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, APRIL 20, 2021

CASE NO. 23-2021

9:00 AM

PREMISES: 2010 North Irving Street
The North 15 Feet of Lot 14 and All of Lot 15 Excluding the Rear 10 Feet to City Block 18, Witter and Cofields Subdivision of the Town of Highlands

APPELLANT(S): B&R Lawrence, LLC., by Bruce Maleki, 3535 Tejon St., Denver, CO, 80211, by Steve Ferris, Real Estate Garage, 1522 Blake Street, Ste. 350, Denver, CO 80202

SUBJECT: Appeal of a denial of a permit to erect a Tandem House Building Form on a 45 foot wide zone lot (50 foot minimum zone lot width required for Tandem House Building Form), in a U-TU-C zone

ORDINANCE: 5.3.3.4.C

REMEDIES: Variance

CD: District 1 - Amanda Sandoval  RNO's: 9900, 133, 128, 9901, 87

CASE NO. 24-2021

9:30 AM

PREMISES: 2160 South Broadway
Lots 16 to 19 Inclusive, Block 1, Lawndale

APPELLANT(S): Last Lesson Learned, by Bacon Social House, 2700 South Broadway, STE 300, Englewood, CO, 80113, by Brian Under, Frontline Design, 2431 Federal Boulevard, Denver, CO 80205

SUBJECT: Request for Zoning Permit with Special Exception Review to operate / maintain an Outdoor Eating and Serving Area Accessory to an Eating and Drinking Establishment within 50 feet of a protected zone district, in a U-MS-3 UO-1, UO-2 zone

ORDINANCE: 11.10.13.C.2; 12.4.9

REMEDIES: Zoning Permit with Special Exception Review (ZPSE)

CD: 6 - Paul Kashmann  RNO's: 9900, 9907, 87, 406, 112

CASE NO. 28-2021

10:00 AM

PREMISES: 1203 North Utica Street
Lots 15 and 16, Excluding the West 8 Feet Thereof Block 3, Pleasant Hill

APPELLANT(S): 1203 Utica Street Trust, by Daniel Stultz, 2079 W. 44th Ave., Denver, CO, 80211, by Dorothy Ma, 6071 South Oswego Street, Greenwood, Village, CO 80111

SUBJECT: Appeal of a denial of a permit to erect Two 2-unit Town House Structures located on a 5,850 square foot zone lot (6,000 square foot minimum zone lot area required for Town House building form), in a G-MU-5 zone

ORDINANCE: 6.3.3.4.E

REMEDIES: Variance

CD: District 1 - Amanda Sandoval  RNO's: 133, 425, 545, 9900, 9901, 87
10:30 AM  CASE NO. 26-2021  

PREMISES: 5075 East 25th Avenue  
Lots 21 to 23 Inclusive, Block 21, Ridgeland 01311  

APPELLANT(S): Karen Robertson and Mark Elliott, 5075 E. 25th Ave., Denver, CO, 80207, by Jeff Daigle, 3037 North Josephine Street, Denver, CO 80205  

SUBJECT: Appeal of a denial of a permit to erect an addition to an existing Urban House building form resulting in new nonconformities to the existing structure (nonconforming structures may be altered or enlarged so long as no existing nonconformity is increased and no new nonconformity is created), encroaching 11 feet 11 1/4 inches into the 12 foot rear setback; and an appeal of an order to discontinue maintaining a pergola located 56 feet 9 inches forward of the Primary Street facing Primary Structure facade (location 10 feet behind facade required), built without permits; an existing shed located 67 feet 6 inches forward of the Primary Street facing Primary Structure facade (location 10 feet behind facade required), encroaching 4 feet 2 1/2 inches into the 5 foot north side interior setback, built without permits; a hot tub located 54 feet forward of the Primary Street facing Primary Structure facade (location 10 feet behind facade required), built without permits; and an existing 5 foot fence located forward of the Primary Street facing Primary Structure facade (4 foot fence permitted), built without permits, in a U-SU-C zone  

ORDINANCE: 12.8.3.B; 5.3.7.4.B; 5.3.3.4.A; 5.3.4.5.C; 10.5.5.2.A.3  

REMEDIES: Variance; Time (6 Months)  

CD: 8 - Chris Herndon  
RNO's: 596, 9900, 70, 87, 578, 490, 9908  

11:00 AM  CASE NO. 25-2021  

PREMISES: 1339 South Federal Boulevard  
Lengthy Legal  

APPELLANT(S): DHHA Southwest Clinic, Inc., 660 Bannock St., Denver, CO, 80204, by Kris Coleman, Murphy Company, 12789 Emerson Street, Denver, CO 80241  

SUBJECT: Appeal of a denial of a permit to erect a rooftop mechanical unit with a 10 foot exhaust fan deficient 100% of the required screening (rooftop mechanical equipment shall be screened from ground level view as viewed from any abutting Primary Street's Right of Way, perpendicular to the zone lot line), in an E-CC-3X zone  

ORDINANCE: 10.5.7.3  

REMEDIES: Variance  

CD: District 3 – Jamie Torres  
RNO's: 9907, 9900, 505, 87, 9903