



**ZONING APPEAL APPLICATION - Case No: 209-17**  
**1751 South Decatur Street (part of 1755 South Decatur Street)**

**NOTIFICATION OF PUBLIC HEARING:**

**Hearing Date:** 01/30/2018 **Hearing Time:** 10:30 AM

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

**Pick Up Sign Week of:** 01/15/2018

**Post Sign Saturday:** 01/20/2018

**APPEAL INFORMATION:**

**Date Filed:** 12/01/2017 **Date of Denial:** 11/24/2017

**Premises:** 1751 South Decatur Street (part of 1755 South Decatur Street)

**Legal Description:** Lots 14 and 15 and Lot 13 Excluding the East 190 Feet of Lot 13, Block 3, Florida Heights

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Thien Lam Monastery, by Thanh Nguyen	1755 South Decatur Street Denver, CO, 80219	tuduongthienlam@gmail.com	(720) 251-6010	

**FILED BY:**

Hanh Nguyen 1910 South Lansing Court Aurora, CO, 80014 hanhnguyen\_1@msn.com (720) 323-6379

FEES:	Receipt #	Receipt Date	Category	Amount
	3845497	12/1/2017	4.a.	\$300.00
	3845497	12/1/2017	3.b.	\$200.00
	3845497	12/1/2017	3.c.	\$200.00

**REGISTERED NEIGHBORHOOD ORGANIZATION NO'S:** 87, 473, 505

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

**SUBJECT:**

Appeal of a denial of a permit to erect a suburban house building form with the existing parking and drive aisles exceeding the permitted coverage within the Primary Street setback (33% coverage in Primary Street setback permitted), with the existing drive aisle widths less than the required 23 feet in width, and with the existing parking area not providing the required landscaping buffer (5 foot planting strip with 1 deciduous canopy tree per 25 linear feet required), in an E-SU-DX zone

**ORDINANCE SECTION(S):** 4.3.3.4.A; 10.4.6.2.B.5; 10.5.4.4.C.2.c

**POSSIBLE REMEDIES:** Variance

**APPLICANT STATEMENT:**

When the Temple changed general contractors, not all of the project development information/documentation, including blueprints, were transferred, maintained and/or communicated between the Temple and general contractors. However, the Temple has found a final certificate of occupancy issued by the City in October 2015, indicating that the Temple has complied with the city development requirement.

**Signed:** Thien Lam Monastery, by Thanh Nguyen, Owner

**Filed By:** Hanh Nguyen



**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
505	Ruby Hill - Godsman Neighborhood Association	1399 S. Shoshone St.	80223	720-275-5866 707-616-6041	avsrawesome@yahoo.com sharona_t@hotmail.com	Scott Bolt

**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. 209-17** 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