



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

**BOULDER COUNTY
BOARD OF ADJUSTMENT
AGENDA**

**December 6, 2017
Afternoon Session - 4:00 P.M.**

**Hearing Room, Third Floor,
Boulder County Courthouse**

PUBLIC HEARING

AFTERNOON SESSION -- 4:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING SUMMARY
Meeting Summary for **November 1, 2017.**

III. PUBLIC HEARING

Docket VAR-17-0009: LARRABEE Setback Variance

Request: Variance request for a 15-foot side yard setback from the eastern property line where 25 feet is required in the Forestry (F) zoning district in order to construct a residence on a .08 acre property at 24415 Peak to Peak Highway.

Location: At 24415 Peak to Peak Highway, approximately 3100 feet south of the intersection between Peak to Peak Highway and Eldora Road, in Section 24, Township 1S, Range 73W.

Zoning: Forestry (F) Zoning District

Applicants/Property Owners: Donald C. and Jessica P. Larrabee
(Staff Planner: Robert Haigh)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=VAR-17-0009>

IV. OTHER BUSINESS/ADJOURNMENT

Detailed information regarding these items, including maps and legal descriptions, is available for public examination on the Boulder County Land Use website at <http://www.bouldercounty.org/lu> or at our office located at 2045 13th Street, Boulder, Colorado 303-441-3930.

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PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF ADJUSTMENT

DATE: December 6, 2017
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl St., Boulder, CO

Notice is hereby given that a public hearing will be held by the Boulder County Board of Adjustment at the time and place specified above. All persons interested in the following item(s) are requested to attend such hearing and aid the Board members in their consideration.

Docket VAR-17-0009: LARRABEE Setback Variance

Variance request for a 15-foot side yard setback from the eastern property line where 25 feet is required in the Forestry (F) zoning district in order to construct a residence on a .08 acre property at 24415 Peak to Peak Highway, submitted by Donald C. and Jessica P. Larrabee; in accordance with the Boulder County Land Use Code. The proposed project is in the Forestry (F) Zoning District, at 24415 Peak to Peak Highway, approximately 3100 feet south of the intersection between Peak to Peak Highway and Eldora Road, in Section 24, Township 1S, Range 73W.

Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13th Street, Boulder, Colorado (303-441- 3930).

Free Parking in the City of Boulder CAGID lots is available for Board of Adjustment hearing participants. See the staff at the hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303-441-3525) at least 48 hours before the scheduled hearing.

Published: November 22, 2017 – Daily Times-Call

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PUBLIC HEARING
BOULDER COUNTY, COLORADO
BOARD OF ADJUSTMENT

DATE: December 6, 2017
TIME: 4:00 P.M.
PLACE: Hearing Room, Third Floor,
Boulder County Courthouse, 1325
Pearl St., Boulder, CO

Notice is hereby given that a public hearing will be held by the Boulder County Board of Adjustment at the time and place specified above. All persons interested in the following item(s) are requested to attend such hearing and aid the Board members in their consideration.

Docket VAR-17-0009: LARRABEE Setback Variance

Variance request for a 15-foot side yard setback from the eastern property line where 25 feet is required in the Forestry (F) zoning district in order to construct a residence on a .08 acre property at 24415 Peak to Peak Highway, submitted by Donald C. and Jessica P. Larrabee; in accordance with the Boulder County Land Use Code. The proposed project is in the Forestry (F) Zoning District, at 24415 Peak to Peak Highway, approximately 3100 feet south of the intersection between Peak to Peak Highway and Eldora Road, in Section 24, Township 15, Range 73W.

Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13th Street, Boulder, Colorado (303 441 3930).

Free Parking in the City of Boulder CAGID lots is available for Board of Adjustment hearing participants. See the staff at the hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator, for the Boulder County Human Resources Office at (303 441 3525) at least 48 hours before the scheduled hearing.

Published: Longmont Times-Call November 22, 2017 - 1390767

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Terry Love, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Nov 22, 2017

RECEIVED
County Commissioners Office

NOV 29 2017

REC'D BY _____
TIME _____

Signature

Subscribed and sworn to me before me this
24th day of November, 2017.

Notary Public

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2018

(SEAL)

Account: 1050753
Ad Number: 1390767
Fee: \$35.38



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**BOULDER COUNTY BOARD OF ADJUSTMENT
MEETING SUMMARY**

**for
December 6, 2017**

**AFTERNOON SESSION – 4:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder
{Approved February 7, 2018}**

PUBLIC HEARING

AFTERNOON SESSION – 4:00 PM

On Wednesday, December 6, 2017 the Boulder County Board of Adjustment held a regular afternoon session, convening at approximately 4:00 p.m. and adjourning at 4:33 p.m., in the Hearing Room, Third Floor, County Courthouse, Boulder.

Members Present: James Greer (Chair), Scott Rudge, Eric Moutz, Janell Flaig, Ann Goldfarb (Planning Commission member substitute)

Members Excused: Kari Stoltzfus (Vice-Chair)

Staff Present: Hillary Graham (counsel to BOA), Summer Frederick, Robert Haigh, Kimberly Sanchez, Anna Milner

Interested Others: 2

APPROVAL OF THE MEETING SUMMARY

MOTION: Janell Flaig MOVED that the Board of Adjustment APPROVE the Meeting Summary for November 1, 2017 as written.

SECOND: Scott Rudge

VOTE: Motion PASSED {4 to 0} Abstained: Ann Goldfarb

Docket VAR-17-0009: LARRABEE Setback Variance

Robert Haigh, Planner II presented the application for Donald C. and Jessica P. Larrabee, request for

30 a 15-foot side yard setback from the eastern property line where 25 feet is required in the Forestry
31 (F) zoning district in order to construct a residence on a .08 acre property at 24415 Peak to Peak
32 Highway. The proposed project is in the Forestry (F) Zoning District, at 24415 Peak to Peak
33 Highway, approximately 3100 feet south of the intersection between Peak to Peak Highway and
34 Eldora Road, in Section 24, Township 1S, Range 73W. Staff recommended CONDITIONAL
APPROVAL as outlined in the staff recommendation dated December 6, 2017.

36 **STAFF PRESENTATION**

38 **PUBLIC HEARING OPENED**

40 **SPEAKERS:** Don Larrabee (Applicant)- 24415 Peak to Peak Hwy.

42 **PUBLIC HEARING CLOSED**

44 **MOTION:** **Janell Flaig MOVED that the Boulder County Board of Adjustment**
45 **APPROVE the variance requested in Docket VAR-17-0009:**
46 **LARRABEE Setback Variance, subject to the following condition:**

48 **CONDITION OF APPROVAL:**

49 1. The variance is approved only to allow a single family dwelling with a 16-foot by 47-foot
50 footprint to encroach into the 25-foot side-yard setback measured from the eastern
51 property line as described in BP-17-2117. The setbacks from the northern, western, and
52 southern lot lines must be met.

54 **SECOND:** **Eric Moutz**

56 **VOTE:** **Motion PASSED {5 to 0}**

ADJOURNED

58
60 *Detailed information regarding these items, including maps and legal descriptions, is available for public*
61 *examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado 303-441- 3930.*