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, AUGUST 3, 2021

9:00 AM

CASE NO. 67-2021

PREMISES: 3650 Chestnut Place (Part of 3651-3727 Delgany Street and 3650-3722 Chestnut Pl)
Lengthy Legal

APPELLANT(S): Menalto, LLC., by Bernard Hurley, 3001 Brighton Blvd., Ste. 441, Denver, CO, 80216, by Kaylyn Kirby, Semple Brown Design, 1160 Santa Fe Drive, Denver, CO 80210

SUBJECT: Appeal of a denial of a permit to erect an Office Structure with ground floor commercial uses exceeding the maximum permitted height by 1.3 feet (150 foot maximum height permitted), with restrooms and pre-function space on the roof which is in violation of Section 9.1.4.6.A.3.c DZC, in an I-MX-5 UO-2, IO-1, DO-7 / I-MX-8 UO-2, DO-7, IO-1 zone

ORDINANCE: 9.1.4.6.A.3.c; 9.4.6.6.E

REMEDIES: Variance

CD: District 9 – Candi CdeBaca
RNO's: 596, 9900, 87, 388, 556, 595, 9909, 199, 396, 508

9:30 AM

CASE NO. 41-2021

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 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. (AS AMENDED 7/21/21)

ORDINANCE: 10.4.2.1.A.1 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 Table A

REMEDIES: Variance

CD: District 1 - Amanda Sandoval
RNO's: 87, 9901, 9900, 78, 548
10:00 AM  
**PREMISES:** 1034 South Fulton Street  
Lengthy Legal

**APPELLANT(S):** Edward Koen, 1034 South Fulton Street, Aurora, CO 80247, by Austin Handley, 7581 East Academy Boulevard, Suite 217, Denver, CO 80230

**SUBJECT:** Appeal of a denial of a permit to amend/divide an existing zone lot into two flag zone lots resulting in two new Nonconforming or Compliant zone lots (zone lot amendments shall not result in the creation of a new nonconforming or compliant zone lot, structure, or land use), with both flag zone lots 10 feet wide at the Primary Street zone lot line (20 foot minimum lot width at Primary Street zone lot line required), in an S-SU-I zone

**ORDINANCE:** 12.4.4.3.B.1; 1.2.3.3.C.4

**REMEDIES:** Variance  
**CD:** District 5 – Amanda Sawyer  
**RNO's:** 9900, 223, 87

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10:30 AM  
**PREMISES:** 3822 North High Street  
Lengthy Legal

**APPELLANT(S):** Waldo Lodder, 3115 Lawrence St., Denver, CO, 80205

**SUBJECT:** Appeal of a denial of a permit to amend/divide an existing zone lot into two zone lots resulting in two new Nonconforming or Compliant zone lots (zone lot amendments shall not result in the creation of a new nonconforming or compliant zone lot, structure, or land use), with both zone lots 2,875 square feet in lot area (3,000 square foot minimum lot size required), in a U-SU-A1 zone

**ORDINANCE:** 5.3.4.5.C

**REMEDIES:** Variance  
**CD:** District 9 – Candi CdeBaca  
**RNO's:** 366, 573, 9909, 578, 87, 595, 556, 369, 596, 9900

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11:00 AM  
**PREMISES:** 3636 Decatur Street  
Lots 19 and 20, Block 9, Potter Highlands

**APPELLANT(S):** Marokus Family Trust, by Asa and Nicole Marokus, 3636 Decatur Street, Denver, CO, 80211, by Sarah Sexton, Sexton Lawton Architecture, 1627 Gilpin Street, Denver, CO 80218

**SUBJECT:** Appeal of a denial of a permit to erect two Air Conditioning Units approximately 3 feet 7 inches forward of the Primary Street facing Primary Structure façade (10 feet behind façade required), in a U-TU-B CO-4 zone

**ORDINANCE:** 5.3.4.5.C

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