



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, APRIL 17, 2018

9:00 AM

CASE NO. 29-18

PREMISES: 3440 Osage Street (part of 3442 Osage Street)
Lots 4 and 5, Block 7, Central Subdivision, Addition to the Town of Highlands

APPELLANT(S): 3442 Osage LLC., by JCC Lending, 1350 Lawrence Street #100, Denver, CO, 80204

SUBJECT: Appeal of a denial of a permit to erect two detached garages creating a total building coverage of 2,838 square feet, exceeding the maximum allowable building coverage by 498 square feet (37.5% or 2,340 square feet permitted), in a U-TU-B2, DO-4 zone

ORDINANCE: 5.3.3.4.B

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 87, 78, 548, 515

9:30 AM

CASE NO. 30-18

PREMISES: 3615 North Bryant Street
Lots 4 and 5, Block 10, Potter Highlands Re-Subdivision

APPELLANT(S): Carl Meredith and Angela Bruflat, 3615 North Bryant Street, Denver, CO, 80211

SUBJECT: Appeal of an order to discontinue maintaining a pergola encroaching 1 foot into the 5 foot south side interior setback, built without permits, in a U-TU-B CO-4 zone

ORDINANCE: 1.1.3.2.A; 12.4.2.1.A.1; 5.3.4.5.C

REMEDIES: Variance; Time (6 Months)

CD: 1 - Rafael Espinoza **RNO's:** 87, 515, 548, 309, 78

10:00 AM

CASE NO. 208-17

PREMISES: 443 South Corona Street
Lots 37 and 38 and the North 1/3 of Lot 36, Block 14, Lake View 1st Resubdivision

APPELLANT(S): Mark and Myrna Jeong, 443 South Corona Street, Denver, CO, 80209

SUBJECT: Appeal of a denial of a permit to convert a detached garage to an Accessory Dwelling Unit (ADU) with a dormer addition (ADU not permitted in district), resulting in a 2 story structure with a 2nd story deck in the rear 35% of the zone lot (1 story structure permitted, 2nd story decks prohibited in rear 35%), with the ADU encroaching 5 feet into the 5 foot north side interior setback, 5 feet into the 5 foot rear setback, with the existing roof and dormer addition approximately 8 feet through the north side bulk plane in the rear 35% of the zone lot, in a U-SU-B zone. (AS AMENDED 1/19/18)

ORDINANCE: 5.3.4.5.A; 12.6.3.2.B; 5.3.4.4; 5.4.4; 5.3.5.2.C.1;

REMEDIES: Variance

CD: 7 - Jolon Clark **RNO's:** 87, 473, 178, 439

10:30 AM

CASE NO. 40-18

PREMISES: 4133 West 35th Avenue
The East 26 1/2 Feet of Lots 21 to 24 Inclusive, Block 3, Brown's 1st Addition to New Home

APPELLANT(S): Jonathan Jagers, 4133 West 35th Avenue, Denver, CO, 80212

SUBJECT: Appeal of a denial of a permit to erect a detached garage encroaching 4 feet 6 inches into the 5 foot rear setback, and projecting approximately 16 feet through the west bulk plane in the rear 35% of the zone lot, in a U-SU-B zone

ORDINANCE: 5.3.3.4.B

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 515, 176, 87

11:00 AM

CASE NO. 46-18

PREMISES: 1247 South Vine Street
Lots 37 and 38, Block 5, Washington Park Addition

APPELLANT(S): Ryan Egan and Suzanne Ricklefs, 1247 South Vine Street, Denver, CO, 80210

SUBJECT: Appeal of a denial of a permit to erect a second floor addition encroaching 2 feet into the 5 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, 171
