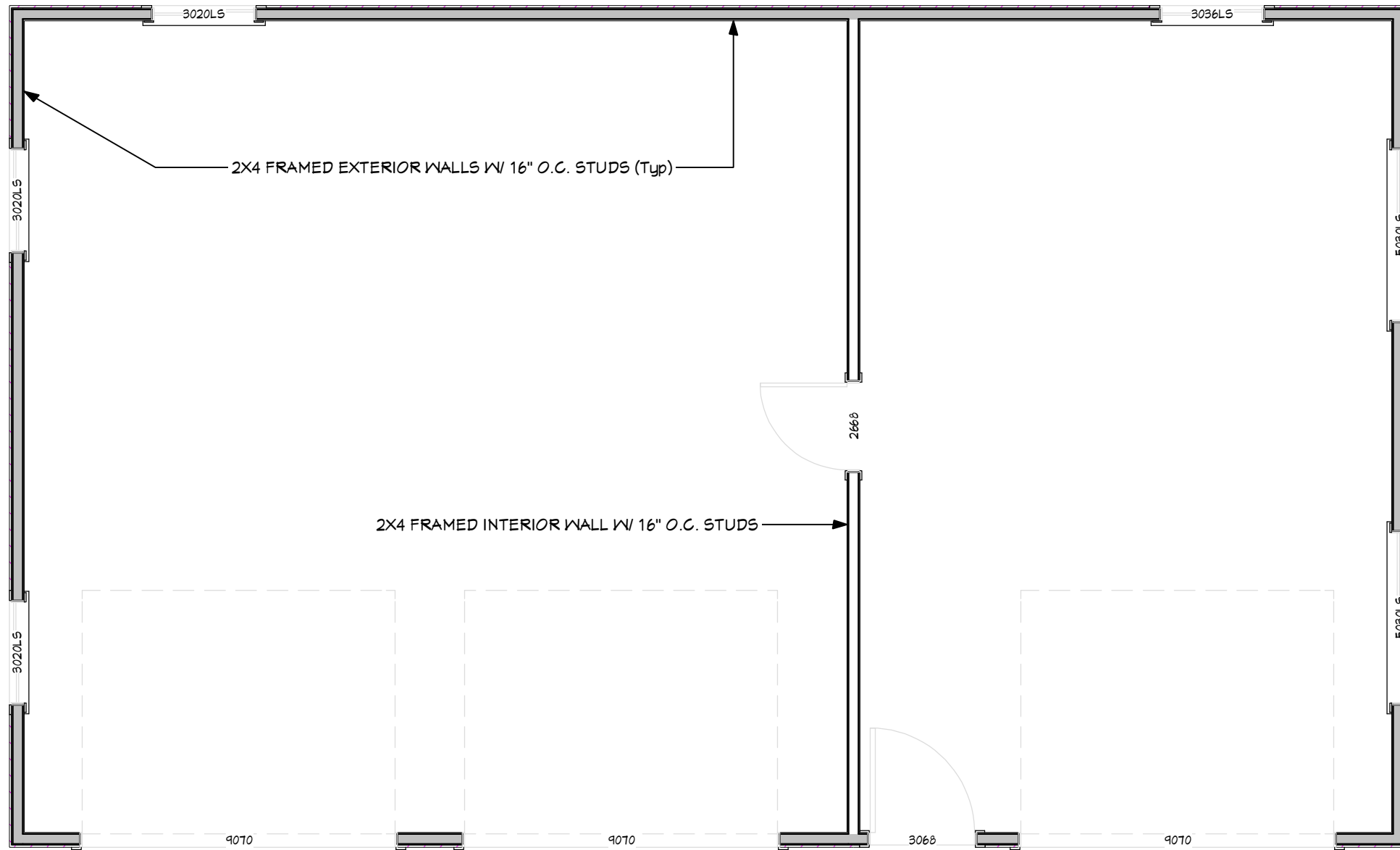
9/9/2024

SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

A-2



FLOOR PLAN

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
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Wolf Residence
 1015 Cherryvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 882-1616

DATE:

9/9/2024

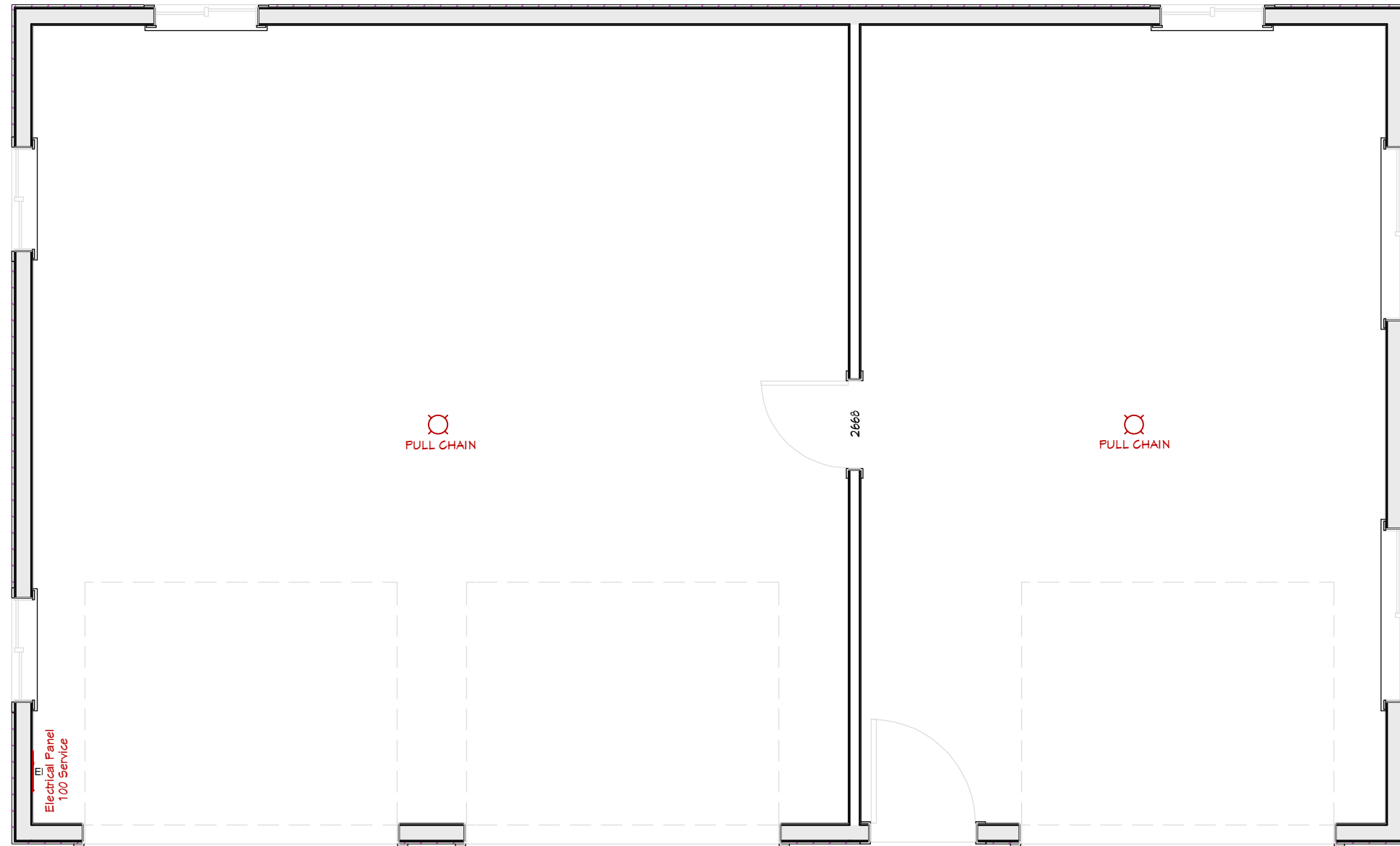
SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

A-3

NOTE:
 ALL ELECTRICAL WORK TO BE DONE
 IN ACCORDANCE WITH THE 2023 (NEC)



ELECTRICAL PLAN

A28

| NO. | DESCRIPTION | BY | DATE |
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Wolf Residence
 1015 Cherrvale Road
 Boulder, CO 80303

PLAN PROVIDED BY:
 SEAN GRIFFITH
 DESIGN SPECIALIST
 (303) 882-1616

DATE:

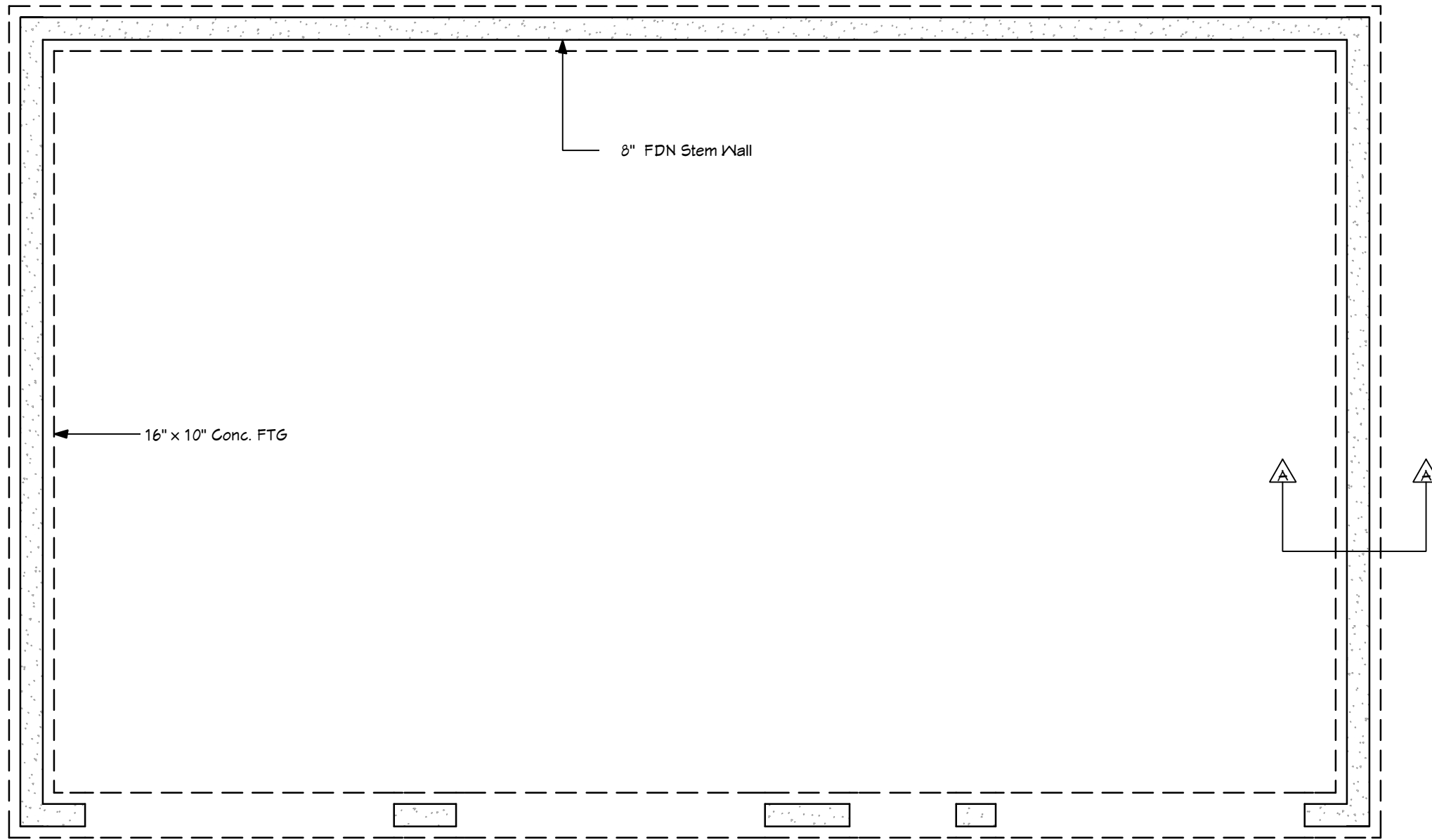
9/9/2024

SCALE:

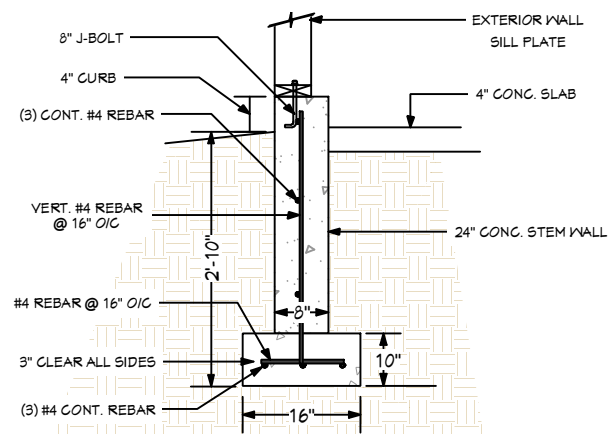
1/4" = 1'-0"

EXIST. GARAGE PLAN

E-1



FOUNDATION



SECTION **A**
FDN WALL DETAIL N.T.S.

A29

CODES AND LOADS

| | |
|----------------------------------|---|
| SUPPORTING CODES: | 2015 INTERNATIONAL RESIDENTIAL CODE |
| GROUND SNOW LOAD: | 40 PSF |
| ROOF (LIVE): | 30 PSF |
| DEAD LOAD: | 15 PSF |
| FLOORS (LIVE): | 40 PSF |
| DEAD LOAD: | 12 PSF |
| WIND | 155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B" |
| ALLOWABLE SOIL BEARING PRESSURE: | 1,500 PSF/ 800 PSF MIN. DEAD LOAD |
| EQUIVALENT FLUID PRESSURE | 45 PSF (OPEN HOLE INSPECTION REQUIRED) |

NOTE:
This addition will not be used as an Accessory Dwelling Unit.

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
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| | | | |
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Wolf Residence
1015 Cherrvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 892-1616

DATE:

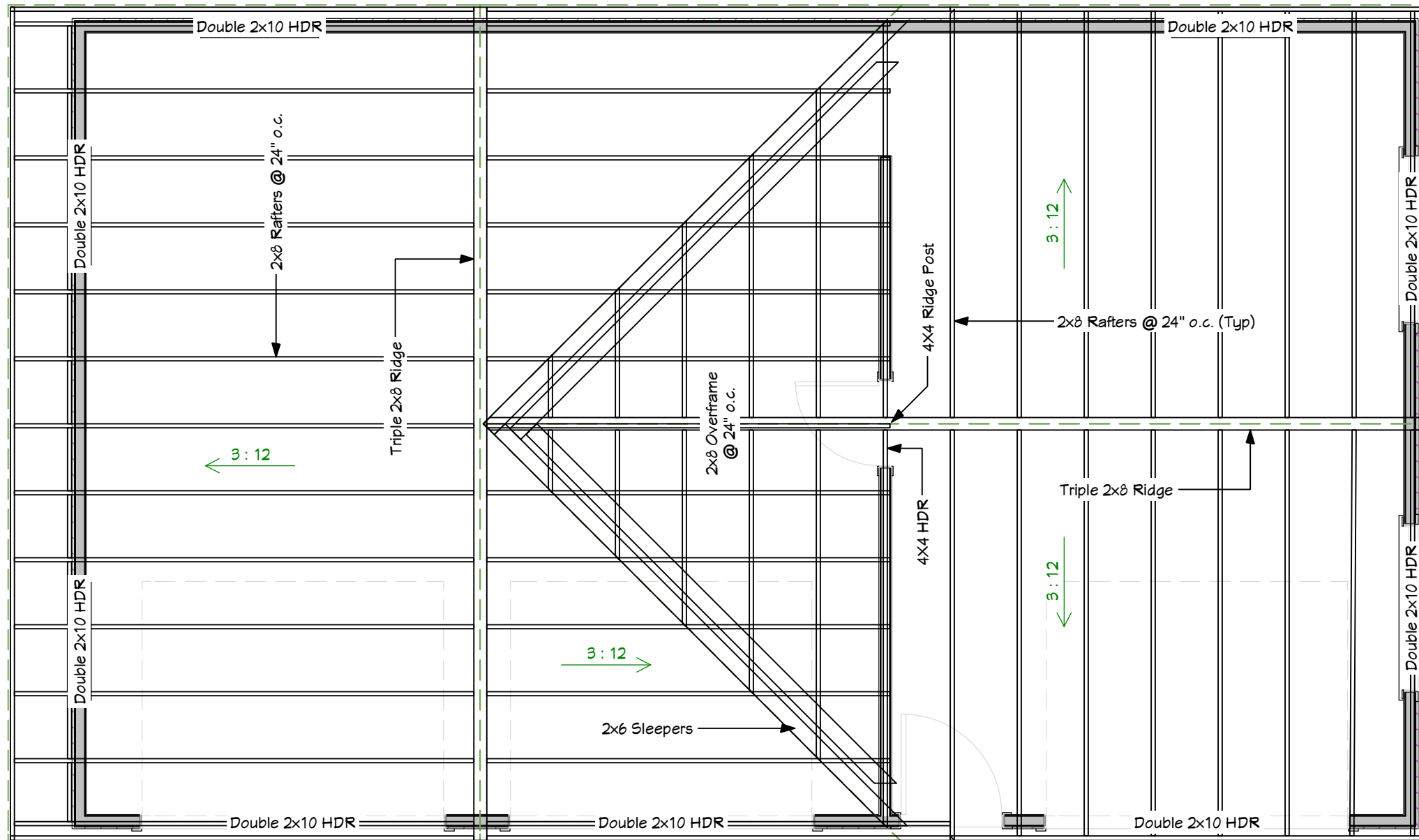
9/9/2024

SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

S-1



ROOF FRAMING PLAN

NOTE:
This addition will not be used
as an Accessory Dwelling Unit.

A30

CODES AND LOADS

| | |
|----------------------------------|---|
| SUPPORTING CODES: | 2015 INTERNATIONAL RESIDENTIAL CODE |
| GROUND SNOW LOAD: | 40 PSF |
| ROOF (LIVE): | 30 PSF |
| DEAD LOAD: | 15 PSF |
| FLOORS (LIVE): | 40 PSF |
| DEAD LOAD: | 12 PSF |
| WIND | 155 MPH (3-SEC. GUST), EXPOSURE "B" SEISMIC - CATEGORY "B" |
| ALLOWABLE SOIL BEARING PRESSURE: | 1,500 PSF/ 800 PSF MIN. DEAD LOAD |
| EQUIVALENT FLUID PRESSURE | 45 PSF (OPEN HOLE INSPECTION REQUIRED) |

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
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Wolf Residence
1015 Cherrvale Road
Boulder, CO 80303

PLAN PROVIDED BY:
SEAN GRIFFITH
DESIGN SPECIALIST
(303) 882-1676

DATE:

9/9/2024

SCALE:

1/4" = 1'-0"

EXIST. GARAGE PLAN

S-2

Building Safety & Inspection Services Team

MEMO

TO: Wesley Jefferies, Planner I
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: September 30, 2024

RE: Referral Response, VAR-24-0006: Wolf Setback Reduction. Variance request to reduce the supplemental setback along Cherryvale Road from 90 ft. (required) to 75 ft. (proposed) to construct an addition to an existing residence on a 1-acre parcel.

Location: 1015 Cherryvale Road

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

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

To: Wesley Jefferies, Planner I
From: Sarah Heller, Floodplain Program Planner

Subject: Docket VAR-24-0006: Wolf Setback Reduction
Request: Variance request to reduce the supplemental setback along Cherryvale Road from 90 ft. (required) to 75 ft. (proposed) to construct an addition to an existing residence on a 1-acre parcel.
Location: 1015 Cherryvale Road, approximately 0.1 mile north of the intersection of Baseline Road and Cherryvale Road, on an approximately 1-acre parcel, in Section 34, Township 1N, Range 70W.

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

1. The proposed setback reduction is outside the Floodplain Overlay (FO) District. We have no conflict.

A portion of the property is located within the South Boulder Creek Floodplain. Any future development within the Floodplain Overlay District will require an FDP and must adhere to the requirements of Article 4-400 of the Boulder County Land Use Code.

Please contact Sarah Heller, Floodplain Program Planner, at sheller@bouldercounty.gov to discuss this referral.

This concludes our comments at this time.

Jefferies, Wesley

From: ColoradoES, FW6 <ColoradoES@fws.gov>
Sent: Tuesday, October 1, 2024 1:57 PM
To: Jefferies, Wesley
Subject: [EXTERNAL] Wolf Setback Reduction

Hello Wesley Jefferies,

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed the Wolf Setback project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

We appreciate your efforts to ensure the conservation of threatened and endangered species. Thank you for contacting us and please let me know if you have any further questions.

Project Code: 2024-0150455

Sincerely,

Emily Berchem

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

October 15, 2024

TO: Wesley Jefferies, Planner I; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # VAR-24-0006: Wolf Setback Reduction – 1015 Cherrvale Road

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

1. The subject property is accessed from Cherryvale Road, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Collector. Legal access to the subject property has been demonstrated by adjacency to this ROW.
2. The County Engineer and Access & Engineering staff do not support this request. There are multiple reasons the transportation setback was established. Allowing the expansion of structures in the setback, particularly when there are other options for expansion, diminishes the effectiveness of the setback.

This concludes our comments at this time.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Wesley Jefferies, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: October 9, 2024
SUBJECT: Docket VAR-24-0006, Wolf, 1015 Cherryvale Road

Staff has reviewed the submitted materials, and has no natural resource concerns with the variance.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

September 30, 2024

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

Attn: Wesley Jefferies

Re: Wolf Setback Reduction, Case # VAR-24-0006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the variance for **Wolf Setback Reduction** and has **no apparent conflict** with the building addition or pergola.

As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.

Please be aware PSCo owns and operates existing natural gas service and overhead electric distribution facilities within the proposed project area. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect.

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

Jefferies, Wesley

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Friday, September 27, 2024 11:08 AM
To: Jefferies, Wesley
Subject: [EXTERNAL] VAR-24-0006

We have no objections to the variance and setback reduction at 1015 Cherryvale 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
303-772-0710 x1021 | lpenfold@mvfpd.org | www.mvfpd.org



Jefferies, Wesley

From: Andrew Johnson <morgulbismark@gmail.com>
Sent: Saturday, September 28, 2024 6:33 PM
To: Jefferies, Wesley
Subject: [EXTERNAL] Variance Request for Cherryvale Rd. residence

Mr. Jefferies,

I am contacting you to state that I do not want the proposed variance to reduce the supplemental setback at 1015 Cherryvale Rd. (docket #: VAR-24-0006) from 90 feet to 75 feet to be allowed. This exact type of request has been made multiple times for residences along Cherryvale (as well as some neighborhood roads) and they have all been approved, as far as I can see. This is changing the character, look, and overall feel of our community. This is supposed to be a semi-rural area, but it is starting to feel like a downtown neighborhood, with the buildings closing in and the feeling of congestion ever-present. With the city (and county) pushing for "walking neighborhoods" in our part of the city/county (we are on the edge of city limits) and the county allowing for McMansions, Cherryvale and the homes and neighborhoods along it are losing their quality of life. So, NO, do not allow the variance. The addition can be added to the back of the house, where they have plenty of land.

Sincerely,

Andrew Johnson
6245 Simmons Dr.

P.S. My parents bought this house in 1975 and lived in it until their deaths, when I inherited it in 2012. So, I have a VERY long history with this area, and the changes I've seen have NEVER been an improvement to the overall community including the speed humps, The Reserve, or the new JCC and their infuriating off-center roundabout (which the city promised us would never happen and which NO visitor to the center ever uses their turn signal to enter or exit the place - even after almost a decade). All of these things have reduced our quality of life around here and we are tired of it. Stop trying to make Boulder into a congested big city. If that is what you want, please move to Denver or back to wherever you came from.

Jefferies, Wesley

From: Scott Raney <metamerman@gmail.com>
Sent: Sunday, September 29, 2024 4:13 PM
To: Jefferies, Wesley
Subject: [EXTERNAL] VAR-24-0006

The 90' supplemental setback on Cherryvale Road is obsolete and it's simply a waste of everyone's time to continue to require variances or any other governmental hurdles before development can be permitted in this area: Every property on the west side is now contiguous with the City of Boulder and the City of Boulder allows building within 25' of Cherryvale for a primary residence and 44' for an ADU (and I know this because that's what they required to build our new ADU which is fully within the 90' setback). Many properties on the East side are also already contiguous or have structures well within that 90' setback that would effectively prohibit any road widening or other project that would require using that land. Requiring property owners to annex to the City just adds years and thousands of dollars to a project (voice of experience here too: We had to annex because we were over the County's size limit and so couldn't build an ADU at all unless we annexed, a process which raised our square footage limit from about 4000 sqft to over 11000).

Please pass whatever ordinance is required so that no one else will have to put up with this hassle in the future which will save you, and them, and me, valuable time and effort.

Regards,

Scott Raney, PhD
1179 Cherryvale Rd.
Boulder, CO 80303
303-499-1109