



Board of Adjustment for Zoning Appeals  
 City and County of Denver  
 201 West Colfax Avenue, Department 201  
 Denver CO, 80202 Phone: 720-913-3050

**ZONING APPEAL APPLICATION - Case No: 10-18**  
**1390 South Grant Street (part of 1384-1396 South Grant Street)**

**NOTIFICATION OF PUBLIC HEARING:**

**Hearing Date:** 04/10/2018 **Hearing Time:** 11:00 AM

**Hearing Location:** 201 West Colfax Avenue, Room 2.H.14  
 Webb Municipal Office Bldg., Denver CO

**Pick Up Sign Week of:** 03/26/2018

**Post Sign Saturday:** 03/31/2018

**APPEAL INFORMATION:**

**Date Filed:** 01/31/2018 **Date of Order:** 10/17/2016

**Premises:** 1390 South Grant Street (part of 1384-1396 South Grant Street)

**Legal Description:** Lots 21 to 24 Inclusive, Excluding the North 21 7/8 Feet of Lot 21, Block 21, Sherman Subdivision

| APPLICANT(S):   | Address  | Email             | Primary Phone  | 2ndPhone |
|---|--|-------------------|----------------|----------|
| Jennifer Blair<br>Property<br>Management,<br>by Jennifer<br>Blair | 2443 South University<br>Boulevard, Denver, CO,<br>80210 | estrojenn@msn.com | (720) 570-3682 |          |

**FILED BY:**

| FEES: | Receipt # | Receipt Date | Category | Amount   |
|-------|-----------|--------------|----------|----------|
|       | 4000555   | 1/24/2018    | 1.c.     | \$100.00 |

**REGISTERED NEIGHBORHOOD ORGANIZATION NO'S:** 87, 208

**CITY COUNCIL PERSON:** 7 - Jolon Clark

**SUBJECT:**

Appeal of an order to discontinue maintaining a garage converted to a dwelling unit in a nonconforming three-unit dwelling without required Zoning or Building permits, removing 1 of 4 required parking spaces, creating a Row House unit without the required street -facing access door, and expanding the number of dwelling units above the number legally established (not permitted), in a U-RH-2.5 zone.

**ORDINANCE SECTION(S):** 1.1.3.2.A; 12.4.1.2.A.1; 5.3.3.4.E; 5.4.4; 11.2.3.2.B.4; 10.4.2.1.B

**POSSIBLE REMEDIES:** Time (6 Months) 2<sup>nd</sup> Request

**APPLICANT STATEMENT:**

I am requesting relief consistent the circumstances and provisions described in Section 12.2.6.7 (Stay of Effective Date of Orders). I am a 66 year old senior citizen and have lived in my current space (garage/studio) for approximately 20 years with no issues. I live in such a manner out of financial necessity and to accommodate my disability (degenerative joint disease). I have needed a cane for the last 5 years and experience difficulty walking and with stairs. My garage studio is specifically configured to make it easy and safe for me to use the toilet and shower. To be forced to move from my studio of almost 20 years would result in unnecessary hardship. I am in the process of saving money for the first of two hip replacement surgeries which is difficult on the modest income form my apartment bldg. I posit that my age, disability, physical condition, and personal finances constitutes the unique and unusual circumstances that the plain language of section 12.2.6.7 was intended to address.

**Signed:** Jennifer Blair Property Management, by Jennifer Blair, Owner



**REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:**

**ORGANIZATION(S) NOTIFIED:**

| #   | Name                                  | Address              | Zip Code | Phone 1 and 2                | Email 1 <sup>st</sup> , 2 <sup>nd</sup> | Representative |
|-----|---------------------------------------|----------------------|----------|------------------------------|---|----------------|
| 87  | Inter-Neighborhood Cooperation (INC)  | 1075 S. Garfield St. | 80209    | 303-887-2233<br>720-248-0156 | comayl@aol.com<br>excomm@denverinc.org  | George E. Mayl |
| 208 | Platt Park People's Association (3PA) | 1570 S. Logan St.    | 80210    | 303-520-7401                 | board@3pa.org<br>jbeierl@yahoo.com      | Joe Beierl     |

**NOTICE TO ORGANIZATION:**

The Neighborhood Organization registration ordinance at Section 12-96(b) D. R. M. C. requires that you be notified the attached application **Case No. 10-18** has been filed with this agency on the issue cited.

The Board of Adjustment will hear this appeal in public hearing in its office at the time and date indicated (see application), and render a decision as set out in Section 59-54 of the Zoning Code. Your organization will receive a written copy of the decision.

**NOTE:** Section 12-97(a) of the above ordinance requires that testimony by a Registered Neighborhood Organization shall include, in addition to the organization's name, boundaries, and number of people/households and basis of membership: **"(4) The time and date of the meeting when the organization decided its position; (5) The nature of the meeting, whether the same was a meeting of the board, of a membership subcommittee, or of the general membership; (6) The number of persons present; (7) A description of the process for reaching the decision, including if and how neighborhood citizens were informed and if and how they were invited to participate; and (8) The votes cast for and against the proposed position."**

**NOTICE TO APPLICANT:**

As required by Section 12-96(a), D. R. M. C., you are hereby notified that your property is within the boundaries (or within 200 feet) of a Registered Neighborhood Organization and that the organization(s) listed above has (have) been notified of your appeal.

Copies: Organization(s)  
 Applicant  
 File