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 29, 2021

9:00 AM  CASE NO. 61-2021
PREMISES: 320 East 16th Avenue & 1541, 1549, 1557, 1559, and 1569 North Logan Street
Lots 1 through 12, Block 18, Clements Addition
APPELLANT(S): Pearl Land Company, PO Box 18246, Denver, CO, 80218, Michael Hall, Elizabeth Hall, and Janet Hall, 2532 Little Thompson Drive, Berthoud, CO80513-8451, Michael Hall, 2352 Little Thompson Drive, Berthoud, CO 80513, by Jason Lotz, 1601 Blake Street, Suite 650, Denver, CO 80202
SUBJECT: Appeal of a denial of a permit to erect a Shopfront Building form with floors 6 through 8 encroaching 20 feet into the 20 foot Primary Street Upper Story setback, and with floor 9 through 10 and associated parapet wall encroaching 14 feet into the 20 foot Primary Street Upper Story setback, in a C-MX-12 DO-1 / C-MS 8 zone
ORDINANCE: 7.3.3.4.1
REMEDIES: Variance
CD: District 10 – Chris Hinds  RNO's: 366, 348, 578, 548, 87, 17, 567, 9900, 9910, 457, 31

9:30 AM  CASE NO. 52-2021
PREMISES: 2990 South Dexter Way
Lot 12, Block 9, University Hills Resubdivision of Blocks 7, 8, 9, & 10
APPELLANT(S): Ashley Holtorff, 2990 South Dexter Way, Denver, CO 80222, by Alex Gresh
SUBJECT: Appeal of a denial of a permit to erect a new suburban house building form encroaching 24 feet 7 inches into the 36.4 foot block sensitive primary street setback, and encroaching 9 feet 10 7/8 inches into the 20 foot rear setback, in an S-SU-D zone
ORDINANCE: 3.3.3.4.A
REMEDIES: Variance
CD: 4 – Kendra Black  RNO's: 9900, 563, 87, 9904, 431

10:00 AM  CASE NO. 62-2021
PREMISES: 3880 North Sheridan Boulevard
Lots 3 and 4, Excluding the Rear 8 Feet to City Block 1, Berkeley
APPELLANT(S): Adam Gorman, 5451 Whalen Rd., Oregon, WI, 53575, by Robin Adams, 1525 Raleigh Street, #320, Denver, CO 80204
SUBJECT: Appeal of a denial of a permit to erect a 6 foot solid fence located forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), in a U-SU-C1 zone
ORDINANCE: 10.5.5.2.A.3
REMEDIES: Variance
CD: District 1 - Amanda Sandoval  RNO's: 556, 554, 287, 87, 9901, 9900, 586
10:30 AM

**PREMISES:**
1845 - 1847 West 41st Avenue
Lengthy Legal

**APPELLANT(S):**
Carolynne Harris, 1845 West 41st Avenue, Denver, CO 80211-1830, Denial Wise, 1847 West 41st Avenue, Denver, CO 80211, by Phil Sustronk

**SUBJECT:**
Appeal of a denial of a permit to amend the bounds of a zone lot resulting in a Primary Duplex Structure encroaching 17 feet into the 20 foot Primary Street setback, encroaching 5 feet into the 5 foot west side interior setback, projecting 4 feet 3 inches through the west bulk plane in the front 65% of the zone lot, resulting in the creation of a Compliant Structure; and a detached garage encroaching 4 feet 6 inches into the 5 foot rear setback, resulting in the creation of a Compliant Structure, in a U-TU-C zone

**ORDINANCE:**
5.3.3.4.B.F; 5.3.3.4.B.H; 5.3.4.5.B.C/D; 5.3.4.5.B; 12.4.4.3

**REMEDIES:**
Variance

CD: District 1 - Amanda Sandoval RNO's: 556, 9900, 87, 9901, 151

11:00 AM

**PREMISES:**
3356 Pecos Street
The West 61 Feet of Lot 1 and 2, Block 9, Central Subdivision, as an Addition to the Town of Highlands

**APPELLANT(S):**
3356 Pecos LLC, 3310 West End Avenue, Suite 400, Nashville, TN 37203-1074, Harmon Zuckerman, Esq., 4750 Table Mesa Drive, Boulder, CO 80305

**SUBJECT:**
Appeal for Review of an Administrative Determination finding that the approved use of the subject property is a single family residence and that the current non-residential use of the property without a zoning permit is a violation of Section 12.4.1.2.B 2 DZC, in a U-TU-B2 DO-4 zone

**ORDINANCE:**
12.4.8

**REMEDIES:**
Administrative Review

CD: District 1 - Amanda Sandoval RNO's: 9900, 78, 9901, 87, 548