



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, AUGUST 29, 2017

9:00 AM

CASE NO. 137-17

PREMISES: 4353 - 4355 North Raleigh Street
Lot 32 and the South 2 Feet of Lot 33 and the North 19 Feet 6 Inches of Lot 31, Block 10, Argyle Park Thompson's Subdivision

APPELLANT(S): Project Raleigh, LLC., 3730 West 24th Avenue, Denver, CO, 80211

SUBJECT: Appeal of a denial of a permit to erect a duplex building form located on a 46.5 foot wide zone lot (50 foot width minimum); and a duplex with a detached garage creating a total building coverage of 2,395 square feet which exceeds the maximum allowed building coverage by 188 square feet (2,207 square feet or 37.5% maximum building coverage permitted), in a U-TU-C zone

ORDINANCE: 5.3.3.4.B

REMEDIES: Variance

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

9:30 AM

CASE NO. 112-17

PREMISES: 721 South Emerson Street

APPELLANT(S): Mike Bourguignon, 721 South Emerson Street, Denver, CO, 80209

SUBJECT: Appeal of a denial of a permit to erect a detached garage resulting in total building coverage of 1,672 square feet (1,584 square feet or 37.5% maximum building coverage allowed), in a U-SU-B zone

ORDINANCE: 5.3.3.4.A

REMEDIES: Variance

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

10:00 AM

CASE NO. 111-17

PREMISES: 2145 York Street
Lot 26 and 27 and the South 15 Feet of Lot 28 Excluding the Rear 8 Feet to City Block 27, McCullough Addition

APPELLANT(S): Paul Weiss, 2145 York Street, Denver, CO, 80205

SUBJECT: Appeal of a denial of a permit to amend/divide an existing zone lot into two zone lots, resulting in an existing residential structure encroaching 6 inches into the 3 foot north side interior setback, and projecting approximately 4.5 feet through the north bulk plane in the front 65% of the zone lot, in a U-TU-B zone.

ORDINANCE: 5.3.3.4.A; 12.4.4.3.B.1; 12.4.4.3.B.2

REMEDIES: Variance

CD: 9 - Albus Brooks **RNO's:** 136, 490, 366, 457, 473, 442, 479, 87, 17
