



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, DECEMBER 12, 2017

9:00 AM

CASE NO. 191-17

PREMISES: 7801 East 40th Avenue (part of 7777 East 40th Avenue)
Lengthy Legal

APPELLANT(S): Quattro Associates, LLC., by Russell Hunchar, Urban Cannaceuticals, LLC., 7777 East 40th Avenue,
Denver, CO, 80207

SUBJECT: Request for Zoning Permit with Special Exception Review to operate/maintain a Manufacturing, Fabrication &
Assembly, General Use, on a zone lot greater than 60,000 square feet, in an I-MX-3 zone.

ORDINANCE: 9.1.4.5; 11.5.9; 12.4.9

REMEDIES: Zoning Permit with Special Exception Review (ZPSE)

CD: 8 - Chris Herndon **RNO's:** 302, 87, 473, 538, 255

9:30 AM

CASE NO. 195-17

PREMISES: 4396 West Center Avenue
Lengthy Legal

APPELLANT(S): New Direction IRA, Inc., 1070 West Century Drive #101, Louisville, CO, 80027

SUBJECT: Appeal of an order to discontinue maintaining a 6 foot fence forward of the Primary Street facing Primary Structure
façade (4 foot permitted), built without permits, in an E-SU-D1X zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.2; 10.5.5.2.A.3.a

REMEDIES: Variance;Time (6 Months)

CD: 3 - Paul Lopez **RNO's:** 87, 437, 473, 477

10:00 AM

CASE NO. 185-17

PREMISES: 1449 South Leyden Street
All of Lot 13, Block 11, Virginia Village, Filing Number 5

APPELLANT(S): Marilee Hammer & Ricky Clifton, 1449 South Leyden Street, Denver, CO 80224-1950

SUBJECT: Appeal of an order to discontinue maintaining a pop-up trailer encroaching 4 feet into the 5 foot south side interior
setback and located 1 foot behind the front façade (location 10 feet behind front façade required); and three
detached accessory structures (two sheds and a greenhouse) erected without permits, in an S-SU-D zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.1; 10.9.3.6.B.2

REMEDIES: Variance;Time (6 Months)

CD: 6 - Paul Kashmann **RNO's:** 473, 87, 36

10:30 AM

CASE NO. 183-17

PREMISES: 3900 Osage Street
Lot 15, Block 18, Downing's Addition to North Denver

APPELLANT(S):

SUBJECT: Request for Zoning Permit with Special Exception Review to operate/maintain an Eating and Drinking Establishment with an accessory Outdoor Eating and Serving area within 50 feet of a protected U-TU-C zone district, in a U-MX-2X zone

ORDINANCE: 5.4.4; 11.4.8; 11.7; 11.10.12; 12.4.9

REMEDIES: Zoning Permit with Special Exception Review (ZPSE)

CD: 1 - Rafael Espinoza **RNO's:** 151, 473, 87, 515

11:00 AM

CASE NO. 180-17

PREMISES: 1424 North Cook Street
Lots 1 and 2 and the West 6.92 Feet of Lot 3, Frank S Snell's Re-subdivision of Block 204, Capitol Avenue Subdivision Block 3

APPELLANT(S): Christopher and Michelle Deguire, 1424 North Cook Street, Denver, CO, 80206

SUBJECT: Appeal for Review of an Administrative Decision denying a request for Zoning Administrative Adjustment for designation of an alternative primary street zone lot line, in a U-RH-3A UO-3 zone

ORDINANCE: 12.4.8; 12.4.5; 13.1.5.2.B.2.a

REMEDIES: Appeal of Administrative Decision

CD: 10 - Wayne New **RNO's:** 324, 35, 87, 32, 490, 473, 488, 17
