



Community Planning & Permitting

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

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

303-441-3930 • www.BoulderCounty.gov

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

July 8, 2025 at 1:00 p.m.

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

STAFF PLANNER: Dana Yelton, Planner I

Docket SPR-24-0087: Barrows Trust Storage Barn

Request: **APPROVED:** Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 1,219-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

PROPOSED: Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 2,100-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

Location: 4359 55th Street
Zoning: Rural Residential (RR)
Applicant: Melanie Albert
Owner: Linda K. Barrows Revocable Trust

STAFF RECOMMENDATION

Staff recommend that the Board of County Commissioners uphold the Director's Determination for SPR-24-0087: Barrows Trust Storage Barn.

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SUMMARY

Boulder County Land Use Code (the Code) text amendments related to Article 4-800 Site Plan Review went into effect on May 13, 2025. The SPR-24-0087 application was submitted to the Boulder County Community Planning & Permitting Department (CPP) prior to the enactment of the text amendments to the Code. Therefore, SPR-24-0087 was reviewed as a Site Plan Review under the Code provisions in effect at the time of the application submittal.

The applicants submitted a Site Plan Review application (SPR-24-0087) for the deconstruction of a 192-square-foot shed and the construction of a 2,100-square-foot detached residential storage barn on a parcel with an existing 2,800-square-foot residence, a 672-square-foot detached garage, and a 192-square-foot shed, resulting in a total of 5,572 square feet of residential floor area on the subject parcel. Per Article 4-802.A of the Code, Site Plan Review was required for this proposed development because it would (1) result in a cumulative increase in floor area of more than 1,000 square feet over that existing as of September 8, 1998, and (2) result in a total residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located. Accordingly, Community Planning & Permitting reviewed this application in accordance with the Site Plan Review standards provided for in Article 4-806.A of the Code.

On May 13, 2025, Community Planning & Permitting (CPP) issued a Determination (Attachment B) conditionally approving the proposal but limiting the size of the detached residential storage barn to 1,219 square feet with a maximum of 4,691 square feet of residential floor area on the subject parcel. The residential size that is presumed to be compatible within the defined neighborhood is 4,691 square feet.

On May 20, 2025, the applicant appealed the Determination (Attachment A). The applicant is appealing the condition of approval in Section 2 of the SPR-24-0087 determination which limits the approved size and does not allow for the proposed development to exceed the size presumption.

DISCUSSION

Article 4-807.B of the Code states that if the application is found to not meet the applicable standards of Article 4-806, and that a reasonable basis for mitigation measures has been demonstrated, the Director of Community Planning & Permitting must approve the application with reasonable conditions that will avoid or acceptably mitigate the significant adverse impacts of the proposed development. In this case, the Director found that the size of the proposed development was not compatible with the general character of the defined neighborhood and in conflict with Article 4-806.A.2 of the Code. However, the Director found that impacts of the proposal could be mitigated by limiting the size of the detached garage to 1,219 square feet, for a total of 4,691 square feet of residential floor area, which was the size presumed to be compatible for the defined neighborhood at the time this application was submitted.

The appeal letter dated May 20, 2025 and the additional document received by staff on June 16, 2025 (see Attachment A) indicate that (1) the 1-acre size of the subject parcel should allow for a 2,100-square-foot residential storage barn; (2) the existing square footage of the basement and potential open covered porches on the proposed detached residential storage barn should not contribute to the total residential floor area on the parcel; and (3) nearby parcels that have received planning approval for development and developed parcels outside of the defined neighborhood for the subject parcel should be considered in the neighborhood size analysis.

1. The size of residential development presumed to be compatible with the defined neighborhood is 4,691 square feet.

The appellants argue that the 1-acre size of the subject parcel should allow for a 2,100-square-foot residential storage barn. However, the Code does not provide for an allowable residential square footage based on the size of the parcel. Instead, Article 4-806.A.2.a provides that, [i]n determining size compatibility of residential structures with the defined neighborhood, it is presumed that structures of a size within the larger of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the resulting size complies with the other Site Plan Review standards in this section 4-806.A.

In this case 125% of the median residential floor area for the defined neighborhood is 4,691 square feet. The distribution of the existing 3,664 square feet of residential floor area includes a 1,400-square-foot walk-out basement, a 1,400-square-foot first floor, a 672-square-foot detached garage, and a 192-square-foot shed. The applicant proposes to deconstruct the 192-square-foot shed and construct a 2,100-square-foot detached residential storage barn, resulting in a total size of 5,572 square feet, where most of the residential floor area would be considered above grade and visible.

Per Article 4-806.A.2.b.i.A.1 of the Code, proposed development may be able to overcome the size presumed to be compatible within the defined neighborhood through the use of natural topography, underground construction, or distance of the proposed development from other private parcels, public roads and open spaces, where the resulting development would be minimally visible. In this case, staff found that these factors are not applicable because the proposed detached residential storage barn would be visible from the adjacent parcels located at 5367 Jay Road and 5503 Jay Road, and from 55th Street and CO State Highway 119. The parcel directly east of the subject parcel at 5503 Jay Road is vacant but a Site Plan Review (docket SPR-25-0007) for a new residence and barn was approved on February 12, 2025, and, therefore, has the potential to be developed in the near future. Additionally, although the stands of trees to the north and west of the subject

parcel and proposed development location provide some screening from CO State Highway 119, the natural topography is such that the existing and proposed structures would be visible from this right-of-way. Lastly, staff found the use of underground construction did not sufficiently reduce the visual impacts of the proposal, because the below grade floor area consists of a walk-out basement which would be mostly visible floor area.

In addition, staff found the dominant size range of total residential floor area in the defined neighborhood is between 1,783 square feet and 9,392 square feet, with a median residential size of 3,753 square feet. Limiting the proposal to the size presumed to be compatible of 4,691 square feet ensures that the resulting development remains in character with the defined neighborhood.

For these reasons, staff found the proposed detached residential storage barn does not meet any factors outlined in Article 4-806.A.2.b.i.A-H of the Code that would allow for the subject parcel to overcome the presumed compatible size. Therefore, the presumed compatible size could not be overcome pursuant to Article 4-806.A.2.b, and a limitation to a maximum of 4,691 square feet of residential floor area is appropriate.

2. The existing square footage of the basement and the covered porches on the proposed detached residential storage barn constitute residential floor area.

The appellants also argue that the existing square footage of the basement and potential open covered porches on the proposed detached residential storage barn should not contribute to the total residential floor area on the parcel. However, this argument is not consistent with the language of the Code.

Article 18-162 defines Floor Area as the area of a building or structure, existing or new, including basements and attached garages calculated without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features as measured from the exterior face of the exterior walls. Floor area does not include the area of any covered porch or solar energy ground-mounted system, or a solar energy parking canopy system except as specified for Residential Floor Area. (For Residential Floor Area, see also Article 18-189.D.) Per Article 18-131A, Covered Porches are defined as covered areas not enclosed with solid walls, glass, or screens that are attached to the principal structure. Because the proposed covered porch would not be attached to the principal structure, it is not exempt from the definition of floor area under the Code and must be counted towards total residential floor area.

There is also no provision of the Code that allows for the exemption of a basement from the definition of residential floor area. Article 18-189D of the Code defines residential floor area as all attached and detached floor area (as defined in 18-162) on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, storage sheds, home offices, and workshops. The

only exemptions to this definition are gazebos, carports, solar parking canopies, detached greenhouses, renewable energy storage facilities, and hoop houses up to a total combined size of 400 square feet. Therefore, the existing basement floor area constitutes residential square footage under the Code.

3. Nearby parcels that have received planning approval for development and parcels outside of the defined neighborhood cannot be considered in the neighborhood size analysis.

Finally, the appellant argues that nearby parcels that have received planning approval for development and developed parcels outside of the defined neighborhood for the subject parcel should be considered in the neighborhood size analysis.

In accordance with the Community Planning & Permitting department's policy and practice, staff do not consider approved planning documents for nearby parcels in the neighborhood size analysis, but staff do consider approved building permits for nearby parcels that are within the defined neighborhood, if staff is aware of those permits at the time of application submittal for the subject parcel. There is an approved building permit for an addition to the existing residence at 5576 Jay Road, resulting in a total of 5,928 square feet of residential floor area on the parcel. This approved building permit was brought to staff's attention after the analysis was complete and the SPR-24-0087 determination letter was issued for the proposed detached residential storage barn at 4359 N 55th Street. Per Article 4-806.A.2.a.i, [t]he Boulder County Assessor's Records will be the base source of data to determine both the median size within that defined neighborhood as well as the existing residential floor area on a given parcel, as verified by Community Planning & Permitting staff for the subject parcel. The Boulder County Assessor's Records do not include the total residential floor area that was approved through the building permit at 5576 Jay Road. Therefore, staff did not consider the total residential floor approved in the building permit for 5576 Jay Road in the neighborhood size analysis for the SPR-24-0087 application at 4359 N 55th Street.

Per Article 4-806.A.1 of the Code, the required applicable neighborhood for the subject parcel is the area within 1,500 feet from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites. The Code does not provide any mechanism to allow for the consideration of the size of any homes outside of this defined neighborhood.

For these reasons, staff found that the nearby parcels that have received planning approval for development and developed parcels outside of the defined neighborhood for the subject parcel cannot be considered in the neighborhood size analysis. Therefore, the presumed compatible size for the defined neighborhood is 4,691 square feet of residential floor area.

RECOMMENDATION

For the reasons outlined above, staff recommend that the Board of County Commissioners uphold the Director's Determination for SPR-24-0087: Barrows Trust Storage Barn.

From: [Melanie Albert](#)
To: [Yelton, Dana](#)
Subject: [EXTERNAL] Re: SPR Determination: SPR-24-0087 at 4359 55th Street - appeal/call-up deadline May 27
Date: Tuesday, May 20, 2025 5:23:05 AM

Hi Dana,

I have been advised that it is in my best interest to appeal the determination. We live on an acre of land and it just doesn't make sense to me that we can't build a storage barn big enough to store a boat, camper, riding lawn mower and have a covered patio big enough to have family get togethers. Using the square footage of our basement and the proposed covered patio on the barn (but not our house) against our overall foot print doesn't seem right. I also feel like I was being delayed on purpose for the new more restrictive code to be released. It's no wonder people don't want to go through the hassle of getting a permit because it feels like the staff is trying to squeeze penny's out of me and working against me rather than with me. If you knew from the beginning that the basement had to count against me then why go through the site plan process. It's also frustrating when this determination was ready to be approved (without any neighbors protesting) and then after putting it on hold per your recommendation to look into the septic further just to be told it is fine and come back and have a conversation about my plans and assumptions rather than basing it all on facts makes me question the whole process (septic was in the way/wetland issues).

Thanks for the opportunity to discuss this further with the board.

Melanie Albert

On Tue, May 13, 2025 at 3:48 PM Yelton, Dana <dyelton@bouldercounty.gov> wrote:

Hi Melanie,

The Community Planning & Permitting Department issued a Determination on May 13, 2025 for **SPR-24-0087: Barrows Trust Storage Barn at 4359 55th Street**.

Please read through the attached Determination Letter and let me know if you have any questions. Note that the approval will not be made final until the subsequent 14-day appeal/call-up period ends. If the determination is not appealed by you, the applicant, or called up for a public hearing by the Board of County Commissioners, then the determination will be made final on May 28, and then building permits may be applied for.

If the determination is appealed, then a public hearing will be scheduled. Please be aware that at the public hearing, the Board shall not be limited in their review to the subject of the appeal, but may review any aspect of the site plan application. Based upon this evidence the Board may affirm the decision, alter conditions, add new conditions, or reverse the determination on any aspect of the Site Plan Review application. In the case of denial of a site plan, the Board shall state its reasons for its decision based upon the Site Plan Review

standards in Section 4-806. No permit shall be issued until and unless the Board acts on the determination at the public hearing, and approves the site plan. For more information about the appeal/call-up period, see Article 4-808 of the [Land Use Code](#).

Please let me know if I may be of further assistance.

Thank you,

Dana Yelton

Planner I | Development Review Team

Boulder County Community Planning & Permitting

Direct: 720-564-2647 | Main: 303-441-3930

My Typical Work Schedule: Mon-Thurs 7:30am-6pm

- 4359 N 55th is being unusually constrained due to the properties location outside the subdivision yet being compared to multiple properties with more than 1 acre of land such as Jay Hill Farm and The Fowler's with Juhls Lake where both have agricultural outbuildings that do not count against the RFA.
- Determination is degrading our property value compared to defined neighbor at 4189 57th \$2.4M vs \$864K = ~\$1.5M
- Request using RFA on latest approved site plans which would increase presumed compatible size to 5,912
- A footprint with 1218 sq ft barn for camper, 400 sq ft car port & a pergola covering 2500 sq ft is allowed but not solid roof/walls for more visually appealing barn where you won't see the boat?
- I chose to go with 2100 variance because I was told that was most likely to be approved due to subterranean basement but I desire 50*50 for 2500 sq/ft, but decision was based on RFA (Residential Floor Area)

Acres	4,691 125% of Median			5,912 125% of Median			5572 requested (2800+672+2100)/6052 desired (2800+672+2500)
	Building	Above Grade	Below Grade	RFA	nRFA	Total Area	
5554 Jay Rd	9.91	9,392	7,484	1,911	9,392	242	9,634
4189 N 57th St	0.91	5,160	5,160		5,160	3,500	8,660
5775 Jay Rd		5,044	4,462	582	6,021		6,021
4205 N 55th St	0.78	4,299	4,299		4,299	600	4,899
5501 Jay Rd	2.48	3,820	3,820		3,820	3,300	7,120
5503 Jay Rd	12.00				5,339	929	6,268
5457 Jay Rd	0.90	3,686	3,686		3,686	100	3,786
4359 N 55th St	0.88	3,472	2,072	1,400			-
5367 Jay Rd	29.23	3,342	2,148	1,194	3,342	15,295	18,637
5576 Jay Rd	6.29	3,132	3,132		6,414	4,979	11,393
5285 Jay Rd	2.93	1,783	1,783		1,783	2,604	4,387

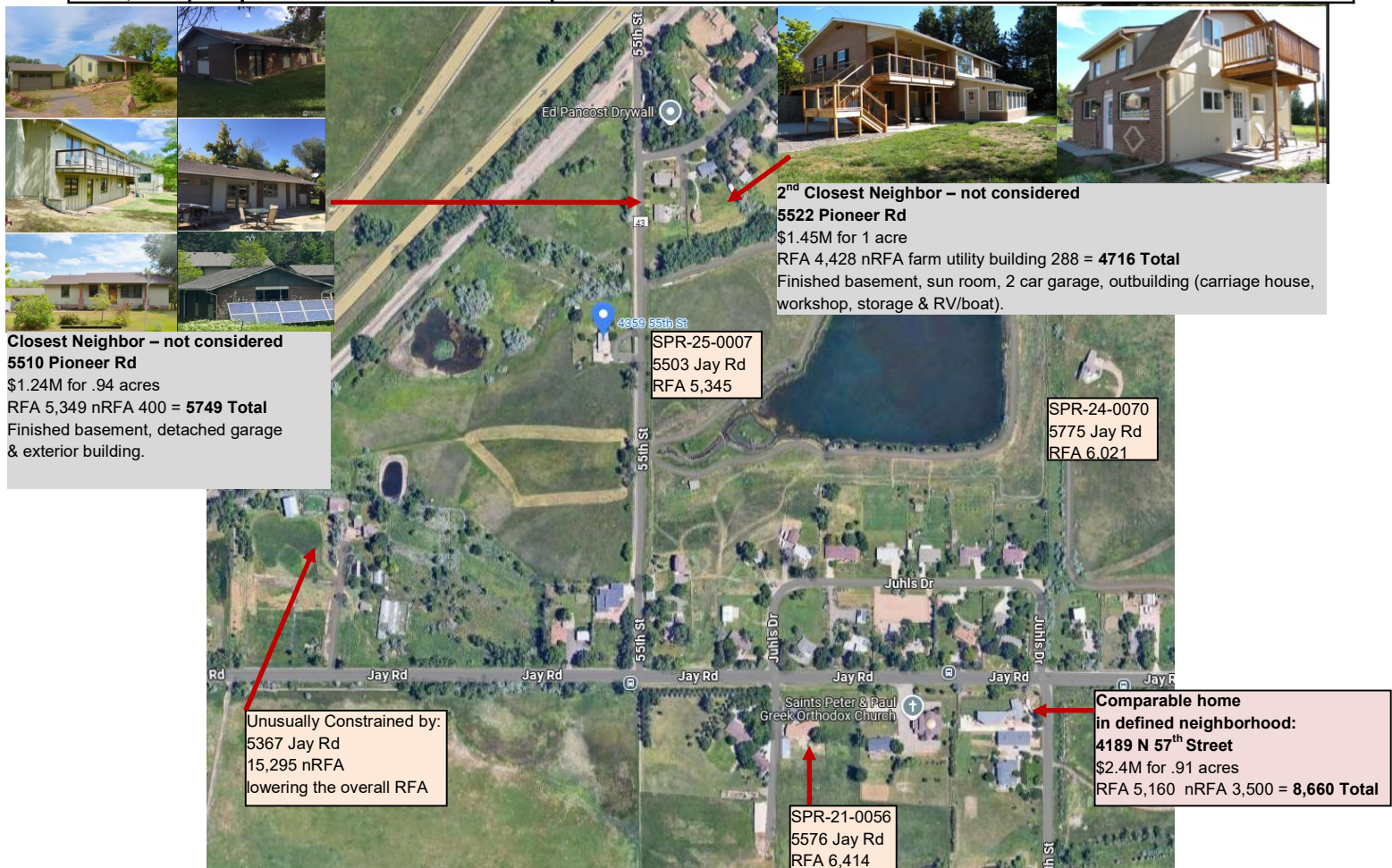
Redfin, Realtor & Zillow say above grade 5800/below grade 2689?

SPR-24-0070 APPROVED: Site Plan Review to deconstruct 242 square feet of residential floor area and construct 1,219 square feet of additions to an existing 5,044-square-foot house resulting in a **total residential floor area of 6,021 square feet where the presumed compatible size is 5,536 square feet** at 5775 Jay Road.

SPR-25-0007 APPROVED: Site Plan Review for the construction of a **5,339-square-foot residence** with 929 square feet of covered porch area and a 936-square-foot barn in a defined neighborhood where the size **presumed to be compatible is 5,345 square feet**.

Why count my current RFA against me (you didn't on 5503 Jay Rd above).
Subterranean basement - mostly below ground
Unusually constrained due to this property - general purpose barn is nRFA lowering the their RFA and consequently the neighborhood.

SPR-21-0056 Final Complete: Site Plan Review to deconstruct 635 sq. ft. of the existing residence, then construct a 3,521 sq. ft. addition and add a 1,440 sq. ft. covered porch, for a **total residential floor area of 6,414 sq. ft. where the PSM is 5,508 sq. ft.** A new 4,979 sq. ft. barn is also proposed (farm utility building).





ChatGPT:

Yes, in Boulder County, there are limited ways to seek an exception or relief from current land use code, **especially when dealing with properties that are disproportionately restricted due to changes in regulations over time**. Here's a breakdown of potential avenues:

1. Nonconforming Uses / Structures (Grandfathering)
2. Request for Determination of Buildability or Floor Area (Pre-application Review)
3. Variance Request
4. Historic Exemptions or Existing Structure Credits
5. Site Plan Review Waiver or Limited Impact Special Review

The context of surrounding properties is sometimes considered, especially if yours is unusually constrained. You should definitely gather evidence of neighboring properties' larger RFAs, especially if they were developed under older codes. This can sometimes support your case during review.

For storing an RV, a boat, a riding lawn mower, plus having space for a wood shop, you'll want a fairly sizable garage. Here's a breakdown of the ideal size:

- Overall size:** 40'–50' wide x 40'–60' deep, with at least 14'–16' ceiling height
- RV bay: 14' x 40' to 16' x 50', with a 12'–14' wide x 14' tall door
- Boat bay: Depends on boat size/trailer — often 10'–12' wide x 25'–30' deep
- Riding mower bay: Small corner or side door (~6'x8') with space for maneuvering
- Wood shop: At least 15' x 20' area (ideally more) with dedicated outlets and lighting





Community Planning & Permitting

ATTACHMENT B

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County Commissioner

5/13/2025

Melanie Albert
663 Lehigh Circle
Erie, Co 80516

Linda Barrows
4359 N 55Th Street
Boulder, CO 80516

Dear Applicant(s):

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County CPP Director has Approved with Conditions the site plan for the following, effective May 13, 2025.

Docket: SPR-24-0087 Barrows Trust Storage Barn

Request: APPROVED: Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 1,219-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

ORIGINAL: Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 2,100-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

Location: 4359 55TH STREET

Zoning: Rural Residential

Applicant: Melanie Albert

This is a Conditional Approval made by the CPP Director, and is not final until a 14-day referral period has transpired. During the next 14 days, the Board of County Commissioners (BOCC) may choose to call this docket up for a public hearing. If no hearing is required, this letter will serve as the final determination. Building, grading and access permits will be subject to any and all conditions of approval.

If the BOCC should decide to modify the CPP Director's approval, or determines that further review is necessary, a public hearing will be held. Upon completion of the public hearing and approval by the BOCC, if a building, grading or access permit has been applied for, it will continue in the process and permits may be issued subject to any and all conditions of approval.

In the event that you wish to appeal any conditions of the CPP Director's determination, you are entitled to appeal the determination to the BOCC. You must file an appeal for this purpose with the CPP Department in writing no later than 14 days after the date of this letter. If an appeal is requested, the BOCC will review the CPP Director's determination at a public meeting.

Please be aware that the attached Conditions of Approval become final if the docket is not called up by the BOCC at the end of the 14-day review period. There are no other administrative means to appeal. If you wish to resubmit information with regards to complying with any of the attached Conditions of Approval, and have this information reviewed for approval by staff prior to the end of the 14-day review period, your submissions must be received by the office no later than 10 days from the date of this letter.

Site Plan Review approval is valid for three years from the date of this letter although any changes in County regulations could affect the proposal prior to application for a building permit. In order to be issued a building permit, the project must comply with all policies and regulations in effect at the time of permit application.

A Building Permit cannot be issued for this project until the applicable conditions above have been met. Furthermore, a Certificate of Occupancy cannot be issued for this project until the applicable conditions above have been met. A SPR inspection will need to be scheduled with this department prior to the issuance of a Certificate of Occupancy. None of the conditions of approval will be waived or a Certificate of Occupancy issued for this project based upon the applicant's need to meet financial obligations (i.e.,

The Public Notice sign must remain posted for 14 days after the date of this letter and then returned to the CPP Department in a timely manner after this date. Or, if your Site Plan Review application requires a public hearing, please return the sign after the final public hearing. We will begin processing a refund for the

A handwritten signature in blue ink, appearing to read "Dan Yellon".

SPR-24-0087: Barrows Trust Storage Barn
4359 N 55th Street
Page 1 of 15
May 13, 2025

APPLICATION #: SPR-24-0087
APPLICANT: Melanie Albert
PROJECT LOCATION: 4359 N 55th Street
PROJECT SUMMARY: APPROVED: Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 1,219-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

ORIGINAL: Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 2,100-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

CONDITIONS OF APPROVAL

Article 4-802 of the Boulder County Land Use Code (the Code) states that Site Plan Review is required for any increase in residential floor area which results in a total residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located. In this case, the applicant has proposed to deconstruct a 192-square-foot shed and construct a 2,100-square-foot detached residential storage barn on an approximately 1-acre parcel, resulting in a total residential floor area of 5,572 square feet in a defined neighborhood where 125% of the median residential floor area is 4,691 square feet.

Article 4-806 of the Code states that no Site Plan Review can be approved without compliance with the following standards. All site plan review applications must be reviewed in accordance with the following standards which the Director has determined to be applicable based on the nature and extent of the proposed development. ***Only those standards applicable to this project are included in this list.***

1. *To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:*

c. For applications outside of platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside, the defined neighborhood is the area within 1,500 feet from the applicable parcel. The neighborhood shall not include any parcels inside municipal boundaries, platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside.

The applicable neighborhood for the subject parcel is the area within 1,500 feet from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites.

2. *The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.*

a. In determining size compatibility of residential structures within the defined neighborhood, it is presumed that structures of a size within the larger of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the resulting size complies with the other Site Plan Review standards in this section 4-806.A.

A. SIZE PRESUMPTION

The presumed compatible size of residential structures within the defined neighborhood (see Standard 1 above for the applicable neighborhood) is 4,691 square feet.

Median (total residential floor area) in the defined neighborhood*	3,753 square feet
125% of the median residential floor area in the defined neighborhood	4,691 square feet
Total existing residential floor area on the subject parcel*	3,664 square feet (2,800-square-foot residence, 672-square-foot

	detached garage, and 192-square-foot shed)
Total proposed residential floor area	5,572 square feet

**Source: Boulder County Assessor's records, as verified by CPP staff for the subject parcel.*

- b. Either the applicant or the Director may demonstrate that this presumption does not adequately address the size compatibility of the proposed development with the defined neighborhood.***
- i. Factors to be considered when determining the adequacy of this presumption and whether it can be overcome include:***
- A. The visibility of the proposed development from other private parcels within the defined neighborhood, as well as public roads and open space both within and outside that defined neighborhood.***
- 1. The proposed development must be minimally visible from the above-listed areas. Mitigation of visibility impacts may be achieved by:***
- b. underground construction to screen the proposed development; existing underground residential floor area may be considered.***

B. ABILITY TO OVERCOME THE SIZE PRESUMPTION

The existing residential floor area on the subject parcel includes a residence with a 1,400-square-foot first floor, a 1,400-square-foot walk-out basement, a 672-square-foot detached garage, and a 192-square-foot shed. The applicant proposes to deconstruct the 192-square-foot shed and construct a 2,100-square-foot detached residential storage barn. The resulting 5,572 square feet of residential floor area exceeds the size presumption by 881 square feet.

Article 4-806.A.2.b. of the Code provides that either the applicant or Director may demonstrate that the presumed compatible size does not adequately address the size compatibility of the proposed development within the defined neighborhood. Per Article 4-806.A.2.b(i)(A)(1)(b), a proposed development may be able to overcome the size presumed to be compatible within the defined neighborhood if visibility from other private parcels, public roads, and open space is sufficiently mitigated. In this case, staff find that the use of existing underground construction does not sufficiently reduce the visual impacts of the proposal because the below grade floor consists of a walk-out basement, where the floor area for the basement would be

considered mostly visible floor area, and the proposed residential storage barn would also be visible from adjacent parcels and nearby public roads.

Staff find the proposed residential storage barn does not meet any factors outlined in Article 4-806.A.2.b(i)(A)-(H) that would allow for the development to overcome the presumed compatible size. Therefore, the size of the residential storage barn is limited to 1,219 square feet, and the total residential floor area on the subject parcel to 4,691 square feet. Limiting the proposal to the presumed compatible size ensures that the resulting development remains in character with the defined neighborhood.

C. APPROVED SIZE

RESIDENTIAL FLOOR AREA*	
Total existing residential floor area on the subject parcel to remain	3,472 square feet (2,800-square-foot residence, 672-square-foot detached garage)
Approved NEW residential floor area	Maximum 1,219 square feet
TOTAL approved resulting residential floor area	Maximum 4,691 square feet

**Residential Floor Area includes all attached and detached floor area on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices, and workshops, excluding covered deck. Floor area does not include the area of any covered porch. Gazebos, carports, detached greenhouses and hoopouses up to a total combined size of 400 square feet are also exempt.*

- The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure.***

ACCESS TO PROPERTY

The subject property is accessed from N 55th Street, a paved Boulder County owned and maintained right-of-way (ROW) with a functional classification of Local. Legal access is demonstrated by adjacency to the ROW.

The subject property has two points of access, where the north driveway is 14 feet wide, and the south driveway is 30 feet. The [Boulder County Multimodal Transportation Standards](#) (Standards) do not allow residential driveways in the plains that exceed 16 feet in width. Given the scope of the proposal, however, the driveway width will not need to be reduced at this time.

A driveway to access the storage barn is required and must comply with the Standards, including without limitation:

- a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Plains Access)
- b. Standard Drawing 11 – Private Access

At building permit, submit site plans that meet the requirements of the [Boulder County Multimodal Transportation Standards](#).

At final inspection, the Community Planning & Permitting Department must verify that the access and driveway has been constructed to comply with the Standards.

During construction, all materials, machinery, vehicles, dumpsters, and other items must be staged on the subject property; no items are permitted to be stored or staged on N 55th Street.

4. ***The proposed development shall avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors. Natural hazards may be identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Site Plan Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies. Development within or affecting such natural hazards may be approved, subject to acceptable measures that will satisfactorily mitigate all significant hazard risk posed by the proposed development to the subject property and surrounding area, only if there is no way to avoid one or more hazards, no other sites on the subject property can be reasonably developed, or if***

reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.

The storage barn is proposed to be located within an area where there is high swelling soil potential, as identified by the [Boulder County Comprehensive Plan](#). A site-specific geotechnical report is required to address the high swelling soil potential.

At the time of building or grading permit application, the Building Safety & Inspection Services Team will require a site-specific geotechnical report stamped by a licensed soils engineer that identifies any geologic hazards.

5. ***The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the Urban-Wildland Interface Code; National Fire Protection Association (NFPA); International Fire Code; and the International Building Code.***

WILDFIRE MITIGATION

The proposed project is in Wildfire Zone 2 (eastern area of unincorporated Boulder County). In response to catastrophic wildfire events of the recent past and continued hazards of a changing climate, on May 12, 2022, the Board of County Commissioners adopted revisions to the Boulder County Building Code to ensure a minimum level of ignition resistance for all structures in Wildfire Zone 2. The approved updates to the Building Code took effect on June 6, 2022, and require the use of ignition-resistant materials for construction and a minimum three-foot non-combustible perimeter around the structure. Please contact the Building Division to learn more about the updated ignition-resistant construction requirements included in the Building Code Amendments.

7. ***The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the Site Plan Review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion***

of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.

ECOSYSTEMS OR ENVIRONMENTAL FEATURES

Wetlands and Riparian Areas exist within the subject parcel, as identified in the [Boulder County Comprehensive Plan](#).

Because the proposed structure will be located within an area where sod grass has existed and been maintained for many years, staff do not anticipate the proposed development to cause significantly greater impact to the identified sensitive areas.

8. ***The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the Site Plan Review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.***

The parcel is designated as having agricultural lands of statewide significance, as identified by the [Boulder County Comprehensive Plan](#). Staff do not foresee a significantly greater impact in regards to the designated agricultural lands because the subject parcel appears to have been historically used for primarily residential purposes, and the proposed location of the new structure is within an area where sod grass has existed and been maintained for many years.

10. ***The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.***

- b. For development anywhere in the unincorporated areas of the county, mitigation of visual impact may include changing structure location, reducing or relocating windows and glazing to minimize visibility, reducing structure height, changing structure orientation, requiring exterior color and materials that blend into the natural environment, and/or lighting requirements to reduce visibility at night.*

	APPROVED
Location:	As shown on the revised site plan dated May 6, 2025
Elevations:	The submitted elevations are not approved
Height:	25 feet from existing grade
Exterior Materials:	Metal siding and Metal roof
Exterior Colors:	Gray siding and Clay (brown) roof

A. ELEVATIONS

The proposed elevations dated December 16, 2024 and the revised elevations dated May 6, 2025 that were submitted with application materials are not approved because the applicant is approved to construct only 1,219 square feet of the proposed 2,100-square-foot residential storage barn.

At time of Building Permit, submit to the Community Planning and Permitting Department revised elevation drawings for a 1,219-square-foot structure for review and approval.

B. EXTERIOR COLORS AND MATERIALS

The application materials propose a gray-colored siding and a clay brown-colored roof. Due to the structure's visible position in the landscape, samples of the exterior colors and metallic materials must be provided to ensure visual impacts of the development are minimized and that the development blends in with the natural environment and neighborhood character of surrounding area.

Prior to issuance of building permits, submit to the Community Planning & Permitting Department for review and approval, exterior color samples (color chips, brochure, or catalog page) and material samples to be used including roof, siding and trim. Materials must have a matte finish.

At the time of final inspections, the Community Planning & Permitting Department must inspect and verify that the approved color samples are used on the new structure.

C. EXTERIOR LIGHTING

Because the submitted elevations are not approved, the locations of exterior lighting fixtures shown in the submitted application materials are not approved. The types of exterior lighting fixtures were not provided in the application materials.

Prior to issuance of building permits, a proposed lighting plan must be submitted to the Community Planning & Permitting Department for review and approval. [Down lighting](#) is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. The lighting plan must indicate the location of all exterior fixtures on the site and structure, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures. The lighting plan shall be included as part of the building plan set required at the time of permit application.

At the time of final inspections, the full installation of the approved exterior lighting plan must be inspected and approved by the Community Planning & Permitting Department.

11. ***The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, over-sized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use.***

A. LOCATION

The location of the proposed residential storage barn is approved as shown on the revised site plan dated May 6, 2025.

B. EARTHWORK AND GRADING

The application materials indicate that no earthwork is proposed for the new structure. Although the subject property is relatively flat, staff find that a

moderate amount of non-foundational grading will be required for the new driveway to access the residential storage barn.

Prior to issuance of building or grading permits, submit to this office updated earthwork and grading calculations for the residential storage barn and access driveway.

Prior to issuance of building or grading permits, submit to this office a narrative describing where excess foundation cut (other than that used for backfill within the foundation) will be transported. If the cut will be located on site as fill, be sure to delineate the fill location on the re-vegetation plan as well as indicate the method of re-vegetation for any disturbed areas. The location of any excess fill on the site will have to be approved by the Community Planning & Permitting Department.

All reasonable efforts must be made to minimize the site disturbance associated with this development proposal. Total earthwork (excluding normal excavation contained within structure footings and foundations) approaching the 500 cubic yard trigger for [Limited Impact Special Use Review](#) will require grading plans certified by a registered Professional Engineer.

At the time of final inspections, the location and receipt for transport and dumping must be submitted to the Community Planning & Permitting Department so that receipt of fill materials may be verified.

C. UTILITIES

To minimize disturbances to the site, all utility service lines shall be routed underground (see [Article 7-1200](#) of the Land Use Code) and should be located in areas already disturbed or proposed to be disturbed (e.g., along driveway).

Prior to issuance of building and grading permits, submit to the Community Planning & Permitting Department for review and approval a plan depicting the routing of all utility services. The utility routing plan shall be included as part of the building plan set required at the time of permit application.

At the time of building inspections, full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning & Permitting Department.

- 12. *Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area.***

A. REVEGETATION PLAN

No information was provided regarding the proposed method of revegetation for site disturbances associated with construction of the residential storage barn and driveway.

Prior to issuance of building or grading permits, submit to the Community Planning & Permitting Department for review a proposed Revegetation Plan that conforms to the requirements as described on the materials located on our [Revegetation Page](#).

Prior to issuance of a Certificate of Occupancy, the full installation of the approved revegetation plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of revegetation. You should consider the following well in advance of your revegetation inspection:

- a. Whether you are applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.
- b. Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval.
- c. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeding and matting.

Incomplete revegetation is the leading cause for delays in obtaining a Certificate of Occupancy.

B. EROSION CONTROL

Appropriate erosion and perimeter control measures for all disturbed areas must be installed downslope and parallel to contours including staging

areas. Stockpiled fill piles in place over 30 days must be properly covered and/or stabilized with temporary vegetation.

Prior to issuance of building or grading permits, details regarding the placement and construction of the erosion control methods must be submitted to and approved by the Community Planning & Permitting Department.

Prior to any grading or site disturbance, appropriate perimeter control measures such as sediment control logs must be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of perimeter control must be shown on site plans submitted for building permit approval.

At the time of the footing foundation inspection and all subsequent inspections, the Community Planning & Permitting Department must confirm the erosion control methods and materials have been installed as required per the approved plans.

15. ***The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.***

A. LOCATION: SETBACK SURVEY REQUIREMENT

The revised site plan dated May 6, 2025 indicates that the footprint of the proposed structure is within 20 percent of the minimum required 7-foot side (i.e., north) and the 15-foot rear (i.e., west) yard setbacks for the Rural Residential Zoning District. Therefore, a Setback Survey Verification Form is required. This form will be provided at the time a building permit is processed.

Prior to the foundation form inspection, the Setback Survey Verification Form must be completed by a licensed surveyor and submitted to the Community Planning & Permitting Department.

B. DECONSTRUCTION PERMIT

A deconstruction permit is required to remove the 192-square-foot shed from the parcel.

SPR-24-0087: Barrows Trust Storage Barn
4359 N 55th Street
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May 13, 2025

Prior to issuance of any other permits, the applicant must apply for and complete a deconstruction permit for the shed.

ADDITIONAL REQUIREMENTS AND INFORMATION:

AFFIDAVIT FOR RESIDENTIAL ACCESSORY STRUCTURE

Please be advised that the Boulder County Land Use Code allows for a detached storage barn as an accessory residential structure. However, any alteration to the structure approved herein prohibits a change in use for a second residential structure on a single parcel without review and approval of a Special Review per Article 4-516.D of the Land Use Code. This means no bathing or cooking facilities are allowed in the accessory structure. To insure that the proposed accessory storage barn conforms with the provisions of the Land Use Code, at the time the building permit for this property is processed, the Land Use Department will require the property owner to sign an affidavit which acknowledges the zoning requirements of [Article 4-103 of the Land Use Code](#) and the Rural Residential Zoning District as related to subsections (B)(11) Residential Uses and (C)(11) Accessory Structures, and Article 4-516 as related to subsections (H) Accessory Dwelling and (M) Accessory Structure.

BUILDING PERMIT: A building permit, plan review and inspections approvals are required for the proposed detached storage barn. A separate building permit is required to deconstruct the existing shed.

We have updated the Building Code Amendment, and the effective date for this new code is March 31, 2025. You can review the new [Boulder County Building Code Amendments, effective March 31, 2025](#).

DESIGN WIND AND SNOW LOADS: The design wind and ground snow loads for the property are 160 mph (Vult) and 40 psf, respectively.

IGNITION-RESISTANT CONSTRUCTION AND DEFENSIBLE SPACE: Please refer to Section R390 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.

COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE: See requirements in the Colorado Model Electric Ready and Solar Ready Code, as adopted with these amendments.

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

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4359 N 55th Street
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May 13, 2025

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: [Building Publications, Applications and Forms - Boulder County](#).

PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS:

OWTS:

1. Boulder County Public Health issued a new permit for the installation of an absorption bed system on September 8, 1960. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 3-bedroom house. Boulder County Public Health approved the installation of the OWTS on September 15, 1960.
2. The site plan review proposes construction of an accessory storage barn structure. The structure will not feature any wastewater generating fixtures and will not require connection to an OWTS.
3. Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1. The storage barn structure must be no closer than 10 feet to the absorption area and 5 feet to the septic tank.
4. Setback distances between the OWTS and the storage barn structure should be demonstrated on the building permit site plans.

Avoid Damage to OWTS:

1. Heavy equipment should be restricted from the surface of the absorption field during construction to avoid soil compaction, which could cause premature absorption field malfunction. Caution should be used in conducting trenching and excavation activities so that sewer lines and other OWTS components are not damaged.
2. The applicant should ensure there is adequate space to drive across the yard to the proposed storage barn without driving over the existing soil treatment area. Driving over the soil treatment area can result in soil compaction and premature failure of the system.
3. Setback distances between the soil treatment area and the proposed informal driveway should be demonstrated on the building permit site plan.

XCEL ENERGY:

Please be aware PSCo owns and operates existing natural gas and electric service facilities within the subject property. As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.

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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.



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 **ATTACHMENT B**

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 checked="" 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 type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 4359 N 55th St			
Subdivision Name TR, NBR 803-830 RURAL BO & LGT			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Range(s)
Proposed Water Supply		Proposed Sewage Disposal Method	

Applicants:

Applicant/Property Owner Linda Barrows		Email lindakaybarrows@gmail.com	
Mailing Address 4359 N 55th St			
City Boulder	State CO	Zip Code 80516	Phone 720-335-1595
Applicant/Property Owner/Agent/Consultant Melanie Albert		Email malbert1315@gmail.com	
Mailing Address 663 Lehigh Circle			
City Erie	State	Zip Code CO	Phone 303-253-5257
Agent/Consultant		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 Linda Kay Barrows	Printed Name Linda Kay Barrows	Date 11-29-24
Signature of Property Owner Melanie Albert	Printed Name Melanie Albert	Date 11-29-24

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

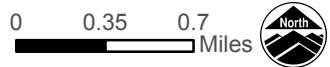


Community Planning & Permitting

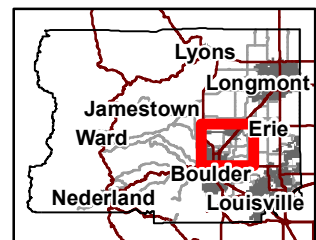
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

ATTACHMENT B
Vicinity
4359 N 55TH ST

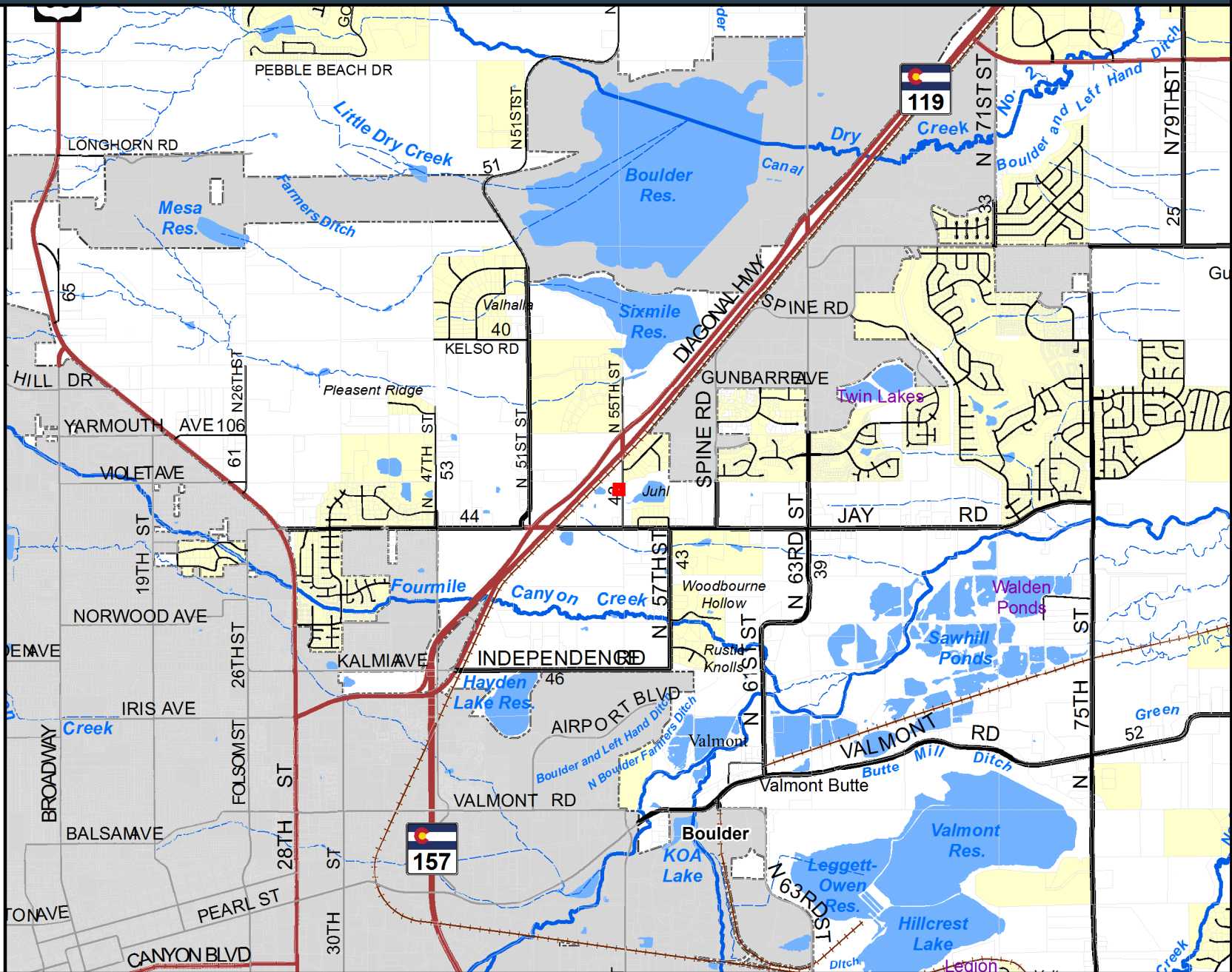
- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 11/13/2024



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ATTACHMENT B

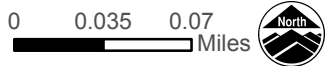
Location

4359 N 55TH ST

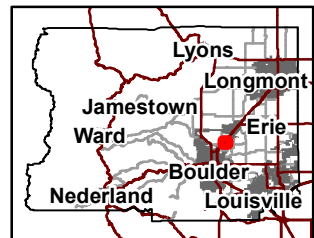
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Subdivisions

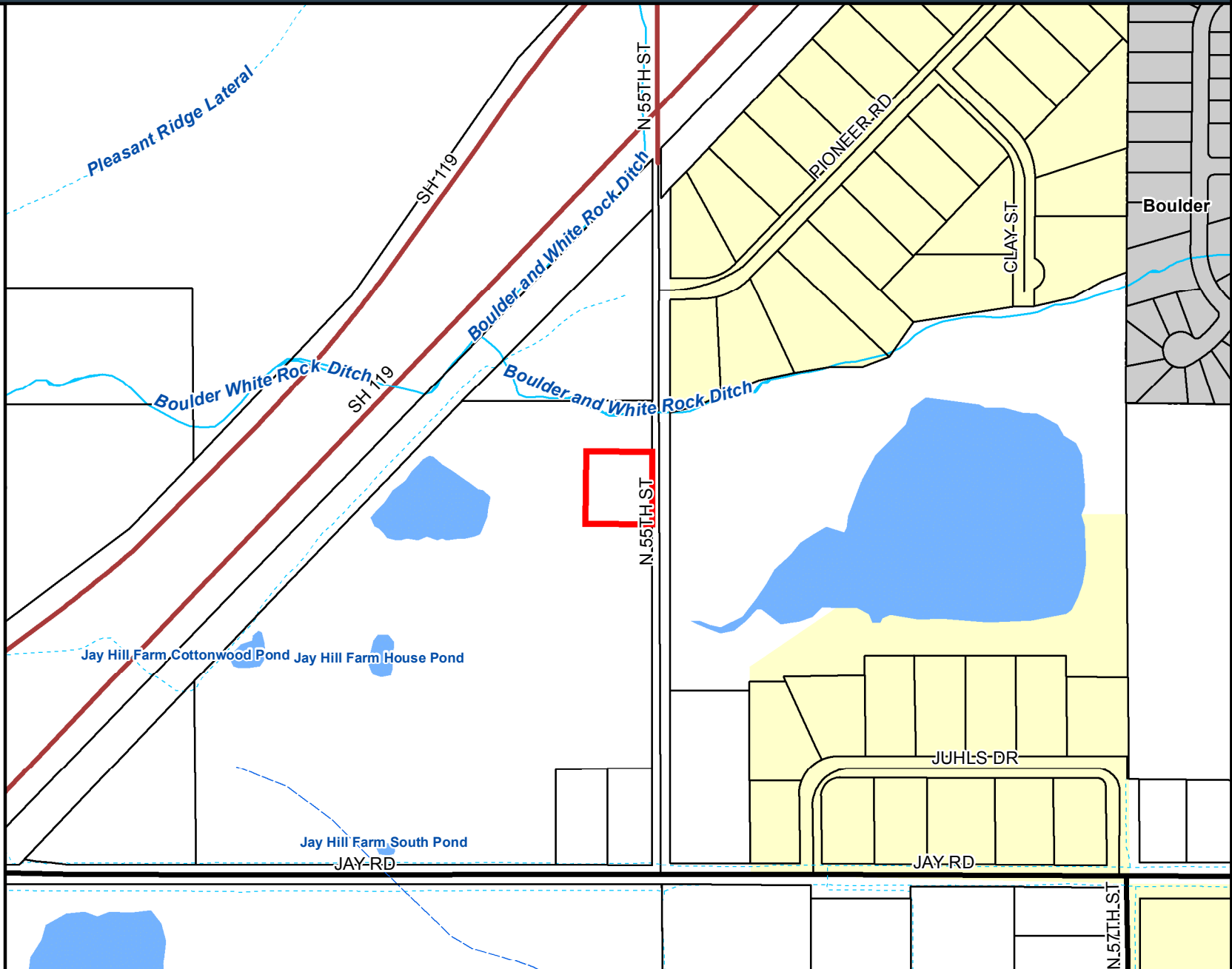
 Subdivisions



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ATTACHMENT B
Aerial
4359 N 55TH ST

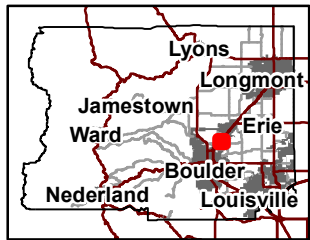
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ATTACHMENT B

Aerial

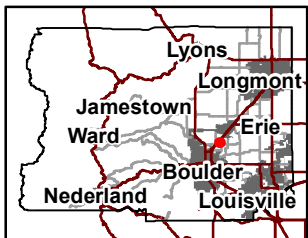
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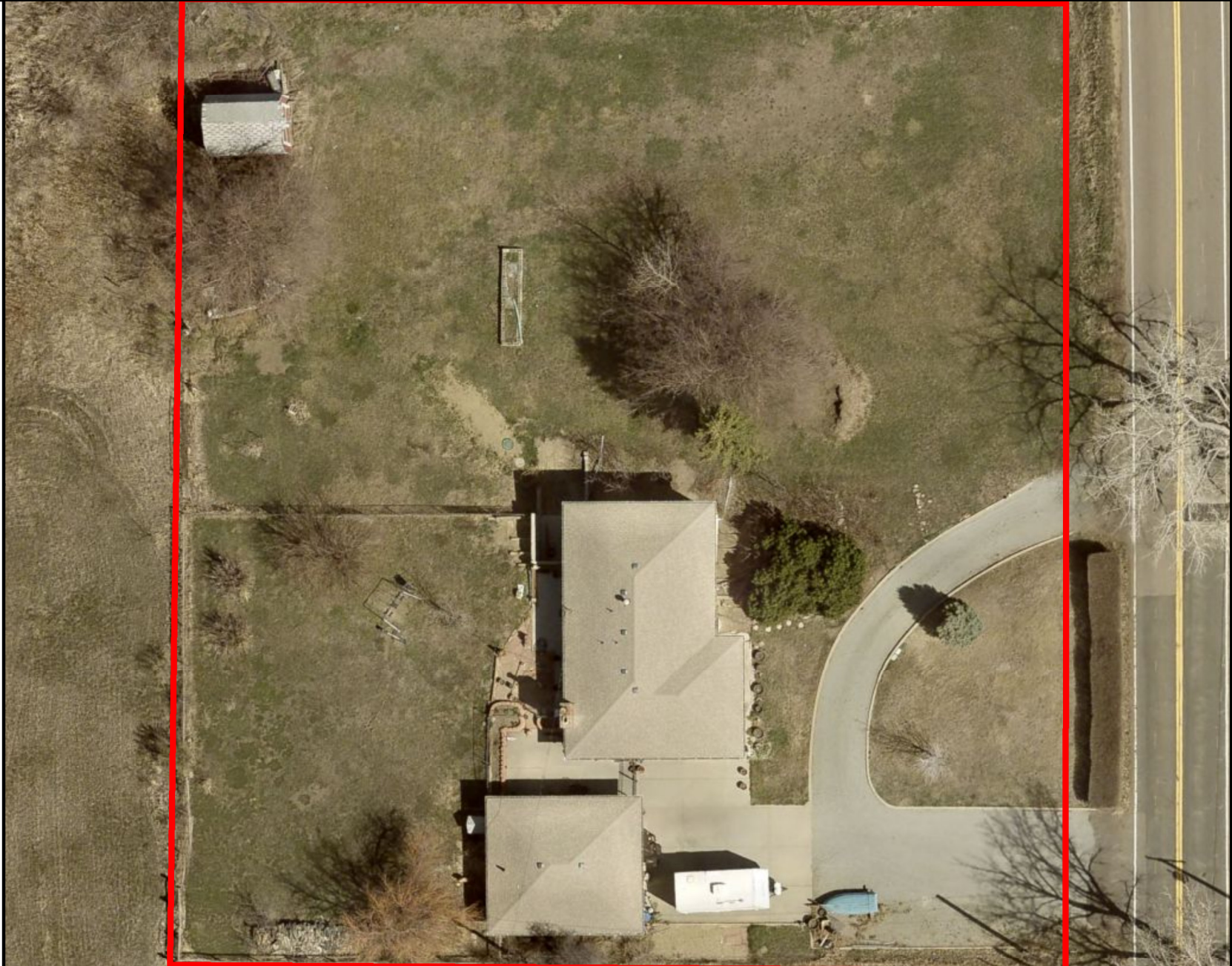
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Miles



Area of Detail Date: 11/13/2024



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ATTACHMENT B

Comprehensive Plan


4359 N 55TH ST

 Subject Parcel

 Riparian Areas

 Wetlands

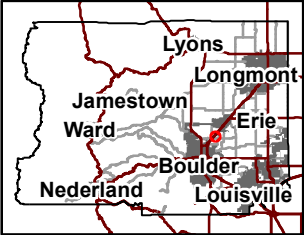
Significant Agricultural Land

 Ag of Statewide Importance

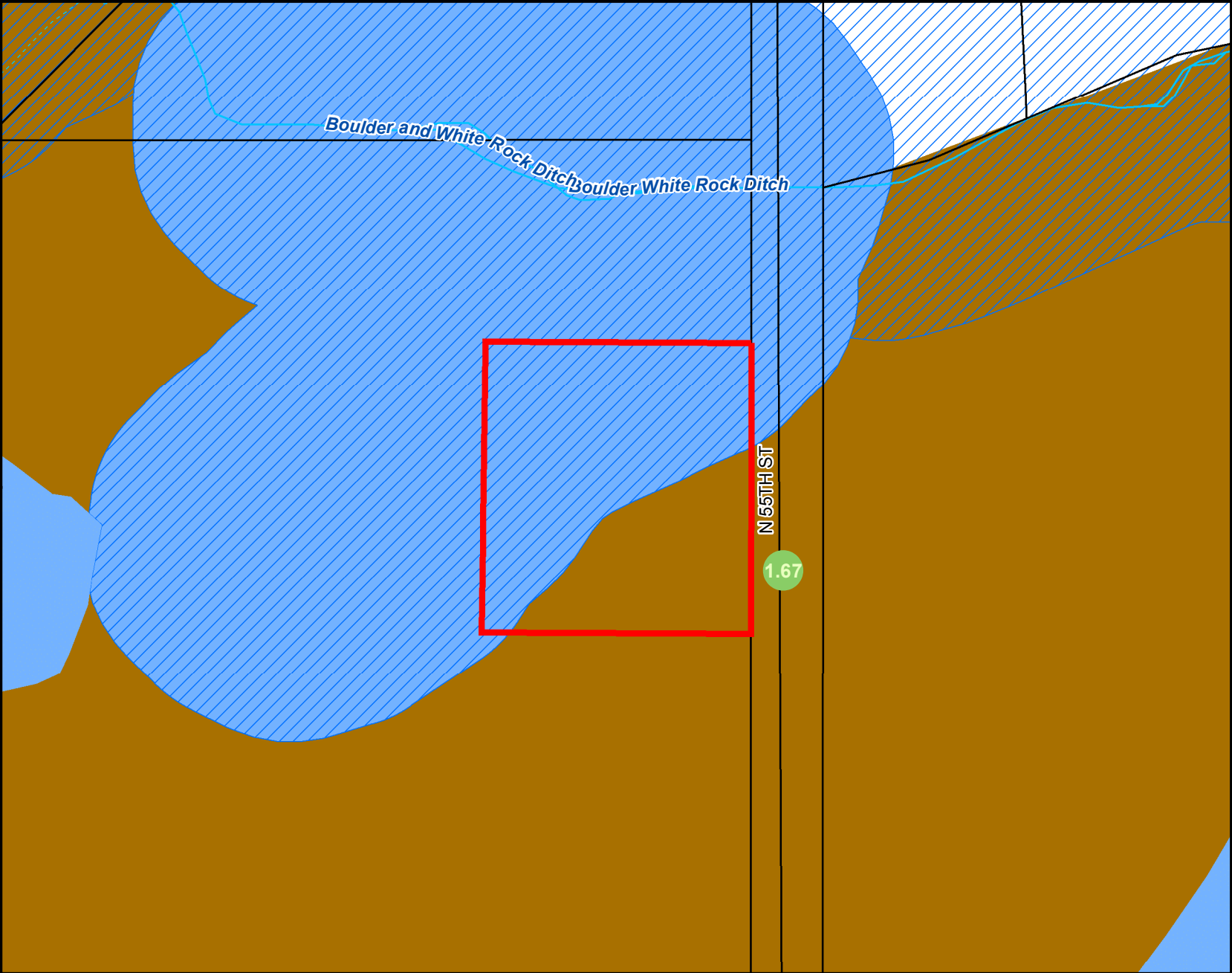
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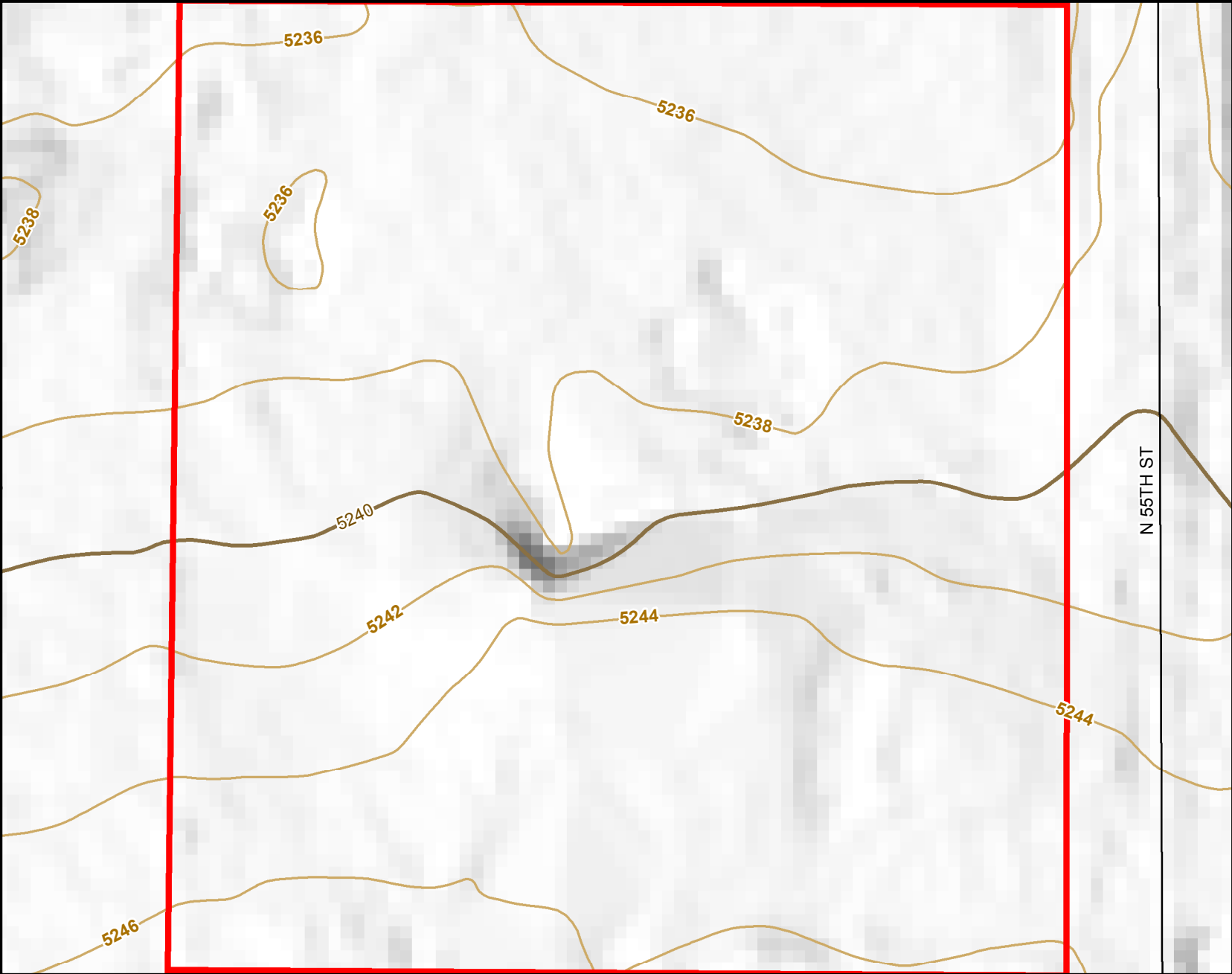
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

ATTACHMENT B

Elevation Contours

4359 N 55TH ST

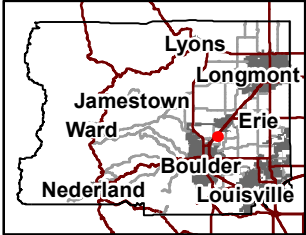
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-  Contours 40'
-  Contours 2'



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Area of Detail Date: 11/13/2024



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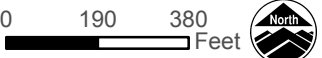
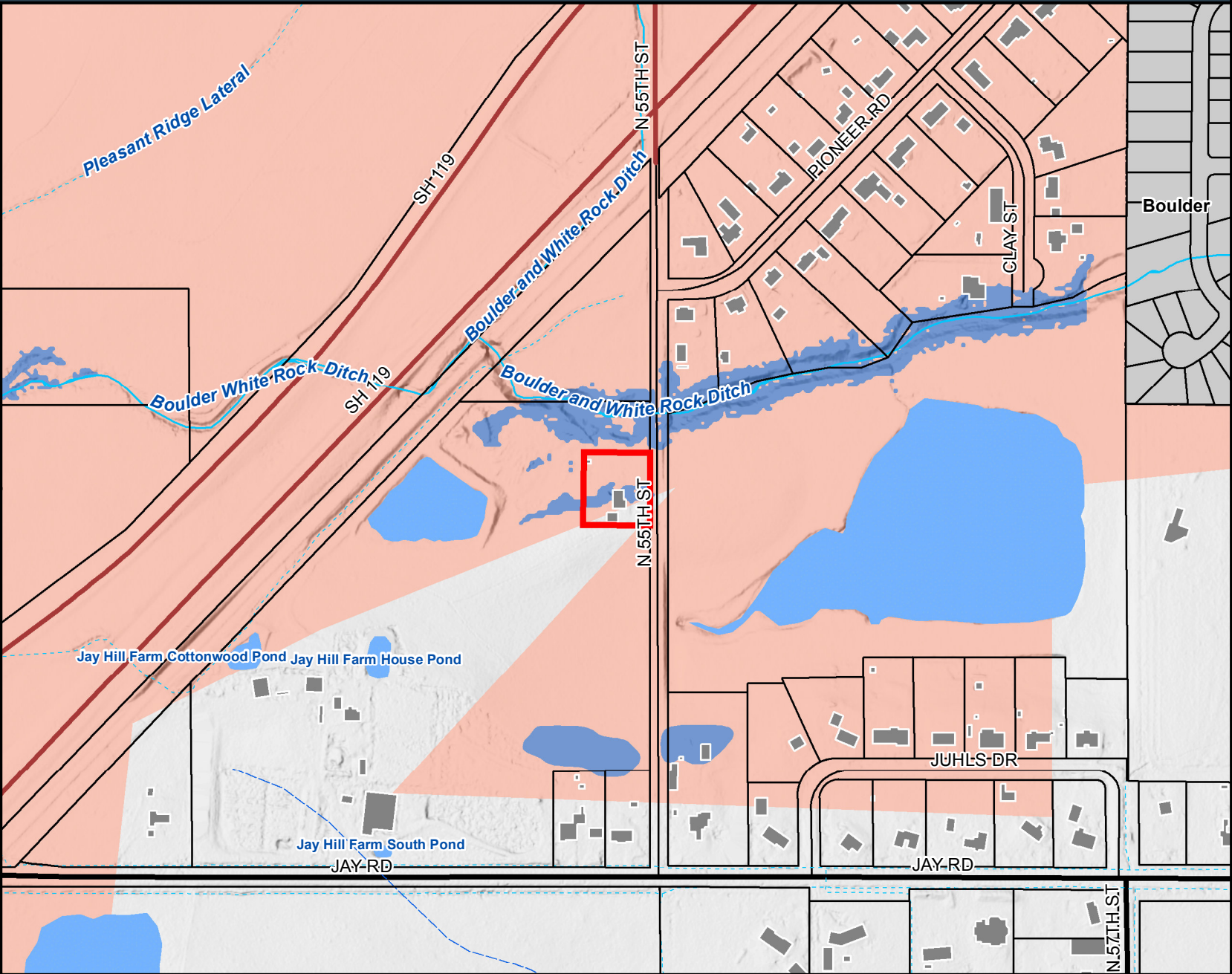
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

ATTACHMENT B

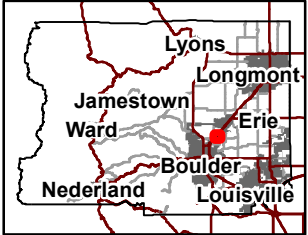
Geologic Hazards

4359 N 55TH ST

-  Subject Parcel
-  High Swelling Soil Potential



Area of Detail Date: 11/13/2024



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ATTACHMENT B

Planning Areas

4359 N 55TH ST

Subject Parcel

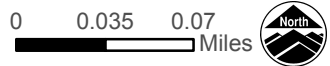
Airport Influence

Airport Influence

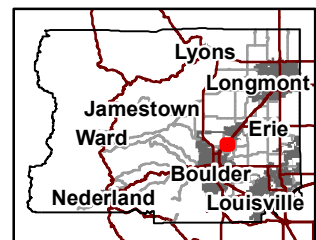
Active IGA
Boundary

Active IGA Designation

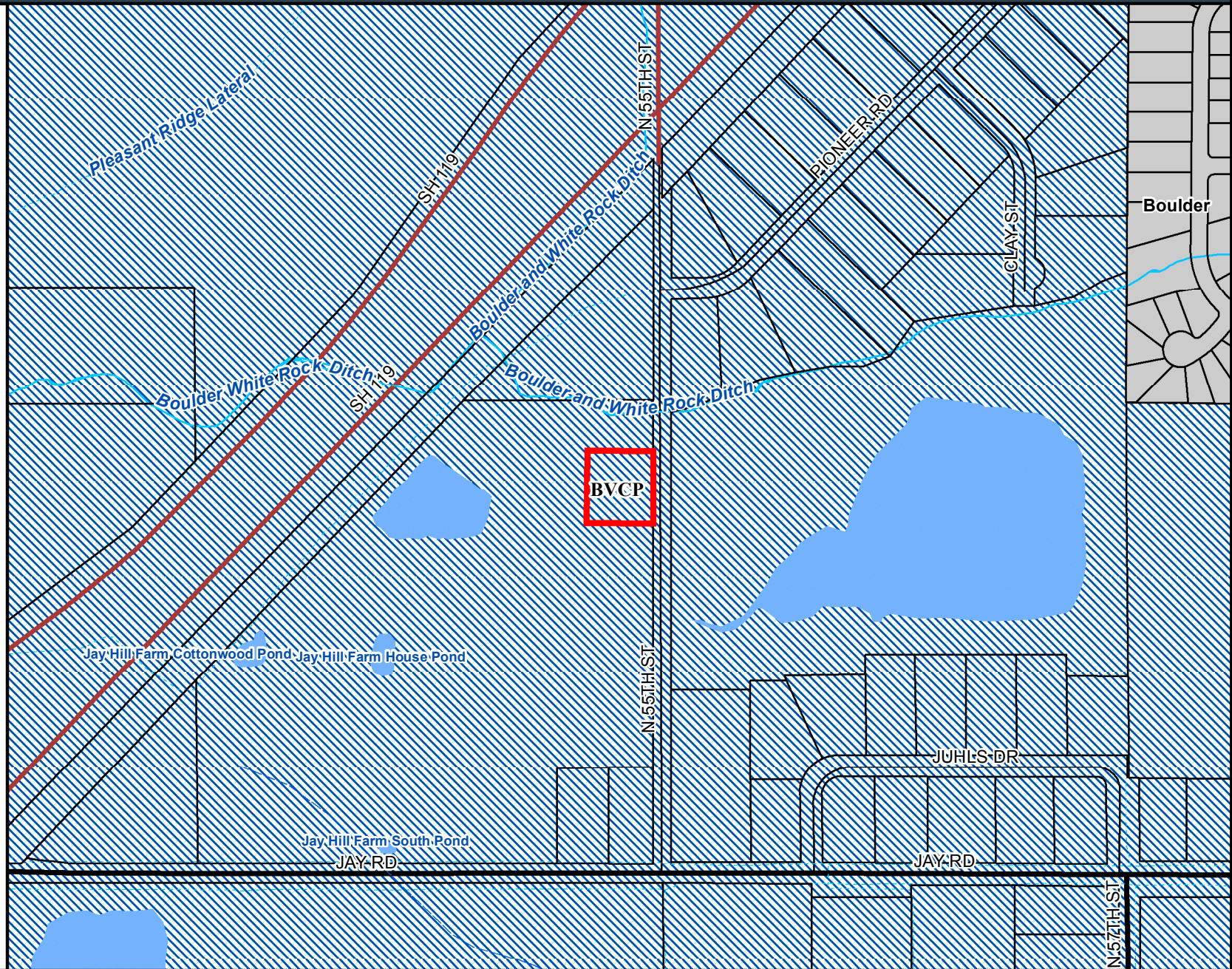
BVCP



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ATTACHMENT B

Public Lands & CEs

4359 N 55TH ST

 Subject Parcel

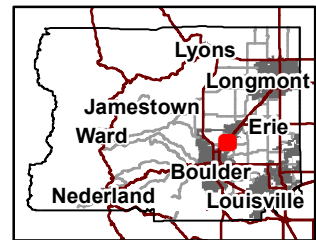
Boulder County Open Space

-  County Open Space
-  County Conservation Easement
-  OSMP Properties

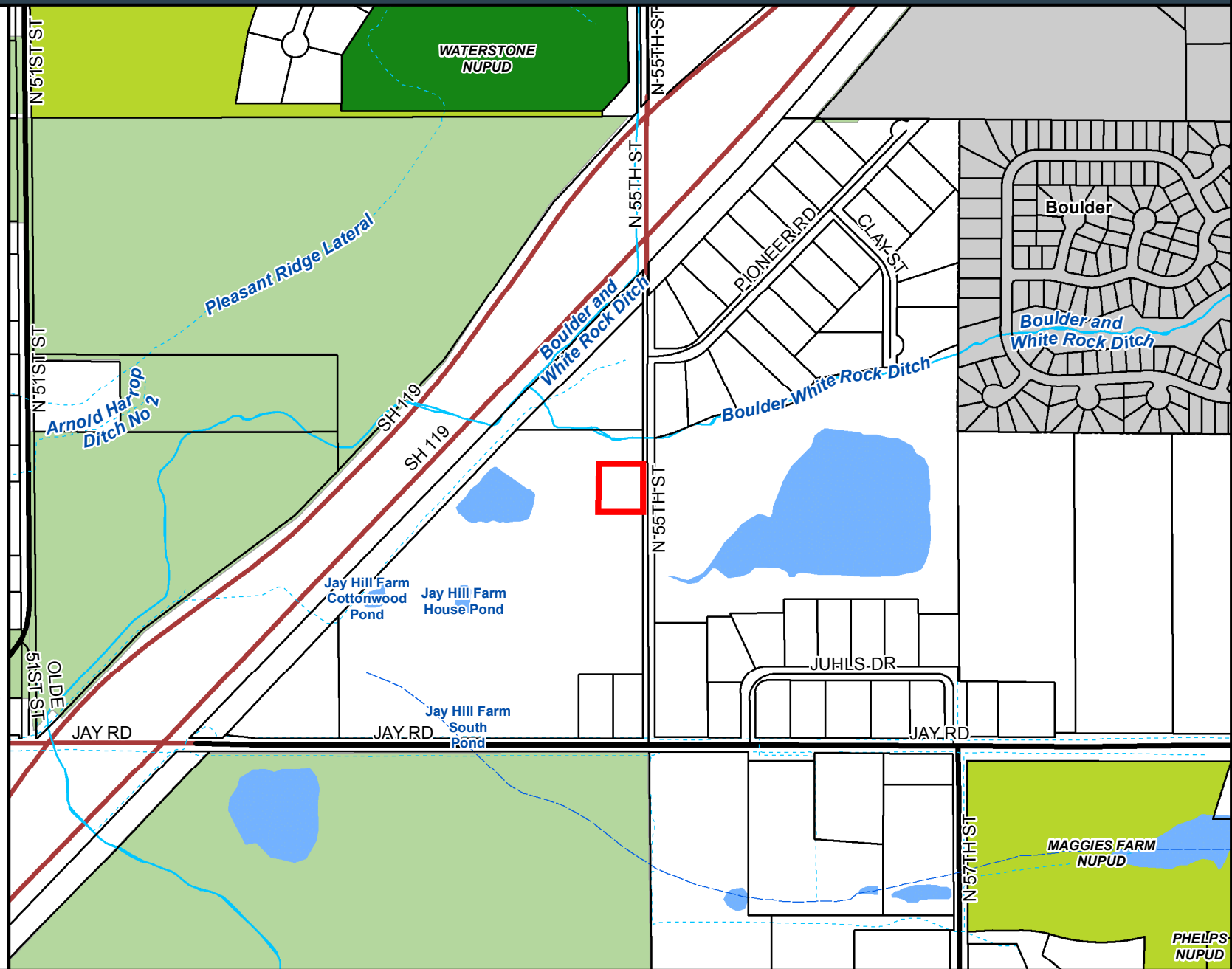
0 0.05 0.1 Miles



Area of Detail Date: 11/13/2024



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Community Planning & Permitting

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

ATTACHMENT B

Zoning

4359 N 55TH ST

Subject Parcel

Zoning Districts

Rural Residential

Ditch Setbacks

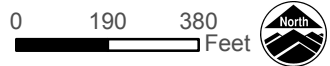
20 feet

50 feet

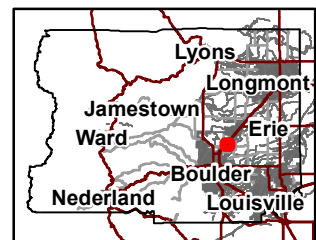
Major Road Setbacks

110 feet

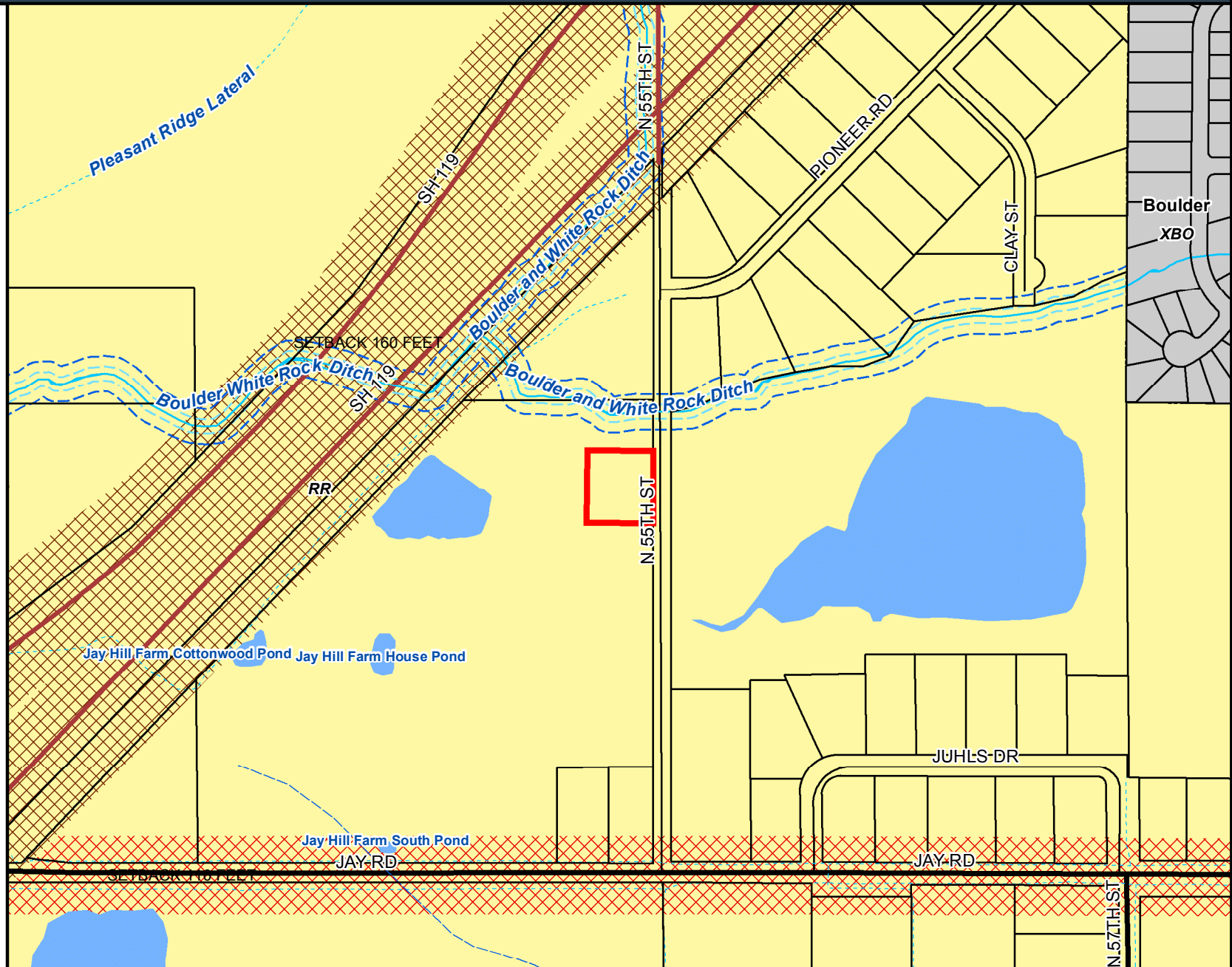
160 feet



Area of Detail Date: 11/13/2024



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Site Plan Review Fact Sheet

ATTACHMENT B

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

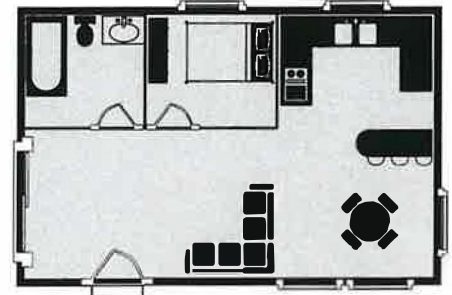
Type of Structure: (e.g. residence, studio, barn, etc.)		Barn (3 ports)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction: 0 sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below) N/A			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	0 sq. ft.
First Floor:	sq. ft.	2100 sq. ft.	2100 sq. ft.
Second Floor:	sq. ft.	sq. ft.	0 sq. ft.
Garage:			
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
*Covered Porch:	sq. ft.	sq. ft.	0 sq. ft.
Total:	sq. ft.	sq. ft.	2100 sq. ft.
			Total Bedrooms 0

Project Identification:

Project Name: Replacement Storage Barn
Property Address/Location: 4359 N55TH ST (NW corner)
Current Owner: Linda Barrows
Size of Property in Acres: 1 acre

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		Existing Barn (1 Port)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction: ~120 sq ft sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage:			
<input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

Cut + Fill = Total

	Cut	Fill	Subtotal
Driveway and Parking Areas			0
Berm(s)			0
Other Grading			0
Subtotal			0 Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	0	0	0
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:	N/A

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

Do not have a quote for concrete work yet, but the land appears to be flat.
Median Residential Floor: 4,691 Calculated Floor Area: $672+1400+1400+2100 = 5572$
*Presumption does not adequately address the size compatibility of the proposed development due to unfinished basement.
Propose excluding 1400 for basement: $672+1400+2100= 4172$

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name Melanie Albert	Date 11/26/24
---	----------------------------------	----------------------

Written Project Narrative: I am proposing replacing our 1 car storage barn with a three car storage barn to store our camper, boat and riding lawn mower. It will only need electric and will not have other utilities. I need it to be right up against setbacks in order not to interfere with the septic system. It will not have a driveway since the camper will only come in and out a handful of times per year. We used to store it near the barn, but it was getting infested with mice and needed it closer to the house to empty mouse traps. Right now the lawn mower is in the garage because the barn is broken and animals were chewing the wires. Moving the mower to the barn will allow my mom to park in the garage for the first time. Land is flat so no elevations drawings needed. Earth work will be minimal and just for laying concrete. The goal is to be visually appealing from all sides. Proposing decreasing the size of the Median Residential Floor

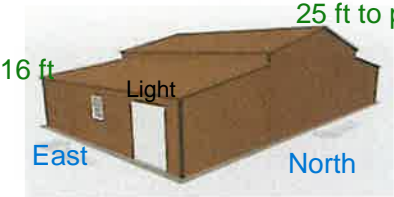


December 16, 2025

Your 3D Renderings of Your Project

December 16, 2025

4 downlit lights total



Colors

Roof

Trim

Walls

Clay

White

Pewter Gray

Median Residential Floor: 4,691
Floor Area: 672+1400+1400+2100 = 5572
*Presumption does not adequately address the size compatibility of the proposed development due to unfinished basement.
Propose Excluding 1400 for basement: 672+1400+2100= 4172

Leanto 1 Sizes : Width: 15 Length: 35 Height: 8 Sq. Foot: 525
Item
Base Price Size: 15'x35' Galvanized Steel Framework Double Coated
Roof System: Upgraded A Frame Vertical Roof 2/12 Pitch
Certification: 35 psf 140 mph
Leg Height: 8'
Side Closed: 35'x8'
Panel Type Side: Horizontal Panels
End Walls: End Walls Closed 15'x8' Steel Panels
Panel TypeEnds: Horizontal Panels
Frame Gauge: 14 Gauge Steel Studs
Screw Type: Upgraded Colored Screws
Anchors Type: Concrete
Roll Up Doors
6x7 Roll Up Door Location: Front End Wall + Header Seal
Doors & Windows
30x36 White Grid Window Location: Left Side Wall
36x80 walkin door Location: Left Side Wall

Total Building Size : Width: 30/15/15 Length: 35/35/35 Height: 12/8/8 Sq. Feet: 2100
Ideally 60'x30' = 2100

ATTACHMENT B
Center B

Center Building Sizes : Width: 30 Length: 35 Height: 12 Sq. Feet: 1050
Item
Base Price Size: 30'x35' Galvanized Steel Framework Double Coated
Roof System: Upgraded A Frame Vertical Roof 3/12 Pitch
Certification: 35 psf 140 mph
Leg Height: 12'
End Walls: Closed 30'x12' Steel Panels
Panel Type Ends: Horizontal Panels
Frame Gauge: 14 Gauge Steel Studs
Screw Type: Upgraded Colored Screws
Anchors Type: Concrete
Roll Up Doors
10x10 Roll Up Door Location: Front End Wall + Header Seal
Frame Outs
14x9 Frameout Location: Left Side Wall
14x9 Frameout Location: Right Side Wall

Lighting -> to be shaded and downlit
Revegetation -> assumed not to be necessary
Earthwork & Grading -> less than 500 cubic yard
Height -> to be less than 30 feet

Leanto 2 Sizes : Width: 15 Length: 35 Height: 8 Sq. Foot: 525
Item
Base Price Size: 15'x35' Galvanized Steel Framework Double Coated
Roof System: Upgraded A Frame Vertical Roof 2/12 Pitch
Certification: 35 psf 140 mph
Leg Height: 8'
Side Closed: 35'x8'
Panel Type Side: Horizontal Panels
End Walls: End Walls Closed 15'x8' Steel Panels
Panel TypeEnds: Horizontal Panels
Frame Gauge: 14 Gauge Steel Studs
Screw Type: Upgraded Colored Screws
Anchors Type: Concrete
Roll Up Doors
6x7 Roll Up Door Location: Right Side Wall + Header Seal
Doors & Windows
36x80 walkin door Location: Front End Wall
30x36 White Grid Window Location: Front End Wall
30x36 White Grid Window Location: Right Side Wall

Aerial
4359 N 55TH ST

Community Planning & Permitting
2045 13th Street, Boulder, CO 80302 303-441-3930 bouldercounty.org

Subject Parcel

Proposed Electric underground is green arrow (no gas or water)

6 ft Septic Bed

10 ft Drive-way

7 ft Setback

40 ft

Camper

Boat

Lawn Mower

52.5 ft

10 ft Septic Setback

15ft Setback

Basement Above Grade

1000 gal tank

← North

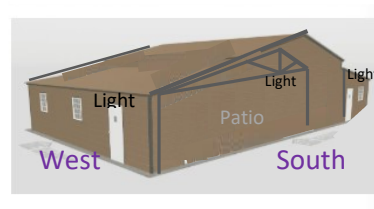
County Road

1000 gal tank

red gravel tickets

REVISED

May 6, 2025

**Median Residential Floor: 4,691**Floor Area: $672+1400+1400+2100 = 5572$

*Presumption does not adequately address the size compatibility of the proposed development due to unfinished basement.

Propose Excluding 1400 for basement: $672+1400+2100= 4172$

Light

Lighting -> to be shaded and downlit**Revegetation** -> assumed not to be necessary**Earthwork & Grading** -> less than 500 cubic yard**Height** -> to be less than 30 feet**Colors**Trim
WhiteWalls
Pewter Gray



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.gov

Building Safety & Inspection Services Team

MEMO

TO: Dana Yelton, Planner I
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: December 18, 2024

RE: Referral Response, SPR-24-0087: Barrows Trust Storage Barn. Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 2,100-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

Location: 4359 N 55th Street

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

1. **Building Permits.** A building permit, plan review and inspection approvals are required for the proposed detached garage. A separate building permit is required to deconstruct the existing garage.

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:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 160 mph (Vult) and 40 psf, respectively.
3. **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.
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. **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 Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

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 us at (720) 564-2640.



Community Planning & Permitting

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

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

January 6, 2025

TO: Dana Yelton, Planner I; Community Planning & Permitting, Development Review Team - Zoning

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

SUBJECT: Docket # SPR-24-0087: Barrows Trust Storage Barn – 4359 N 55th Street

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

1. The subject property is accessed from N 55th Street, a paved Boulder County owned and maintained right-of-way (ROW) with a functional classification of Local. Legal access is demonstrated by adjacency to the ROW.
2. The subject property has two points of access, where the north driveway is 14 feet wide, and the south driveway is 30 feet. The Boulder County Multimodal Transportation Standards (Standards) do not allow residential driveways in the plains that exceed 16 feet in width. Given the scope of the proposal, however, the driveway width will not need to be reduced at this time.
3. The application does not propose a driveway, however, a driveway to a structure is required when the structure is expected to be accessed by a licensed motorized vehicle. Therefore, a driveway is required with a design that complies with the Standards, including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Plains Access)
 - b. Standard Drawing 11 – Private Access

At building permit, submit site plans that meet the requirements set out in the Boulder County Multimodal Transportation Standards.

4. The proposed driveway must intersect with the north driveway at a perpendicular angle. It may not directly access N 55th Street or widen the north driveway at the approach to N 55th Street.
5. During construction, all materials, machinery, vehicles, dumpsters, and other items shall be staged on the subject property; no items shall be stored or staged on N 55th Street.

This concludes our comments at this time.



Public Health

Environmental Health Division

ATTACHMENT B

December 27, 2024

TO: Staff Planner, Community Planning and Permitting

FROM: Carl Job, Environmental Health Specialist

SUBJECT: SPR-24-0087: Barrows Trust Storage Barn

OWNER: BARROWS

PROPERTY ADDRESS: 4359 N 55TH STREET

SEC-TOWN-RANGE: 16 -1N -70

The Boulder County Public Health (BCPH) – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS:

1. Boulder County Public Health issued a new permit for the installation of an absorption bed system on 09/08/1960. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 3-bedroom house. Boulder County Public Health approved the installation of the OWTS on 09/15/1960.
2. The site plan review proposes construction of an accessory storage barn structure. The structure will not feature any wastewater generating fixtures and will not require connection to an OWTS.
3. Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1. The storage barn structure must be no closer than 10 feet to the absorption area and 5 feet to the septic tank. For the regulations, go to: <https://assets.bouldercounty.gov/wp-content/uploads/2017/05/boulder-county-ows-regulations.pdf>
4. Setback distances between the OWTS and the storage barn structure should be demonstrated on the building permit site plans.

Avoid Damage to OWTS:

1. Heavy equipment should be restricted from the surface of the absorption field during construction to avoid soil compaction, which could cause premature absorption field malfunction. Caution should be used in conducting trenching and excavation activities so that sewer lines and other OWTS components are not damaged.
2. The applicant should ensure there is adequate space to drive across the yard to the proposed storage barn without driving over the existing soil treatment area. Driving over the soil treatment area can result in soil compaction and premature failure of the system.
3. Setback distances between the soil treatment area and the proposed informal driveway should be demonstrated on the building permit site plan.

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following

website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact HealthOWS@bouldercounty.org

Cc: OWTS file, owner, Community Planning and Permitting



Parks & Open Space

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

ATTACHMENT B

O: Dana Yelton, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: January 10, 2025
SUBJECT: Docket SPR-24-0087, Barrows, 4359 55th Street

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. Neither the nearby riparian/wetlands area nor the important agricultural lands should be significantly impacted. Standard revegetation should be required.



Community Planning & Permitting

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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: County Health and Parks Departments, FPD
FROM: Dana Yelton, Planner I
DATE: December 18, 2024
RE: Site Plan Review application SPR-24-0087

Docket SPR-24-0087: Barrows Trust Storage Barn

Request: Site Plan Review for the deconstruction of a 192-square-foot shed and the construction of a 2,100-square-foot detached residential storage barn on an approximately 1-acre parcel where there is 3,664 square feet of existing residential floor area in a defined neighborhood where the size presumed to be compatible is 4,691 square feet.

Location: 4359 N 55th Street, Section 16, Township 1N, Range 70W

Zoning: Rural Residential (RR) Zoning District

Owner/Applicant: Linda Barrows


Agent: Melanie Albert

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 720-564-2647 or email dyelton@bouldercounty.gov to request more information.

Please return responses by **January 6, 2025.**

☒ We have reviewed the proposal and have no conflicts.
☐ Letter is enclosed.

Signed Name  Printed Name Jessica Fasick

Agency or Address CP&P Historic Review

Date 12/19/24

From: [Dean Rogers](#)
To: [Yelton, Dana](#)
Subject: [EXTERNAL] SPR-24-0087
Date: Friday, January 3, 2025 11:17:43 AM

Dana,

Boulder Rural has the following recommendations regarding SPR-24-0087, the Barrows trust storage barn at 4359 55st Street.

1. The proposed structure has no cooking, bathing or sleeping facilities, therefore sprinklers will not be needed.
2. The proposed barn needs to be at least 50 feet or more from the existing home, if it is closer than 50 feet, sprinklers may be required. No distances are noted in the project application.
3. A cistern will not be needed as a hydrant is adjacent to the driveway.

If I missed anything, or if there are any questions, please let me know.

Thank you,

Dean Rogers, Engineer

Boulder Rural Fire Rescue
6230 Lookout Road, Boulder, CO 80301
O 303-530-9575 | C 720-498-0019
drogers@brfr.org | www.brfr.org





Right of Way & Permits

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

December 30, 2024

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

Attn: Dana Yelton

Re: Barrows Trust Storage Barn, Case # SPR-24-0087

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Barrows Trust Storage Barn** and has **no apparent conflict** with the building addition to the subject property.

Please be aware PSCo owns and operates existing natural gas and electric service facilities within the subject property. As a safety precaution, PSCo would like to remind the developer to dial 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.

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