BOARD OF ADJUSTMENT ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver CO, 80202

PREMISES AFFECTED: 3033 East 5th Avenue
LEGAL DESCRIPTION: The South 25 Feet of Plot 1, Block 7, Harman’s Subdivision
APPELLANT(S) Calvin Lloyd Fulenwider, IV, 3033 East 5th Avenue, Denver, CO 80206, Filed By: Chris Fulenwider, CF Studio, 288 Clayton Street, Suite 307, Denver, CO, 80206

APPEARANCES:
APPELLANT: Chris Fulenwider, 191 Clayton Lane, Denver, CO, 80206
Letter of Support (Cherry Creek North Neighborhood Association, August 6, 2020)
Letter of Support (Lawrence Mandes, 503 Milwaukee Street, August 9, 2020)

OPPOSITION: Eric and Amy Wang, 506 Milwaukee Street, Denver, CO, 80206
Susan Miessen, 3055 East 5th Avenue, Denver, CO, 80206
Two (2) Letters of Opposition

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to expand an existing urban house building form resulting in increased compliant elements and new nonconformities to the existing structure (compliant structures may be altered or enlarged if no existing compliant element of the structure is increased and no new compliant element or nonconformity is created), encroaching 3 feet into the 3 foot south side setback, extending 2 3/8 inches beyond the southern zone lot line, and exceeding the maximum height of 19 feet in the rear 20% of the lot by 4 feet 8 3/4 inches, in a G-RH-3 zone

ACTION OF THE BOARD:
The request for a Variance is DENIED for failure of the Appellants to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellants have 30 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Penny Elder, Chair

Austin Keithler
Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.