Case No.: 108-2023

Decision Date: 2/27/2024

Hearing History:

Hearing Date: 01/16/2024
Decision Released Date: 02/27/2024

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

PREMISES AFFECTED: 294 South Gilpin Street (part of 1705 East Alameda Avenue)
LEGAL DESCRIPTION: Lengthy Legal

APPLICANT(S) Carmen Noack, 294 South Gilpin Street, Denver, CO 80209
Morgan Anderson, 1705 East Alameda Avenue, Denver, CO, 80209

APPEARANCES:
APPLICANT: Power of Attorney Filed

SUBJECT: Request for a Variance for a 6 foot high fence located forward of the Primary Street facing Primary Structure facade (4 foot fence permitted), in an U-SU-C zone

ACTION OF THE BOARD:
THE VARIANCE IS GRANTED IN PART under the Unusual Physical Conditions or Circumstances variance criteria, with the following conditions: 1) The fence may be 6 feet high to the south of the structure for all portions east of the South Gilpin Street facing facade, and 2) The fence may be 6 feet high to the north of the East Alameda Avenue facing facade, according to the revised drawings (Exhibit 12), and the testimony at the January 16, 2024, hearing. The Board acknowledges that it has received the required Power of Attorney form from Morgan Anderson to Carmen Noack, who appeared at the hearing. Questions about this decision may be addressed to Austin Keithler, Board of Adjustment, at 720-913-3050. 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 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.

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 SECTION 12.4.4.7.A.2.)