



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: 164-17
2960 West 2nd Avenue (part of 2950 West 2nd Avenue)

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 10/10/2017

Hearing Time: 9:30 AM

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

Pick Up Sign Week of: 09/25/2017

Post Sign Saturday: 09/30/2017

APPEAL INFORMATION:

Date Filed: 09/08/2017

Date of Denial: 08/22/2017

Premises: 2960 West 2nd Avenue (part of 2950 West 2nd Avenue)

Legal Description: The South 71.97 Feet of Lots 15 and 16, Block 40, South Denver

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Conrad Ippolito	2950 West 2nd Avenue, Denver, CO, 80219	conradippolito@gmail.com	(970) 275-3988	

FILED BY:

FEES:	Receipt #	Receipt Date	Category	Amount
	3576948	9/8/2017	2.a.	\$150.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 87, 519, 473

CITY COUNCIL PERSON: 7 - Jolon Clark

SUBJECT:

Appeal of a denial of a permit to erect a 6 foot high fence forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), in an E-TH-2.5 zone

ORDINANCE SECTION(S): 10.5.5.2.B

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

My tenant who has a 2yr lease has a service animal. She has a Great Dane. Such a large dog needs a fence as tall as 6'. Denver city code permits the following exception:

DZC 12.4.7.A.1 - Disability

There is a disability affecting the owners or tenants of the property or any member of the family of an owner or tenant who resides in the property, which impairs the ability of the disabled person to utilize or access the property.

The fence is required for my tenant's ADA qualified service animal. Thank you.

Signed: Conrad Ippolito, Owner



REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:

ORGANIZATION(S) NOTIFIED:

#	Name	Address	Zip Code	Phone 1 and 2	Email 1 st , 2 nd	Representative
87	Inter-Neighborhood Cooperation (INC)	PO Box 300684	80218	303-887-2233 720-248-0156	president@denverinc.org	John Joseph (JJ) Niemann
519	Valverde Neighborhood Association	207 S. Decatur	80219	630-908-0522	shookw@gmail.com	Yara Vaneau
473	Denver Neighborhood Association, Inc.	1285 Dexter St.	80220	303-994-1395 303-329-0046	bradleyzieg@msn.com secy.denverna@gmail.com	Bradley L. Zieg

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. 164-17** 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