



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: 56-18
2790 West Yale Avenue

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 05/29/2018 **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: 05/14/2018
Post Sign Saturday: 05/19/2018

APPEAL INFORMATION:

Date Filed: 04/12/2018 **Date of Order:** 04/03/2018

Premises: 2790 West Yale Avenue
Legal Description: Lengthy Legal

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
1162790, LLC., by Kendra Reeves	PO Box 486, Arvada, CO, 80001	kindra.ontime@gmail.com	(720) 840-6855	

FILED BY:

FEES:	Receipt #	Receipt Date	Category	Amount
	4252282	4/12/2018	3.f.	\$200.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 87, 550, 33
CITY COUNCIL PERSON: 7 - Jolon Clark

SUBJECT:

Appeal of an order to discontinue maintaining a single unit dwelling converted to a triplex (not permitted in district), converted without permits, in a U-SU-F1 zone.

ORDINANCE SECTION(S): 1.1.3.2.A; 12.4.1.2.A.1; 3.4.4
POSSIBLE REMEDIES: Time (6 Months); Time (5 Years)

APPLICANT STATEMENT:

We would like to request an appeal to the use of the property. We would like to convert the main house back to single family but would request the accessory unit above the garage be permitted to be used as a second separate unit as it would be virtually impossible to rent a 9 bedroom home in this area.

Signed: 1162790, LLC., by Kendra Reeves, Owner



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
550	Southwest Denver Unidos			303-550-0677	andreamerida@gmail.com	Andrea Merida
33	College View Neighborhood Association	2695 W. Dartmouth Ave.	80236	303-761-1348 720-226-8069	bighouseco@msn.com depaillet@gmail.com	Clare Harris

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. 56-18** 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