

**NEIGHBORHOOD BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA**  
CITY AND COUNTY OF BROOMFIELD, COLORADO  
January 21, 2026 - 6:00 P.M.  
George DiCiero City and County Building  
One DesCombes Drive  
Broomfield, CO 80020

**How to participate PRIOR to a meeting:**

Provide written comments via [planning@broomfield.org](mailto:planning@broomfield.org) for the Neighborhood Board of Adjustment's review no later than noon on the day of the meeting to be part of the official meeting record. Comments submitted after the deadline, but before the meeting, will still be reviewed by the Commission, but will not be added to the official meeting record. To view comments included in the official meeting record go to the [correspondence folder](#).

**How to participate DURING a meeting:**

The Board welcomes your comments. During the Public Comment time, members of the public have three minutes to present your views on the agenda item. The Chairperson will ask for public comments on each agenda item. Please note that the Board does not engage in a dialogue during public comment. The board will listen to your comments, which will be included in the official meeting minutes. Time may be limited for public comment at the discretion of the Chairperson. The public can participate by attending meetings in person.

**AGENDA**

1. ROLL CALL
2. REVIEW AND APPROVAL OF AGENDA
3. PETITIONS AND COMMUNICATIONS
4. DISPOSITION OF MINUTES  
[Minutes](#) of the Neighborhood Board of Adjustment Meeting and [Resolution](#) of August 20, 2025
5. BUSINESS AGENDA
  - a. Public Hearing - Resolution No. NBOA 2026-01 Westlake Village Filing No. 3, Lot: 25, Block 1, 13580 Eliot Court, Consideration of a variance to reduce the Front yard setback from twenty feet (20') to fifteen feet (15') to accommodate a patio cover

Location: 13580 Eliot Court  
Applicant: Gabriele Maurina  
[Memo](#)      [Public Comments](#)

- b. Public Hearing - Resolution No. NBOA 2026-02 Aspen Creek Filing No. 4, Lot: 6, Block 1, 13927 Meadowbrook Drive, Consideration of a variance to reduce the rear yard setback from twenty-five feet (25') to nine feet (9') and south side setback from fourteen feet and six inches (14.6') to five feet (5') to allow a pergola.

Location: 13927 Meadowbrook Drive  
Applicant: Parker Schabel  
[Memo](#)      [Public Comments](#)

**6. SPECIAL REPORTS**

**7. COMMISSIONERS' CORNER**

**8. ADJOURNMENT**

The City and County of Broomfield operates without regard to race, color, national origin, ethnicity, citizenship, immigration status, gender, age, sex, sexual orientation, gender identity, gender expression, marital status, source of income, military status, or disability in all programs and activities. Call 303-469-3301 or TDD 303-465-5411 at least 48 hours in advance of the scheduled event so that arrangements can be made to locate the requested auxiliary aid.