Case No.: 39-2024               Decision Date:  7/9/2024
Hearing History: Hearing 07/09/2024

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

PREMISES AFFECTED: 1777 North Franklin Street
LEGAL DESCRIPTION: Bainbridge Apartments, LTD, 1600 York Street, Denver, CO 80206,
Filed By: Ken Hoagland, Ozi Friedrich, 528 West 1st Avenue, Denver, CO 80223

APPLICANT(S): Bainbridge Apartments, LTD, 1600 York Street, Denver, CO 80206,
Filed By: Ken Hoagland, Ozi Friedrich, 528 West 1st Avenue, Denver, CO 80223

APPEARANCES: Ozi Friedrich, 528 West 1st Avenue, Denver, CO 80206
Ken Hoagland, 1050 South Ogden Street, Denver, CO 80209
Power of Attorney Filed
Operating Agreement Filed

OPPOSITION: Shanon Uhey-Martinez, 1775 North Franklin Street, Apartment 15, Denver, CO 80218

FOR THE CITY: Caeli Hill, Zoning Representative
Dana Sparks, Zoning Representative
Nathaniel Lucero, Senior Assistant City Attorney

SUBJECT: Request for a Variance for an 8-story multi-unit dwelling Use in the Apartment building form exceeding the maximum number of stories by 1 story (7-story maximum number of stories permitted), in a G-RO-5 zone

ACTION OF THE BOARD:
THE VARIANCE IS GRANTED under the Affordable Housing 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
Ignacio Correa-Ortiz, Chair

Austin E Keithler, Director

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

NOTE!! VARIANCES AUTHORIZING CONSTRUCTION WILL EXPIRE UNLESS START OF CONSTRUCTION HAS OCCURRED WITHIN 3 YEARS AND IS COMPLETED WITHIN 5 YEARS FROM THE DATE THE VARIANCE WAS GRANTED. (FOR EXTENSIONS, SEE DENVER ZONING CODE, SECTION 12.4.7.7.A.2.)