



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: 24-18
160 West Maple Avenue

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 04/03/2018

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: 03/19/2018

Post Sign Saturday: 03/24/2018

APPEAL INFORMATION:

Date Filed: 02/12/2018

Date of Denial: 02/09/2018

Premises: 160 West Maple Avenue

Legal Description: Lot 16 and the West 2 Feet of Lot 15, Excluding the Rear 8 Feet to City Block 47, Byers Subdivision

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Dena Stuart and Filip Strbral	160 West Maple Avenue, Denver, CO, 80223		(303) 579-2799	

FILED BY:

Roger J. Day	219 South Bannock Street, Denver, CO, 80223	roger@rjday.com	(303) 871-9157	(720) 333-3334
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FEES:	Receipt #	Receipt Date	Category	Amount
	4062648	2/12/2018	3.a.	\$200.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 87, 4

CITY COUNCIL PERSON: 7 - Jolon Clark

SUBJECT:

Appeal of a denial of a permit to erect a 2 story Accessory Dwelling Unit (ADU) (One and a half story ADU permitted), projecting approximately 6 feet through the east and west bulk planes, in a U-RH-2.5 zone

ORDINANCE SECTION(S): 5.3.4.5.A

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

An ADU at the rear of the parcel to supply "workforce Housing" for the City and County of Denver. Specifically intended to be for the south Broadway corridor.

Signed: Dena Stuart and Filip Strbral, Owners

Filed By: Roger J. Day



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)	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

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. 24-18** 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