



Board of Adjustment for Zoning Appeals
City and County of Denver
201 West Colfax Avenue, Department 201
Denver CO, 80202 Phone: 720-913-3050

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 ONILNE MAY COME TO WEBB BUILDING AT 201 WEST COLFAX AVENUE, DENVER, ROOM 2.H.14, TO COMMENT VIA COMPUTER IN PERSON

TUESDAY, MAY 24, 2022

9:00 AM

CASE NO. 16-2022

PREMISES: 890 South Pearl Street
Lots 21 & 22, Block 11, Lincoln Subdivision

APPELLANT(S): Pearl & Kentucky LLC, Jim Armstrong, 890 South Pearl Street, Denver, CO 80209, by Robert Higdon, 5155 Central Park Boulevard, Denver, CO 80238

SUBJECT: Request for Zoning Permit with Special Exception Review to operate two Outdoor Eating and Serving Areas accessory to an Eating and Drinking Establishment within 50 feet of the boundaries of a protected district, in a U-MS-2 zone; and an appeal of a denial of a permit to erect two accessory Outdoor Eating and Serving Areas which remove off-street parking resulting in a deficiency of 6 of the required 6 off-street parking spaces, with permanent structures that will form covers over the Accessory Outdoor Eating and Serving Areas where the coverings are not at least 50% permanently open to the sky and the openings are not evenly dispersed across the surface of the coverings (the entire area of the surface of the covering shall be at least 50% permanently open to the sky and openings shall be evenly dispersed across the surface of the covering), in a U-MS-2 zone

ORDINANCE: 12.4.9, 10.4.2.1.A, 10.4.2.1.B, 5.4.4, 11.10.14.1.B.2.b.i, 11.10.14.1.B.4

REMEDIES: Zoning Permit with Special Exception Review (ZPSE); Variance
CD: 7 - Jolon Clark **RNO's:** 178, 87

9:30 AM

CASE NO. 34-2022

PREMISES: 6100 East 3rd Avenue
Lots 14 & 15, Block 15, Crestmoor Park 2nd Filing, Dif. Book 1494-453

APPELLANT(S): Brendon Reineke & Joanna Chitko, 6100 East 3rd Avenue, Denver, CO 80220, by Kevin Anderson, Arcwest Architects, Inc., 1525 Raleigh Street, Suite 320, Denver, CO 80204

SUBJECT: Appeal of a denial of a permit to erect a one story addition encroaching 7 feet 9 inches into the 20 foot rear setback, in an E-SU-G zone

ORDINANCE: 4.3.3.3.A-G

REMEDIES: Variance
CD: District 5 – Amanda Sawyer **RNO's:** 87, 42

10:00 AM

CASE NO. 35-2022

PREMISES: 4900 North Clarkson Street
Lengthy Legal

APPELLANT(S): Superior Farms Inc., 4900 North Clarkson Street, Denver, CO 80216, by Brian Connolly, 950 17th Street, Suite 1600, Denver, CO 80202

SUBJECT: Appeal of a denial of a permit to erect an addition encroaching 9 feet into the 10 foot side street setback, in an I-B UO-2 zone

ORDINANCE: 9.1.3.3.B, 12.6.3.2.B.2.a

REMEDIES: Variance
CD: District 9 – Candi CdeBaca **RNO's:** 199, 87, 388, 241, 518, 556, 595

10:30 AM

CASE NO. 36-2022

PREMISES: 3732 North Navajo Street
Lot 7, Block 49, Viaduct Addition

APPELLANT(S): Boykin Ventures Inc. - Alisha Boykin, 3732 North Navajo Street, Denver, CO 80211, by Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223

SUBJECT: Appeal of a denial of a permit to erect a new detached garage exceeding the maximum building coverage by approximately 280 square feet (50% or 1,520 square foot maximum building coverage permitted), in a U-TU-B2 DO-4 zone

ORDINANCE: 5.3.4.3.A.1

REMEDIES: Variance
CD: District 1 - Amanda Sandoval **RNO's:** 151, 87, 78, 556
