



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, AUGUST 8, 2017

9:00 AM

CASE NO. 62-17

PREMISES: 3127 Elizabeth Street
Part of Lots 22 to 25 Inclusive, Block 3, Berger's Addition Lying South and Southeast of 31st Avenue Drive

APPELLANT(S): Joshua Slater, 3829 Irving Street, Denver, CO, 80211

SUBJECT: Appeal of a denial of a permit to maintain a two-way internal drive that will be 10 feet wide (20 foot minimal width required for two way traffic), in a U-SU-B1 zone

ORDINANCE: 10.4.6.3.A.2

REMEDIES: Variance

CD: 9 - Albus Brooks **RNO's:** 490, 106, 366, 87, 473

9:30 AM

CASE NO. 100-17

PREMISES: 3715 West 30th Avenue
Lots 25 to 28 Excluding the West 31.8 Feet of SD L, Block 6, Wolff's Place

APPELLANT(S): Meade Street, LLC., by Charles O. Arnold, 2401 15th Street, #310, Denver, CO, 80202

SUBJECT: Appeal of a denial of a permit to amend/divide a zone lot into two zone lots, resulting in Zone Lot 1 deficient 2,403 square feet in land area and 17 feet 2 inches in frontage (5,500 square feet land area and 50 foot frontage minimum), creating a total building coverage of 1,167 square feet (1,084 square feet or 37.5% permitted), and creating a 2 foot 9 inch setback encroachment of the 7 foot east side interior setback; and resulting in Zone Lot 2 with detached accessory structures (garage and fencing) on a zone lot without a primary use and/or structure (accessory structures required to be located on lot with primary structure), and with a detached accessory structure (garage) encroaching approximately 2 feet into the 5 foot west side interior setback, in a U-SU-C zone

ORDINANCE: 5.3.3.4.A; 12.4.4.3.B.2; 11.7.1.2; 5.3.4.5.B; 1.2.3.4.A

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 515, 176, 87, 473

10:00 AM

CASE NO. 101-17

PREMISES: 4849 West Kentucky Avenue
Lengthy Legal

APPELLANT(S): Ana Esparza and Georgina Hinojos, 4849 West Kentucky Avenue, Denver, CO, 80219

SUBJECT: Appeal of an order to discontinue maintaining a 378 square foot dog run (200 square foot maximum permitted), located in the front 1/2 of the zone lot (Location in rear 1/2 of zone lot required), not fully screened from the adjacent residential properties, and installed without permits; a shed with a covered patio erected without permits; and 7 vehicles on a property with 2 licensed drivers (3 vehicles permitted, or 1 motor vehicle per licensed driver and 1 additional motor vehicle), in an E-SU-D zone

ORDINANCE: 1.1.3.2.A; 12.4.1.2.A.1; 10.9.3.1; 11.8.6.1

REMEDIES: Variance; Time (6 Months)

CD: 3 - Paul Lopez **RNO's:** 477, 473, 87, 437

10:30 AM

CASE NO. 99-17

PREMISES: 1118 South Corona Street
Lots 5 and 6, Block 4, Stebbins Heights

APPELLANT(S): Barbara Piascik, 1128 South Corona Street, Denver, CO, 80210

SUBJECT: Appeal for Review of an Administrative Decision approving an over-height fence permit, in a U-SU-C zone

ORDINANCE: 12.4.8

REMEDIES: Administrative Review

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

11:00 AM

CASE NO. 119-17

PREMISES: 3345 Bryant Street
Lots 30 and 31, Block 27, Resubdivision of Potter Highlands

APPELLANT(S): Benjamin Kass, 3345 Bryant Street, Denver, CO, 80211

SUBJECT: Appeal of a denial of a permit to amend/divide an existing zone lot into two zone lots, resulting in an existing Primary Structure encroaching approximately 2 feet into the required 3 foot South side setback, and resulting in an detached garage (accessory structure and use) and a fence (accessory structure) located on a zone lot without the required Primary Structure, in a U-TU-B zone

ORDINANCE: 5.3.3.4.A.H; 11.7.1.1.A; 11.7.1.2.A.2; 12.4.4.3

REMEDIES: Variance

CD: 1 - Rafael Espinoza **RNO's:** 87, 78, 309, 473, 515
