



Board of Adjustment for Zoning Appeals
City and County of Denver
201 West Colfax Avenue, Department 201
Denver CO, 80202 Phone: 720-913-3050

THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

AGENDA OF APPEALS RELATING TO THE ZONING CODE IN PUBLIC HEARING AT 201 WEST COLFAX AVENUE, ROOM 2.H.14, DENVER, COLORADO

TUESDAY, MARCH 6, 2018

9:00 AM

CASE NO. 235-17

PREMISES: 3285 Leyden Street
Lots 45 and 46, Block 27, Oakland

APPELLANT(S): Patricia Lucio and Jorge Saucedo, 3285 Leyden Street, Denver, CO, 80207

SUBJECT: Appeal of an order to discontinue maintaining a carport encroaching 5 feet into the 5 foot north side interior setback, and located within the Primary Street block sensitive front setback, built without permits; a garage encroaching 5 feet into the 5 foot north side interior setback, built without permits; a second garage and a shed both built without permits, and with all additions exceeding the maximum building coverage by 737 square feet (37.5% lot coverage permitted), in an E-SU-DX zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.1; 4.3.3.4.A

REMEDIES: Variance;Time (6 Months);Variance;Time (6 Months)

CD: 8 - Chris Herndon **RNO's:** 87, 538, 438, 539, 70

9:30 AM

CASE NO. 234-17

PREMISES: 2771 South Reed Street
Lot 6, Block 14, Bear Valley West

APPELLANT(S): Mikie and Cecelia Alvarez, 2771 South Reed Street, Denver, CO, 80227

SUBJECT: Appeal of an order to discontinue maintaining a 30 foot trailer (22 foot length permitted), in an S-SU-F zone

ORDINANCE: 1.1.3.2.A; 10.9.3.6.A.2

REMEDIES: Variance;Time (6 Months)

CD: 2 - Kevin Flynn **RNO's:** 87, 9, 473

10:00 AM

CASE NO. 229-17

PREMISES: 1175 South Irving Street
Lengthy Legal

APPELLANT(S): Terrance and Susan Horton, 1295 Cody Street, Lakewood, CO, 80215

SUBJECT: Appeal of an order to discontinue maintaining a single unit dwelling converted to a triplex (not permitted in district), converted without permits, in an S-SU-D zone.

ORDINANCE: 1.1.3.2.A; 3.4.4; 11.2.3.1.B.4

REMEDIES: Time (6 Months);Time (5 Years)

CD: 3 - Paul Lopez **RNO's:** 473, 87, 69

10:30 AM

CASE NO. 233-17

PREMISES: 1205 East 8th Avenue (part of 826 North Downing Street)
Lengthy Legal

APPELLANT(S): Corona Presbyterian Church, by Bob True, 1205 East 8th Avenue, Denver, CO, 80218

SUBJECT: Appeal of an order to discontinue maintaining a sign located 3 feet forward of the Primary Street facing Primary Structure façade (location 10 feet behind façade required), encroaching 2 feet 6 inches into the 5 foot side street setback, altered / erected without permits, in a U-SU-B zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.5; 5.3.4.5.D

REMEDIES: Variance; Time (6 Months)

CD: 10 - Wayne New **RNO's:** 47, 44, 525, 17, 87, 473

11:00 AM

CASE NO. 18-18

PREMISES: 1605 South Kearney Street
Lengthy Legal

APPELLANT(S): Daniel Valiant, 1605 South Kearney Street, Denver, CO, 80224

SUBJECT: Appeal of a denial of a permit to erect a second story addition encroaching 1 foot into the 5 foot west side interior setback, in an S-SU-D zone

ORDINANCE: 3.3.3.4.A

REMEDIES: Variance

CD: 6 - Paul Kashmann **RNO's:** 87, 36
