



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, MAY 1, 2018

9:00 AM

CASE NO. 36-18

PREMISES: 2333 West 33rd Avenue
East 36 Feet of Lots 30 to 33 Inclusive, Block 7, H. Witter's North Denver Addition

APPELLANT(S): James McLain, 2333 West 33rd Avenue, Denver, CO, 80211

SUBJECT: Appeal of a denial of a permit to erect a detached garage creating a total building coverage of 1,587 square feet, exceeding the maximum allowable building coverage by 248 square feet (37.5% or 1,339 square feet permitted), in a U-TU-B DO-4 zone

ORDINANCE: 5.3.3.4.A

REMEDIES: Variance

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

9:30 AM

CASE NO. 38-18

PREMISES: 1661 East 24th Avenue (part of 2405 Gilpin Street)

APPELLANT(S): Alex and Lisa Myers, 2405 Gilpin Street, Denver, CO, 80205

SUBJECT: Appeal of a denial of a permit to erect a detached accessory dwelling unit (ADU) located 8.5 feet from the south side property line (location adjacent to south side setback required for ADUs above 17 feet or 1 story in height), and projecting approximately 5 feet 7 inches through the south bulk plane in the rear 35% of the zone lot, in a U-SU-B1 zone

ORDINANCE: 5.3.4.5.A

REMEDIES: Variance

CD: 9 - Albus Brooks **RNO's:** 539, 538, 490, 442, 180, 87, 366

10:00 AM

CASE NO. 57-18

PREMISES: 941 South Bryant Street
Lot 17, Block 2, Morristown Subdivision

APPELLANT(S): Jorge Lopez, 941 South Bryant Street, Denver, CO, 80219

SUBJECT: Appeal of an order to discontinue maintaining an off street parking area covering 90% of the Primary Street setback space (33% coverage permitted), installed without permits, in an E-SU-DX zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.5; 4.3.3.4

REMEDIES: Variance; Time (6 Months)

CD: 7 - Jolon Clark **RNO's:** 550, 3, 87

10:30 AM**CASE NO. 217-17**

PREMISES: 3844 North Tennyson Street (part of 3834 North Tennyson Street)
Lots 10 to 12 Inclusive, Block 5, TJ Odonnell's Resubdivision of Argyle Park

APPELLANT(S): Tennyson Two, LLC., 999 South Logan Street #300, Denver, CO, 80209

SUBJECT: Request for Zoning Permit with Special Exception Review to expand an existing 50 foot Alternative Tower Structure stealthed monopole into a 100 foot tall Telecommunications Tower Structure within 100 feet of a U-TU-C residential zone district; and an appeal of a denial of a permit to expand an existing 50 foot Alternative Tower Structure stealthed monopole into a 100 foot tall Telecommunications Tower monopole which will exceed the maximum allowed height of 70 feet by 30 feet, with the tower and support equipment not providing the required landscaping / screening (landscaping / screening required for towers located within 200 feet of a residential zone district), located 15 feet from existing Multi-Unit Dwellings (500 foot minimum required), and 95 feet from existing Single Unit / Two Unit Dwellings (500 foot minimum required), in a U-MS-5, OU-1, OU-2 zone

ORDINANCE: 11.5.2.1.E.5.a; 11.5.2.6; 5.3.3.4.J; 11.5.2.1.C.8; 11.5.2.6; 12.4.9

REMEDIES: Variance; Zoning Permit with Special Exception Review (ZPSE)

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

11:00 AM**CASE NO. 23-18**

PREMISES: 785 Colorado Boulevard
Lengthy Legal

APPELLANT(S): Sinclair Oil Corporation, 785 Colorado Boulevard, Denver, CO, 80206

SUBJECT: Appeal for Review of an Administrative Decision determining that the use of federally trademarked colors on the exterior of a structure are reviewed as signs and are subject to Denver Zoning Code regulations, such as maximum sign area, etc., in a U-MX-3 zone

ORDINANCE: 12.4.8

REMEDIES: Appeal of Administrative Decision

CD: 10 - Wayne New **RNO's:** 490, 324, 40, 35, 87, 47, 11, 17
