



ZONING APPEAL APPLICATION - Case No: 170-17
500 West Cedar Avenue (part of 225, 221 and 235 South Cherokee Street)

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 11/14/2017 **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: 10/30/2017

Post Sign Saturday: 11/04/2017

APPEAL INFORMATION:

Date Filed: 09/15/2017 **Date of Denial:** 09/01/2017

Premises: 500 West Cedar Avenue (part of 225, 221 and 235 South Cherokee Street)

Legal Description: Lengthy Legal

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Alta Sobo Station Owner, LLC., by Kyle Henderson	3715 Northside Parkway 4-600, Atlanta, GA, 30327	kyle.henderson@woodpartners.com	(303) 468-7450	

FILED BY:

Dylan Dettmann, Norris Design	1101 Bannock Street, Denver, CO, 80204	ddettmann@noris-design.com	(303) 892-1166	
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FEES:	Receipt #	Receipt Date	Category	Amount
	3597017	9/15/2017	2.c.	\$150.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 300, 87, 4, 473

CITY COUNCIL PERSON: 7 - Jolon Clark

SUBJECT:

Appeal of a denial of a permit to erect a wall sign with a height of 71 feet 2 inches, exceeding the allowable height by 46 feet 2 inches (25 foot height permitted), in a C-RX-5 UO-2 zone

ORDINANCE SECTION(S): 10.10.8.2

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

We are seeking a variance to put a building on the southwest corner above the maximum allowed height. The proposed property, a multi-family apartment building, is on a very lightly traveled street (Cedar) which is not a through-street, but terminates in private property. The proposed building is also screened from the nearby light-rail line to the west, Alameda Avenue to the south, and the Santa Fe/I-25 corridor to the west by an existing, adjacent apartment building. It has been determined that there is little visibility of this building from any of these nearby highly trafficked areas, with the exception of a small space between buildings at the southwest portion of the proposed project where we are proposing the building sign for which we are seeking a variance. It has been determined through photo simulations, that a building mounted sign at this southwest corner near the parapet (70 ft. above grade) will create desired visibility to the adjacent light-rail. If the sign was installed lower, it would not be visible due to existing trees and a light-rail utility yard. Taking into account the irregularity of the property, and the surrounding neighborhood context, this building sign location, we feel, is the most suitable.

Signed: Alta Sobo Station Owner, LLC., by Kyle Henderson, Owner

Filed By: Dylan Dettmann, Norris Design



REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:

ORGANIZATION(S) NOTIFIED:

#	Name	Address	Zip Code	Phone 1 and 2	Email 1 st , 2 nd	Representative
300	Santa Fe Drive Redevelopment Corporation	901 W. 10th Ave. #2A	80204	303-534-8342	vbarela@newsed.org	Veronica Barela
87	Inter-Neighborhood Cooperation (INC)	PO Box 300684	80218	303-887-2233 720-248-0156	president@denverinc.org	John Joseph (JJ) Niemann
4	Baker Historic Neighborhood Association	PO Box 9171	80209	303-733-5040	board@bakerneighborhood.org zoning@bakerneighborhood.org	Luchia Brown
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. 170-17** 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