



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: 208-17**  
**443 South Corona Street**

**NOTIFICATION OF PUBLIC HEARING:**

**Hearing Date:** 01/23/2018

**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:** 01/08/2018

**Post Sign Saturday:** 01/13/2018

**APPEAL INFORMATION:**

**Date Filed:** 11/29/2017

**Date of Denial:** 11/22/2017

**Premises:** 443 South Corona Street

**Legal Description:** Lots 37 and 38 and the North 1/3 of Lot 36, Block 14, Lake View 1st Resubdivision

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Mark and Myrna Jeong	443 South Corona Street Denver, CO, 80209	mark_jeong@yahoo.com	(303) 489-7173	

**FILED BY:**

Brandon Bain, 400 South Corona Street Denver, CO, 80209  
 Studio Bain Architecture  
 studiobain@gmail.com (970) 708-7898

FEES:	Receipt #	Receipt Date	Category	Amount
	3839290	11/29/2017	3.a.	\$200.00

**REGISTERED NEIGHBORHOOD ORGANIZATION NO'S:** 87, 473, 178, 439  
**CITY COUNCIL PERSON:** 7 - Jolon Clark

**SUBJECT:**

Appeal of a denial of a permit to convert a detached garage to an Accessory Dwelling Unit (ADU) with a dormer addition (ADU not permitted in district), resulting in a 2 story structure with a 2nd story deck in the rear 35% of the zone lot (1 story structure permitted, 2nd story decks prohibited in rear 35%), with the ADU encroaching 5 feet into the 5 foot north side interior setback, 5 feet into the 5 foot rear setback, with the existing roof and dormer addition approximately 19 feet 4 inches through the north side bulk plane in the rear 35% of the zone lot, in a U-SU-B zone

**ORDINANCE SECTION(S):** 5.3.4.5.A; 12.6.3.2.B; 5.3.4.4; 5.4.4; 5.3.5.2.C.1;

**POSSIBLE REMEDIES:** Variance

**APPLICANT STATEMENT:**

See Attached Statement

**Signed:** Mark and Myrna Jeong, Owners

**Filed By:** Brandon Bain, Studio Bain Architecture

Brandon Bain  
400 S. Corona St.  
Denver, CO 80209  
studiobain@gmail.com  
970.708.7898

Re: 443 S. Corona St. / Owner: Mark Jeong  
Legal L 37 & 38 & N1/3 OF L 36 BLK 14 LAKE VIEW 1ST RESUB  
Schedule Number: 0514212023000  
Log Number: 2017-LOG-0003500  
Case Number: 208-17  
12/4/2017

### Applicant Statement

To the Members of the Board of Adjustments:

We request variances on the carriage house remodel on 443 South Corona Street. This project will provide reasonable living space for my mother who has relocated to Denver after her husband passed away unexpectedly. The basic requirements are: 1) provide an economical, safe, and private living space for my mother, 2) live together as a multi-generational family unit at the same address, 3) provide a vibrant living and working space for my mother to continue as a fiber artist. But foremost, we don't want my mother to live alone.

To realize this goal, we propose that the upper level of the carriage house will be converted to my mother's living space. Updated entry and roofing systems will be used to maximize reasonable living space. The proposed modifications will utilize state-of-the art mechanical and plumbing systems to minimize impact and maximize utility. The first floor will remain as a garage and work space.

We appreciate the Board's interest in this proposal and look forward to working with the Board.

Sincerely,  
Mark Jeong and Family



**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)	PO Box 300684	80218	303-887-2233 720-248-0156	president@denverinc.org	John Joseph (JJ) Niemann
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
178	West Washington Park Neighborhood Association	PO Box 9866	80209	202-431-6973 303-949-4441	president@wwpna.org zoning@wwpna.org	Nick Amrhein
439	FANS of Washington Park	1112 S. Gilpin St.	80210	303-722-2127 734-545-2983	fansofwashingtonpark@gmail.com tam2860@gmail.com	Timothy A. McHugh

**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. 208-17** 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