

**BOARD OF ADJUSTMENT ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver CO, 80202**

PREMISES AFFECTED: 780 North Elati Street
LEGAL DESCRIPTION: Lots 1 to 4 Inclusive, Block 11, Elmwood Addition

APPLICANT(S):	Name	Address
	Emily Ostrander	748 North Elati Street, Denver, CO 80204
	David Gonzales	760 North Elati Street, Denver, CO 80204

LANDOWNERS:

Tenant	Cole Chandler, Colorado Village Collaborative	1373 Grant Street, Denver, CO 80203
Owner	Denver Health and Hospital Authority	777 North Bannock Street, Denver, CO 80204

APPEARANCES:

- APPELLANT:** Donald and Emily Ostrander, 748 Elati Street, Denver, CO 80204
 Davida Gonzales, 760 Elati Street Denver, CO 80204
 Michael Friedler, 748 Elati Street, Denver, CO 80204
 Erika Taylor, 503 West 8th Avenue, Denver, CO 80204
 Brian Richardson, 500 West 8th Avenue, Denver, CO 80204
 Phyllis Lovatto, 4319 Cesar Chavez Street, San Francisco, CA 94131
 Nathan Sievers, 758 Fox Street, Denver, CO 80204
 Carol Guenzi, 865 Delaware Street, Denver, CO 80204
 Sandra Walters, 1640 East 16th Avenue, Denver, CO 80218
 Scott Mestrezat, 722 Elati Street, Denver, CO 80204
 Troy Halouska, 758 Fox Street, Denver, CO 80204
 Paige Burkeholder, 4022 South Newport Way, Denver, CO 80237
 John Rynecki, 881 Delaware Street, Denver, CO 80204
 Charles Matt McNerny, 879 Delaware Street, Denver, CO 80204
 Steve Roy, 865 Delaware Street, Denver, CO 80204
 Alex and Susan Szollosi, 835 Delaware Street, Denver, CO, 80204
 Dawn McNulty, 151 West 1st Avenue, Denver, CO 80223
 Jean Tarver, 130 West 1st Avenue, Denver, CO 80223
 Meghan Zucker, 360 High Street, Denver, CO 80218
 Gema Oropeza, 2071 South Lowell Blvd., Denver, CO 80219
 Wendy McFarlin, 757 Elati Street, Denver, CO 80204
 Stacey Ronczy, 3264 Larimer Street, Unit D, Denver, CO 80205
 Craig Arfsten, 1462 South Clarkson Street, Denver, CO 80210-2237
 Matthew Krick, 759 Elati Street, Denver, CO 80204
 Terrell Curtis, 2961 Bellaire Street, 80207
 Dwayne Peterson, 1101 West 7th Avenue, Denver, CO 80204
 Sinjin Carey
 Kevin Reidy
 Eva Bergman
 Susan Scheuermann
 Jason Robinson
 JB Varnier
 Christine Elia
 One Hundred Seventy Three (173) Letters of Support

OPPOSITION:

- Cole Chandler & Thomas Snyder, 1801 California Street, Suite 3000, Denver, CO 80220
 Michael Taliercio, 5037 Perry Street, Denver, CO 80212
 Natalie Soda, 320 Fox Street, Denver, CO 80223
 Cuica Montoya, 3264 Larimer Street, Denver, CO 80205
 Olivia Carter, 800 North Emerson Street, Apartment 201, Denver, CO 80219
 Mateo Parsons, 2532 West 44th Avenue, Denver, CO 80211
 Stacey Ronczy, 1699 N. Downing St Apt 103, Denver, CO 80218
 Sequoyah Healy-Louer, 678 East 4th Avenue, 4, Denver, CO 80203

The West Washington Park Neighborhood Association (Letter of Opposition)
Greater Park Hill Community, Inc. (Letter of Opposition)
Unhoused Action Coalition (Letter of Opposition)
Six Hundred Nineteen (619) Letters of Opposition

INFORMATION:

Stella Yu, 715 Galapago Street, Denver, CO 80204
Tom and Jillian Griek, 830 Elati Street, Denver, CO 80204
Jesse Cherkoss, 2200 South University Blvd. Denver, CO 80210
Jennifer Forker, 3264 Larimer Street, Unit D, Denver, CO 80205
Gertie Grant, 242 South Lincoln Street, Denver, CO 80209-1613
H. Bruce Baskette, 3630 South Ulster Street, Denver CO 80237-1526
Conor McCormick-Cavanagh, 1278 Lincoln Street, Denver, CO 80223
Stephanie Syner, 600 Bannock Street, Denver, CO 80204
Thomas Gounley, 1644 Platte Street, Denver, CO 80202
Robert Kirsch, 6820 East Iliff Avenue, Denver, CO 80224
Luke Schmaltz
Shay-La Romney
Daisy Rocha
Towanda Bryant
Mel Lattany
Anna Chapek
Juan Gutierrez

FOR THE CITY:

Ron Jones, Zoning Representative
Tina Axelrod, Zoning Administrator
Josh Robert, Senior Assistant City Attorney

SUBJECT:

Appeal for Review of an Administrative Determination to approve a Zoning Permit for a Temporary Managed Campsite, in a U-RH-3A UO-3 zone

ACTION OF THE BOARD:

The request for Review of an Administrative Decision is DENIED. The Board finds that there is not clear and convincing evidence to show that the Zoning Administrator erred in the decision to approve a Zoning Permit for the Temporary Managed Campsite. The action of the Zoning Administrator is thus upheld.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
James Keavney, Chair

Austin Keithler

Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.