



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 22, 2018

9:00 AM

CASE NO. 53-18

PREMISES: 3800 North Irving Street
Lots 25 to 28 Inclusive, Block 8, Boulevard Highlands

APPELLANT(S): Kerman Investments, LLC., by Darius Kerman, 96 Crown Point Place, Castle Rock, CO, 80108

SUBJECT: Appeal of an order to discontinue maintaining new three signs installed without permits, exceeding the number of permitted signs by 1 (7 signs total, 6 signs permitted), exceeding the maximum allowed signage area by 229 square feet (514 square feet total, 285 square feet permitted), and resulting in 0% transparency along the Primary Street elevation (60% transparency on primary street elevation required), in a U-MS-3 zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.4; 5.3.3.4.J; 10.10.11.2; 12.11.2.7

REMEDIES: Variance; Time (6 Months)

CD: 1 - Rafael Espinoza **RNO's:** 515, 287, 309, 176, 87

9:30 AM

CASE NO. 49-18

PREMISES: 129 South Lowell Boulevard
Lots 33 to 36 Inclusive, Block 22, PT Barnum's Subdivision

APPELLANT(S): Pauline Filus, 700 Elizabeth Street Circle, Dacono, CO, 80514

SUBJECT: Appeal of a denial of a permit to amend/divide an existing zone lot into two zone lots, resulting in a new zone lot deficient approximately 1.23 feet in zone lot width (50 foot minimum zone lot width required), with an accessory structure (fence) located on a zone lot without the required Primary Structure, and resulting in an existing primary structure encroaching approximately 5 inches into the 5 foot north side setback, in an E-SU-D1X zone

ORDINANCE: 12.4.4.3.B.1; 4.3.3.4.B.E; 4.5.3.4.H; 11.7.1; 11.7.1.2.A

REMEDIES: Variance

CD: 3 - Paul Lopez **RNO's:** 34, 87

10:00 AM

CASE NO. 55-18

PREMISES: 1818 East 29th Avenue
Lengthy Legal

APPELLANT(S): Neil and Sarah Grey, 1818 East 29th Avenue, Denver, CO, 80205

SUBJECT: Appeal of a denial of a permit to erect a detached garage encroaching 4 feet 6 inches into the 5 foot rear setback space, projecting approximately 3 feet 8 inches through the east bulk plane, and resulting in 2,417 square feet of total building coverage, exceeding the maximum building coverage by 167 square feet (2,250 square feet or 37.5% maximum building coverage allowed), in a U-SU-B1 zone

ORDINANCE: 5.3.3.4.A; 5.3.4.5.B

REMEDIES: Variance

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

10:30 AM

CASE NO. 54-18

PREMISES:

5001 West 30th Avenue (part of 5005 West 30th Avenue)
Lots 25 to 28 Inclusive, Excluding the Rear 8 Feet to City Block 7, Delappe Place

APPELLANT(S):

Ian G. Smedberg-Whitney, 7245 West Alaska Drive, Lakewood, CO, 80226

SUBJECT:

Appeal of a denial of a permit to amend/divide a zone lot containing a multi-unit dwelling in a single unit zone district resulting in a reduction in land area on the zone lot (zone lots with multi-unit dwellings in single unit zone districts shall not be reduced, expanded or enlarged), in a U-SU-C zone

ORDINANCE:

12.4.4.3.B.2; 11.2.3.1.B.3

REMEDIES:

Variance

CD: 1 - Rafael Espinoza

RNO's: 87, 176, 515

11:00 AM

CASE NO. 134-17

PREMISES:

4301 North Inca Street
Lengthy Legal

APPELLANT(S):

Public Service Company, PO Box 840, Denver, CO, 80201

SUBJECT:

Request for Zoning Permit with Special Exception Review to erect a Telecommunications Tower Structure located 98 feet from an 89 foot high monopole tower (1,500 foot minimum required); and an appeal of a denial of a permit to erect a 125 foot tall Telecommunications tower which will exceed the maximum allowed height of 75 feet by 50 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 346 feet from Single Family Homes (500 foot minimum required), and located 291 feet from vacant platted and unplatted residentially zoned properties (500 foot minimum required), in an I-A UO-2 zone. (AS AMENDED 9/25/17)

ORDINANCE:

11.5.2.1.E.2; 11.5.2.1.C.8; 11.5.2.1.G.4; 11.5.2.1.E.5.a; 11.5.2.1.E.5.b; 11.5.2.6; 12.4.9

REMEDIES:

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

CD: 1 - Rafael Espinoza

RNO's: 60, 388, 516, 199, 151, 242, 515, 520, 241, 87, 473
