



Ms. Michele Hoshide, Planner I
Boulder County Land Use
P.O. Box 471
Boulder, CO 80306

Subject: Docket SE-15-0001/SPR-15-0002: Verbeck Subdivision Exemption/Residence, 1600 sf restriction, 475 Franklin St., Niwot.

06 February, 2015

Dear Ms. Hoshide:

On 04 February, 2015 at Mr. Verbeck's request, the Niwot Community Association Board of Directors conducted a meeting on subject planning document restriction. Comments from neighbors in attendance on Mr. Verbeck's application were heard. There were also twelve voting NCA Board members present. The following information is pertinent on this building restriction.

- Of the twelve (12) voting Board Members, there were ten (10) votes in favor of lifting the 1600 sf restriction. There were two (2) dissenting votes tallied.
- In summary, the Board felt that on an 8500 sf lot that this site could and should accommodate a larger structure which would better "fit" the size and character of adjacent structures, which are considerably larger.
- A restriction of 1600 sf (above ground level) would dictate a very small living space, once allowance for garage space was accommodated. The market demand for such a small living space would discourage builders from improving this vacant lot. Many neighbors have expressed a willingness and desire to see a larger home built on this property.

We appreciate your consideration in lifting this restriction on this vacant property.

Sincerely:

Dick Piland
President, Niwot Community Association

cc: Verbeck, BOCC