



THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

AGENDA OF APPEALS RELATING TO THE ZONING CODE IN PUBLIC HEARING. IN AN EFFORT TO ENCOURAGE SOCIAL DISTANCING, HEARING WILL BE HELD VIRTUALLY THROUGH ZOOM WHICH MAY BE ACCESSED THROUGH BOA'S WEBSITE. MEMBERS OF THE PUBLIC UNABLE TO JOIN ONLINE MAY COME TO WEBB BUILDING AT 201 WEST COLFAX AVENUE, DENVER, ROOM 2.H.14, TO COMMENT VIA COMPUTER IN PERSON

TUESDAY, JANUARY 19, 2021

9:00 AM

CASE NO. 125-20

PREMISES: 2123 1/2 Gaylord Street
Lots 20 to 22 Inclusive and the North 1/2 of Lot 19 Excluding the Rear 8 Feet to City Block 28, McCullough's Addition

APPELLANT(S): Samuel and Anna Holland-Edwards, 2123 Gaylord Street, Denver, CO, 80205, by Sarah Sexton, Sexton Lawton Architecture, 1627 Gilpin Street, Denver, CO 80218

SUBJECT: Appeal of a denial of a permit to convert an existing detached garage into an ADU encroaching 5 feet into the 5 foot rear setback, extending 1 foot 5 1/2 inches into the Public Right of Way, and located 16 feet 3 inches away from the 5 foot south side interior setback line (location adjacent to south side setback required for ADUs exceeding 1 story or 17 feet in height), in a U-SU-B1 zone

ORDINANCE: 5.3.4.5.A; 1.2.3.4.C

REMEDIES: Variance

CD: District 9 – Candi CdeBaca **RNO's:** 479, 366, 573, 595, 457, 539, 17, 87, 490, 578, 567

9:30 AM

CASE NO. 118-20

PREMISES: 3533 North Quivas Street
Lengthy Legal

APPELLANT(S): Denver Urban Gardens, by Linda Appel Lipsius, 3377 Blake Street, Suite 113, Denver, CO, 80205, by Michael Dire, Design Practice Inc., 2842 West 44th Avenue, Denver, CO 80211

SUBJECT: Appeal of a denial of a permit to amend/divide the boundaries of a zone lot resulting in a Compliant and/or Nonconforming zone lot (zone lot amendments shall not result in the creation of a new Nonconforming or Compliant zone lot, structure, or land use), with the zone lot not abutting a named or numbered street (zone lots required to abut at least one dedicated named or numbered street, in a U-TU-B DO-4 zone

ORDINANCE: 12.4.4.3; 1.2.3.1

REMEDIES: Variance

CD: District 1 - Amanda Sandoval **RNO's:** 573, 548, 78, 87

10:00 AM

CASE NO. 120-20

PREMISES: 2390 South York Street and 2344 East Iliff Avenue
Lengthy Legal

APPELLANT(S): University of Denver Colorado Seminary, by Jared Pace and Matthew Ulrich, 2130 South High Street, Denver, CO, 80208, by Lane Morgese, Encore Electric, 7125 West Jefferson Avenue, Suite 400, Lakewood, CO 80235

SUBJECT: Appeal of a denial of a permit to erect an Assistance Station / Emergency Call Box encroaching 6.75 feet into the 7.5 foot side street setback along East Wesley Avenue, and an Assistance Station / Emergency Call Box encroaching 5 foot 1 inch into the 10 foot primary street setback along South University Boulevard, in a CMP-EI zone

ORDINANCE: 9.2.4.2.C.1

REMEDIES: Variance

CD: 6 - Paul Kashmann **RNO's:** 159, 87

