



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, FEBRUARY 13, 2018

9:00 AM

CASE NO. 5-18

PREMISES: 371 South Washington Street
North 61 Feet of Lot 30 and the South 17 Feet of Lot 31, Block 105, Byers East Subdivision

APPELLANT(S): Lynette Prosser Trust, by Lynette Prosser, 371 South Washington Street, Denver, CO, 80209

SUBJECT: Appeal of an order to discontinue maintaining a raised deck and pergola encroaching 2 feet 6 inches into the 3 foot south side interior setback, built without permits, in a U-SU-B zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.2; 5.3.3.4.H

REMEDIES: Variance; Time (6 Months)

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

9:30 AM

CASE NO. 221-17

PREMISES: 560 Cherokee Street
Lots 5 to 7 Inclusive, Block 3, Broadway Terrace Peabody's Subdivision

APPELLANT(S): Studio 8, LLC., by Christine Segal, 560 Cherokee Street, Denver, CO, 80204

SUBJECT: Appeal of an order to discontinue maintaining a new front façade erected without permits; a pergola erected without permits; a 6 foot perimeter fence erected without permits; and an 8 foot fence with an additional 1 foot of barbed wire (barbed wire not permitted in district), even with the Primary Street facing Primary Structure facade (6 foot fence permitted), erected without permits, in a C-MX-8 UO-1, UO-2 zone

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

REMEDIES: Variance; Time (6 Months)

CD: 7 - Jolon Clark **RNO's:** 4, 414, 87, 300, 217, 429, 473

10:00 AM

CASE NO. 218-17

PREMISES: 4436 North Clay Street (part of 4438 North Clay Street)
Lot 6 and the South 1/2 of Lot 5, Block 9, Ziehl and Mclains's Addition

APPELLANT(S): Todd and Claire Skougor, 4438 North Clay Street, Denver, CO, 80211

SUBJECT: Appeal of a denial of a permit to convert a detached garage to a 2 story Accessory Dwelling Unit (ADU) (One and a half story ADU permitted), encroaching 5 feet into the 5 foot south side interior setback and not adjoining the south side setback line (location adjoining the south setback line required), and with a building footprint of 720 square feet (650 square foot maximum building footprint permitted), in a U-SU-B1 zone

ORDINANCE: 5.3.4.5.A

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 151, 473, 309, 87, 515

10:30 AM

CASE NO. 4-18

PREMISES: 6770 East Exposition Avenue
Lengthy Legal

APPELLANT(S): Stephen Anderson, 6770 East Exposition Avenue, Denver, CO, 80224

SUBJECT: Appeal of a denial of a permit to erect a detached garage exceeding the maximum allowable building footprint by 408 square feet (1,000 square foot maximum building footprint permitted), exceeding the maximum horizontal dimension by 8 feet (36 foot maximum horizontal dimension permitted), and located 7 feet in front of the Primary Street facing Primary Structure facade (location 10 feet behind facade required for detached accessory structures), in an S-SU-F zone

ORDINANCE: 3.3.4.5.B

REMEDIES: Variance

CD: 5 - Mary Beth Susman **RNO's:** 87, 58

11:00 AM

CASE NO. 224-17

PREMISES: 1525 South Humboldt Street
Lengthy Legal

APPELLANT(S): Robert Walter, 1525 South Humboldt Street, Denver, CO, 80210

SUBJECT: Appeal of a denial of a permit to erect a pop top addition to an existing single unit dwelling encroaching 5 feet 4 inches into the 10 foot north side interior setback, in a U-SU-C zone

ORDINANCE: 5.3.3.4.A

REMEDIES: Variance

CD: 6 - Paul Kashmann **RNO's:** 87, 473, 171
