Case No.: 26-2024
Decision Date: 6/11/2024
Hearing History: Hearing 06/11/2024

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

PREMISES AFFECTED: 3611 North Zuni Street
LEGAL DESCRIPTION: Lengthy Legal

APPLICANT(S) Christopher Mannen, 3611 North Zuni Street, Appartment 202, Denver, CO 80211
James & Alison Burns, 3611 North Zuni Street, Apartment 102, Denver, CO 80211
Megan Knecht, 3611 North Zuni Street, Appartment 201, Denver, CO 80211
Samuel & Kari Chappell, 3611 North Zuni Street, Apartment 101, Denver, CO 80211

Filed By: Grant Evert, 2624 West 32nd Avenue, Denver, CO 80211

APPEARANCES:
APPLICANT: Samuel & Kari Chappell, 3611 North Zuni Street, Appartment 101, Denver, CO 80211
James & Alison Burns, 3611 North Zuni Street, Apartment 102, Denver, CO 80211
Megan Knecht, 3611 North Zuni Street, Appartment 201, Denver, CO 80211
Christopher Mannen, 3611 North Zuni Street, Appartment 202, Denver, CO 80211
Grant Evert, 6423 West 113th Avenue, Westminster, CO 80020
Power of Attorney Filed
Letter of Support (Highland United Neighbors, Inc, June 5, 2024)

FOR THE CITY: Bridget Rassbach, Zoning Representative
Breena Meng, Senior Assistant City Attorney

SUBJECT: Request for a Variance to amend / divide a zone lot containing a multi-unit dwelling in a TU zone district into three separate zone lots, resulting in a reduction in land area on the zone lot (zone lots with multi-unit dwellings in TU zone districts shall not be reduced, expanded, or enlarged), in a U-TU-B CO-4 zone

ACTION OF THE BOARD:
The VARIANCE IS GRANTED under the Neighborhood Compatibility variance criteria, according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: A digital copy of the Board-approved plans may be obtained by contacting the Board’s staff. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Ignacio Correa-Ortiz, Chair

Austin Keithler
Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT AN APPROVAL OF YOUR ZONE LOT AMENDMENT. PLEASE CONTACT YOUR ASSIGNED REVIEWER WITH CPD TO COMPLETE AND FINALIZE THE ZONE LOT AMENDMENT. CONSTRUCTION OR ANY OTHER DEVELOPMENT ACTIVITY IS PROHIBITED ON THE SUBJECT REAL PROPERTY UNTIL YOU COMPLETE THE APPROVAL PROCESS FOR THE ZONE LOT AMENDMENT.