



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: 79-17
2525 California Street (part of 2523 California Street)

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 07/11/2017

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: 06/26/2017

Post Sign Saturday: 07/01/2017

APPEAL INFORMATION:

Date Filed: 04/13/2017

Date of Denial: 04/12/2017

Premises: 2525 California Street (part of 2523 California Street)

Legal Description: Lot 22, Block 149, Stiles Addition

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Gerald Horner and Robert Price	2523 California Street, Denver, CO, 80205	robertwprice@gmail.com	(303) 653-5664	
FILED BY:				
Adrian Weatherby, Zaga Design Group	3628 West 32nd Avenue, Denver, CO, 80211	adrian@zagadesigngroup.com	(303) 437-8622	(720) 373-6909
FEES:	Receipt #	Receipt Date	Category	Amount
	3090946	4/13/2017	3.a.	\$200.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 43, 53, 366, 464, 508, 442, 87, 473

CITY COUNCIL PERSON: 9 - Albus Brooks

SUBJECT:

Appeal of a denial of a permit to erect an Accessory Dwelling Unit (ADU) encroaching 1 foot 2 inches into the 3 foot south side interior setback, in a U-RH-2.5 UO-1, UO-2, CO-2 zone

ORDINANCE SECTION(S): 5.3.4.5.A

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

We're looking to build an ADU. There are certain natural but prohibitive issues in the zoning vs. the lot characteristics.

Signed: Gerald Horner and Robert Price, Owners

Filed By: Adrian Weatherby, Zaga Design Group



REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:

ORGANIZATION(S) NOTIFIED:

#	Name	Address	Zip Code	Phone 1 and 2	Email 1 st , 2 nd	Representative
43	Curtis Park Neighbors	2418 Champa St.	80205	303-297-3994	curtisarkneighbors@googlegroups.com haydenpryor@msn.com	John Hayden
53	Enterprise Hill Homeowners Association	2120 Glenarm Place	80205	303-881-7871 303-260-7177	csupplee@hoasimple.com	Craig Supplee
366	The Points Historical Redevelopment Corp	2518 Kearney St.	80207	303-388-4465	thepointsredevelopment@yahoo.com	Robert Eanes
464	Welton Corridor Property Owners	PO Box 13545	80201	720-272-0956	info@weltoncorridor.com	Lynne Bruning
508	Rio Norte	1205 24th St.	80205	720-635-9700 818-398-7500	leland@denverdeveloper.com lelandkritt@aol.com	Leland Kritt
442	Five Points Business District	2444 Washington St.	80205	303-832-5000 303-587-6459	tjwinchester@fivepointsbiz.org info@fivepointsbiz.org	Tracy J. Winchester
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

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. 79-17** 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