Case No.: 80-2023               Decision Date: 11/14/2023
Hearing History:
Hearing 11/14/2023

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

PREMISES AFFECTED: 8500 East Colfax Avenue
LEGAL DESCRIPTION: Lots 1 To 11, Block 1, Barricks Colfax Addition.

APPLICANT(S): Runt & Bro Willow LLC, 8500 East Colfax Avenue, Denver, CO 80220
Filed By: Alison Shunneson, 3061 South Adams Street, Denver, CO 80210
Ryan Kacirek, 1101 Bannock Street, Denver, CO 80204

APPEARANCES:
APPLICANT: James Scanlon, 909 Bannock Street, Denver, CO 80204
Alison Shunneson, 8600 East Colfax, #100, Denver, CO 80220
Bonnie Niziolek, 1101 Bannock Street, Denver, CO 80204
Ryan Kacirek, 1101 Bannock Street, Denver, CO 80204
Stacey Weak, 1101 Bannock Street, Denver, CO 80204
Caitlin Quander, 410 17th Street, Denver, CO 80202
Two (2) Power of Attorneys Filed
Operating Agreement Filed
Letter of Support (The Fax Partnership, November 13, 2023)

FOR THE CITY: Ron Jones, Zoning Representative
Tiffany Holcomb, Zoning Representative
Nate Lucero, Senior Assistant City Attorney

SUBJECT:
Request for a Variance to convert an existing motel structure to multi-family residential units resulting in existing pedestrian walkways less than the minimum 5 feet in width in 8 locations: 1) A 4.6 foot walk provided south of unit 307 between the structure and alley, 2) A 2 foot walk provided east of unit 805 between structure and lawn, 3) A 4.8 foot walk provided west of units 801 - 804, 4) A 4.1 foot walk provided between units 501, 602, and 603, 5) A 3.4 foot walk provided between units 601 and 404, 6) A 3 foot walk provided between units 501 and 403 and 404, 7) A 3.3 foot walk provided between units 401 and 301, and 8) A 4.5 foot walk provided between units 403 and 301, in an E-MS-3 zone. (AS AMENDED AT 11/14/23 HEARING)

ACTION OF THE BOARD:
DECISION TO GRANT VARIANCE IN PART WITHHELD to allow for proper public notice of the amended subject matter for the full 10 day required posting period. The Applicants are to leave the notification sign in place for supplemental posting from November 18, 2023, through November 28, 2023. Any comments received by 8:00 am, November 27, 2023, will be presented to the Board for consideration and the decision will be released on the Supplemental Agenda on the next available hearing date. Questions about this decision may be directed to Austin Keithler at the Board of Adjustment, 720-913-3050.

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

Phillip Williams, Deputy 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 WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.