



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 20, 2018

9:00 AM

CASE NO. 6-18

PREMISES: 2925 West Denver Place
Lot 36 and the West 1/2 of Lot 35, Block 2, Hawthorne Place

APPELLANT(S): Nancy Steinfurth, 2925 West Denver Place, Denver, CO, 80211

SUBJECT: Appeal of a denial of a permit to erect an Accessory Dwelling Unit (ADU) located on a nonconforming 4,744 square foot zone lot (5,500 square foot minimum zone lot for ADUs), with a horizontal dimension of 41 feet (36 foot maximum horizontal dimension permitted), and exceeding the maximum allowed building footprint by 25 square feet (650 square foot maximum building footprint permitted), and, in a U-SU-C1 zone

ORDINANCE: 5.3.4.5.A

REMEDIES: Variance

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

9:30 AM

CASE NO. 8-18

PREMISES: 9833 East Exposition Avenue
Lot 13, Block 1, Park Forest Filing Number 4

APPELLANT(S): Esad and Nesiba Begic, 9833 East Exposition Avenue, Denver, CO, 80247

SUBJECT: Appeal of an order to discontinue maintaining a driveway expansion exceeding the maximum allowed parking and drive lot coverage within the Primary Street setback by 71 square feet (33% coverage permitted), expanded without permits; and for two detached accessory structure (planters) encroaching 3 feet into the 5 foot side interior setback, built without permits, in an S-SU-F zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.5; 3.3.3.4.A; 12.4.1.2.A.1

REMEDIES: Variance; Time (6 Months)

CD: 5 - Mary Beth Susman **RNO's:** 87, 113

10:00 AM

CASE NO. 9-18

PREMISES: 2144 South Delaware Street
Lengthy Legal

APPELLANT(S): 2100D, LLC., by Phil Peterson, 1760 Williams Street, Denver, CO, 80218

SUBJECT: Appeal of a Denial for a new townhouse development

ORDINANCE:

REMEDIES: Variance

CD: 7 - Jolon Clark **RNO's:** 87, 112

10:30 AM**CASE NO. 32-18**

PREMISES: 2601 North Tennyson Street
South 86 Feet of Lots 7 and 8, Block 24, Eckhart Place, Crosby Re-Subdivision

APPELLANT(S): Shane and Laura Rippentrop, 2601 Tennyson Street, Denver, CO, 80212

SUBJECT: Appeal of a denial for an addition to the existing structure with a setback violation

ORDINANCE:

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 133, 128, 87, 515

11:00 AM**CASE NO. 13-18**

PREMISES: 1560 Winona Court
Lot 8 to 11 Inclusive, Block 15, Sloans Lake Subdivision

APPELLANT(S): Congregation Zehrre Abraham, 1560 Winona Court, Denver, CO, 80204

SUBJECT: Appeal of a denial of a permit to erect an 8 foot fence forward of the Primary Street facing Primary Structure facade (4 foot fence permitted), in a U-RH-3A zone.

ORDINANCE: 10.5.5.2

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 267, 133, 87, 425, 128

11:00 AM**CASE NO. 14-18**

PREMISES: 1540 Winona Court
Lots 12 to 17 Inclusive, Block 15, Sloans Lake Subdivision

APPELLANT(S): Congregation Zehrre Abraham, 1571 Winona Court, Denver, CO, 80204

SUBJECT: Appeal of a denial of a permit to erect an 8 foot fence located on a zone lot without a Primary Use or Primary Structure (Accessory structure required to be located on lot with primary structure), and exceeding the maximum allowed height of 4 feet by 4 feet, in a U-RH-3A zone.

ORDINANCE: 11.7.1.1.A; 11.7.1.2.A.2; 10.5.5.2; 13.3.Definitions:Structure, Accessory

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 133, 267, 87, 128, 425
