



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, JANUARY 16, 2018

9:00 AM

CASE NO. 220-17

PREMISES: 4387 Winona Court
Lots 46 to 48, Excluding the Rear 8 Feet to City Block 20, Berkeley

APPELLANT(S): Beau and Monica Speicher, 4387 Winona Court, Denver, CO, 80212

SUBJECT: Appeal of a denial of a permit to demolish more than 40% of the exterior walls of a compliant structure to erect a new single family home and front porch that will encroach approximately 32 feet 1 inch into the 35 foot 7 inch Primary Street Block Sensitive setback, in a U-SU-C1 zone

ORDINANCE: 5.3.3.4.A

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 473, 87, 287, 515

9:30 AM

CASE NO. 206-17

PREMISES: 3410 North Cherry Street
The North 50 Feet of the South 100 Feet of Lots 11 to 15, Block 44, J Cook Jr's North Division of Capitol Hill

APPELLANT(S): Derris Washington and Marjire Humphrey, 3410 North Cherry Street, Denver, CO, 80207

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-DX 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: 8 - Chris Herndon **RNO's:** 87, 473, 70, 539, 438, 538

10:00 AM

CASE NO. 198-17

PREMISES: 1827 South Canosa Court
Lengthy Legal

APPELLANT(S): Can1827 LLC., by Muy Benker, 858 Eastwood Drive, Golden, CO, 80401

SUBJECT: Appeal of an order to discontinue maintaining a carport made of unapproved materials (metal), encroaching 5 feet into the 5 foot south side interior setback (5 foot setback required for detached accessory structures not located entirely within the rear 35% of the zone lot), erected without permits, in an E-SU-DX zone

ORDINANCE: 1.13.2.A; 12.4.1.2.A.1; 4.3.4.3B.1; 4.3.4.5.C

REMEDIES: Variance;Time (6 Months)

CD: 7 - Jolon Clark **RNO's:** 87, 473, 505

11:00 AM

CASE NO. 190-17

PREMISES:

1489 West Byers Place
Lots 25 and 26, Block 14, Valverde

APPELLANT(S):

Jesica Ruiz, 1489 West Byers Place, Denver, CO, 80223

SUBJECT:

Appeal of an order to discontinue maintaining a structure, partially enclosed (Garage/Carport) encroaching 2 foot 5 inches into the 5 foot west side street setback, with vehicle access from the side street (alley access required when present), built without permits; a lean-to storage structure encroaching 4 feet into the 5 foot east side setback, built without permits, a 6 foot fence built without permits; an 8 foot fence located behind the Primary Street facing Primary Structure facade (6 foot fence permitted), built without permits; a deck and a residential addition built without permits; and the storage of materials on site by a non-resident owner (not permitted), with the materials kept outside a completely enclosed structure (not permitted), in an E-TU-B zone

ORDINANCE:

1.1.3.2.A; 12.4.1.2.A.1; 12.4.1.2.A.2; 4.4.4; 10.5.5.2A.3.a; 4.3.3.4.B

REMEDIES:

Variance; Time (6 Months)

CD: 7 - Jolon Clark

RNO's: 87, 519, 473
