



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: 230-17**  
**151 West 1st Avenue**

**NOTIFICATION OF PUBLIC HEARING:**

**Hearing Date:** 02/27/2018

**Hearing Time:** 9:00 AM

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

**Pick Up Sign Week of:** 02/12/2018

**Post Sign Saturday:** 02/17/2018

**APPEAL INFORMATION:**

**Date Filed:** 12/21/2017

**Date of Denial:** 12/20/2017

**Premises:** 151 West 1st Avenue

**Legal Description:** West 34 Feet of Lots 4 to 6 Inclusive, Block 14, Broadway Terrace

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Dawn and Jacob McNulty	151 West 1st Avenue, Denver, CO, 80223	dawn.mcNulty@orbitalrpm.com	(303) 725-4903	(303) 859-9598

**FILED BY:**

FEES:	Receipt #	Receipt Date	Category	Amount
	3902453	12/21/2017	3.a.	\$200.00

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

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

**SUBJECT:**

Appeal of a denial of a permit to convert a detached garage to a 2 story Accessory Dwelling Unit (ADU) (One and a half story ADU permitted), encroaching 5 feet into the 5 foot east side interior setback, in a U-RH-2.5 zone

**ORDINANCE SECTION(S):** 5.3.4.5.A; 12.6.3.2.B.2

**POSSIBLE REMEDIES:** Variance

**APPLICANT STATEMENT:**

Original 1.5 story 1890 Carriage home in historic district. Proposed rehabilitation and structural reinforcement plan will reduce and restore deterioration of property. Plan includes; expanding exterior doorways to code and 1 car garage use, repair and rebuild brick work, addition of helical piers and steel beams on interior structure. Please refer to documentation and notes highlighted in site plan on page A002 to review existing compliance, legal description, zoning setbacks, bulk planes and design elements. We would like to have approval for parking and our elderly mother in law living quarters.

**Signed:** Dawn and Jacob McNulty, Owners



**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
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)	1075 S. Garfield St.	80209	303-887-2233 720-248-0156	comayl@aol.com excomm@denverinc.org	George E. Mayl
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. 230-17** 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