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, JUNE 15, 2021

CASE NO. 39-2021

9:00 AM

PREMISES: 331 East Ellsworth Avenue
The West 43.45 Feet of the East 100 Feet of Lot 23 and 24, Block 4, Snyder's Subdivision

APPELLANT(S): Shannon and Robert Taylor, 331 E. Ellsworth Ave., Denver, CO, 80209

SUBJECT: Appeal of a denial of a permit to erect a 6 foot fence forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), in an G-MU-3 UO-3 zone

ORDINANCE: 10.5.5.2

REMEDIES: Variance

CD: 7 - Jolon Clark
RNO's: 178, 9900, 9907, 87, 594

CASE NO. 42-2021

9:30 AM

PREMISES: 1865 South Pennsylvania Street
Lots32 and 33, Block 12, Grant Subdivision

APPELLANT(S): Christine Des Enfants and Jeffrey Power, 1865 S. Pennsylvania St., Denver, CO, 80210

SUBJECT: Appeal of a denial of a permit to expand an existing Urban House building form resulting in 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 1 foot 9 inches into the 5 foot north side interior setback, in a U-SU-B1 zone

ORDINANCE: 12.6.3.2.B.2; 5.3.7.4.B; 5.3.3.4.A

REMEDIES: Variance

CD: 7 - Jolon Clark
RNO's: 208, 9900, 9907, 87

CASE NO. 40-2021

10:00 AM

PREMISES: 2110 South Cook Street
Lengthy Legal

APPELLANT(S): Shadow Creek Homes, LLC., by Toby Terhune, 2535 W. 115th Dr., Westminster, CO, 80234

SUBJECT: Appeal of an order to discontinue maintaining a 204 square foot raised deck resulting in a total building coverage of 3,110 square feet, exceeding the maximum allowed building coverage by 203 square feet (2907 square feet or 37.5% maximum building coverage permitted), not built according to the approved plans, in a U-SU-C zone

ORDINANCE: 1.1.3.2.A; 12.11.2.7; 5.3.3.4.A

REMEDIES: Variance; Time (6 Months)

CD: 6 - Paul Kashmann
RNO's: 563, 160, 87, 9900
10:30 AM

PREMISES: 2836 North Wyandot Street
Lots 6 and 7 and the Rear 67.96 Feet of Lot 8, Block 7, Casement's Addition

APPELLANT(S): 2836 Wyandot II LLC., by Terrance Doyle, 2243 Curtis St., Denver, CO, 80205, by Teal Nipp, 2243 Curtis Street, Denver, CO 80205

SUBJECT: Appeal of a denial of a permit to amend the bounds of a zone lot resulting in the creation of a Nonconforming / Compliant parking lot (Zone lot amendments shall not result in the creation of a new nonconforming or compliant zone lot, structure, or land use), creating an off-street parking area not laid out in accordance with table A of Section 10.4.6.2.B, without a 6 foot solid fence along the west perimeter adjacent to a zone lot containing a residential use, without the required landscaping (5 foot wide landscaping strip and 1 tree 25 linear feet of off-street parking area required), with 63 degree angled parking spaces with 15 feet 8 inches in length (17.5 foot length required), with 63 degree angled parking spaces served by a 14 foot 7 inch wide two-way drive aisle (20 foot minimum drive aisle required), with 6 degree parking spaces 15 feet in length (22 foot minimum length required), without the required 5 foot back-out space at all ends of parking rows, with vehicle maneuvers not taking place entirely on the zone lot and/or requiring more than 2 standard movements for entry or existing a parking space, and with the Owner not providing off-street parking in accordance with standards set out by the Denver Zoning Code, in a C-MX-3 zone

ORDINANCE: 10.4.2.1.Al 10.4.6.2.B; 10.4.6.2.B.2.b; 10.5.4.1.A.2; 10.5.4.4.C.2.a; 10.5.4.4.C.2.c; 12.4.4.3.B; 10.4.6.2.B.5 TableA

REMEDIES: Variance

CD: District 1 - Amanda Sandoval

RNO's: 78, 9900, 9901, 87, 548

11:00 AM

PREMISES: 4201 East 2nd Avenue
South 1/2 of Plot 5, Block 30, The Eastern Capitol Hill Subdivision, Excluding the Rear or East 6 Feet of South 1/2 of Plot 5

APPELLANT(S): Sara and Galen Bellamy, 4201 East 2nd Avenue, Denver, CO 80220-5604, by Cassandra Covotsos, 7900 East 29th Avenue, Denver, CO 80231

SUBJECT: Appeal of a denial of a permit to erect additions and alterations to an existing Urban House building form resulting in new nonconformities to the existing nonconforming structure (nonconforming structures may be altered or enlarged so long as no existing nonconformity is increased and no new nonconformity is created), resulting in a total building coverage of 2,238.86 square feet (37.5% or 2,233.83 square foot maximum building coverage permitted), exceeding the maximum number of stories in the rear 35% of the zone lot by one story (one story maximum permitted in the rear 35% of zone lot), exceeding the maximum height in the rear 35% of the zone lot by 8 feet 6 3/4 inches (17 foot maximum height in rear 35% of the zone lot), projecting approximately 8 inches through the south bulk plane in the front 65% of the zone lot, and projecting approximately 7 feet 2 inches through the south bulk plane in the rear 35% of the zone lot, in an E-SU-D zone

ORDINANCE: 12.8.3.1.B; 12.10.3.3; 4.3.3.4.B

REMEDIES: Variance

CD: District 5 – Amanda Sawyer

RNO's: 40, 195, 9900, 87