



## Summary for 8840 Niwot Road – Boulder County Rules on Home Size Expansion

### 1. Current Home Size (RFA – Residential Floor Area):

The home is currently about **2,768 square feet**.

### 2. What's Allowed:

- The neighborhood's **median allowable size is 4,150 square feet**.
- Since the home hasn't had an addition since 1998, you can **add up to 1,000 square feet** without going through a special planning process—just a normal building permit.
- If you want to add more than 1,000 square feet (up to 1,382 extra), you must go through a planning process called an **Expedited Site Plan Review (ESPR)**.

### 3. Unpermitted Structure (Shed):

- There's a shed on the property that **wasn't permitted** and shows up in aerial photos.
- In Boulder County, **any structure larger than 120 square feet, taller than 12 feet, or with plumbing/electricity** needs a permit.
- This shed **must be brought into compliance** before the county will approve any new building permits or additions to the home.

### 4. Next Steps If You Want to Expand:

- **Schedule a Pre-Application Meeting** with Boulder County planning staff (done online).
- After that meeting, you can enter the planning queue and eventually apply for your building permits.