



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, OCTOBER 31, 2017

9:00 AM

CASE NO. 153-17

PREMISES: 99 South Downing Street
Lengthy Legal

APPELLANT(S): Norman Condominium Association, 730 17th Street #450, Denver, CO, 80202

SUBJECT: Appeal of a denial of a permit to erect a metal trellis encroaching 3.5 feet into the 5 foot side interior setback, in a G-MU-8 zone

ORDINANCE: 6.3.4.5.C

REMEDIES: Variance

CD: 7 - Jolon Clark **RNO's:** 300, 87, 473, 171, 178

9:30 AM

CASE NO. 167-17

PREMISES: 2520 East Alameda Circle
Lot 9, Adams Country Club Subdivision and The Portion of Alameda Avenue Vacated by Ordinance
793 2002

APPELLANT(S): 2520 E Alameda, LLC., by Phil Taylor, 545 Broadway #900, Denver, CO, 80203

SUBJECT: Appeal of a denial of a permit to erect an 8 foot fence forward of the Primary Street Facing facade (4 foot fence permitted) and an 8 foot fence behind the Primary Street Facing facade (6 foot fence permitted), in a S-SU-I zone.

ORDINANCE: 10.5.5.2.A.3

REMEDIES: Variance

CD: 10 - Wayne New **RNO's:** 87, 473, 487

10:00 AM

CASE NO. 163-17

PREMISES: 123 Inca Street (part of 117 Inca Street)
Lot 17 and the South 2 Feet of Lot 18, Block 2, West Fairmont

APPELLANT(S): Max and Kristen Winkler, 123 Inca Street, Denver CO, 80223
Denise De Percin, 117 Inca Street, Denver, CO, 80223

SUBJECT: Appeal of a denial of a permit to erect a second story addition piercing the south side bulk plane by approximately 7 inches in the front 65% of the zone lot, and for a second story addition and second story rear setback encroaching 1 foot into the 5 foot south side interior setback, and increasing the existing excess building coverage violation from 2,266 square feet up to 2,557 square feet (37.5% or 2,047 square feet permitted), in a U-RH-2.5 zone

ORDINANCE: 5.3.3.4.B

REMEDIES: Variance

CD: 7 - Jolon Clark **RNO's:** 300, 87, 4, 473
