

CITY AND COUNTY OF DENVER - BOARD OF ADJUSTMENT FOR ZONING APPEALS
201 WEST COLFAX AVENUE, DEPARTMENT 201
DENVER, COLORADO 80202 - PHONE 720-913-3050
ZONING APPEAL APPLICATION

NOTE: AMENDED SUBJECT MATTER

NOTIFICATION OF APPEAL:

Case No. **141-16** Date Filed: **8-4-2016**

Premises: **2852 Tremont Place**

Legal Description:

**Lot 10, Block 81, Case and Ebert's Addition to
the Rosenfeld's Subdivision**

Applicant(s)(Landowners):

Gearhart Moore Holdings

Address: **2828 North Speer Boulevard #220
Denver, CO**

ZIP: **80211** Tele: **303-910-7015 C 303-305-9400**
(Home) (Work)

Filed By: **Dave Marquez, MmD Architecture
Studio**

Address: **8100 Ralston Road
Arvada, CO**

ZIP **80002** Tele: **303-915-3263 C 303-916-3676**
(Home) (Work)

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: **September 27, 2016**

Hearing Time: **9:30 O'Clock AM**

201 West Colfax Avenue, Room 2.H.14

Webb Municipal Office Bldg, Denver, CO

Pick Up Sign Week of: **September 12, 2016**

Post Sign, Saturday: **September 17, 2016**

Filing Fee: (Section 59-57 R.M.C.)

Amount: **\$200.00** Category: **3.a.**

Receipt No: **2382560** Date: **8-4-2016**

Amount Total: **\$200.00**

Registered Neighborhood Organization

No(s): **87 129 366 442 464 473 496
508**

City Councilperson: **Brooks**

SUBJECT:

**Appeal of a denial of a permit to erect an urban house on a nonconforming zone lot
encroaching 3 foot 10 inches into the 7 foot south side interior setback space, approximately
15 feet 6 inches into the 20 foot Primary Street setback space, and exceeding the maximum
allowed height of 30 feet by 2 foot 4 inches, in a G-RO-3 zone (AS AMENDED 9/16/16)**

Ordinance Section(s): **6.3.3.4.A**

Possible Remedies: **Variance**

APPLICANT STATEMENT:

The property located at 2852 Tremont Place has an unusual physical condition based on the
following existing conditions:

* The lot is an unusually small lot - 1,568 sq. ft. where the zoning minimum for G-RO-3 Urban house
building form minimum zone lot is 3,000.

* The lot is an irregular triangle shape in combination with the small lot size.

* This is the only lot on the block with this shape.

We are requesting a variance for side interior and alley setbacks, as well as a height allowance
encroachment for an open metal guardrail.

Signed: **Gearhart Moore Holdings**
Owner(s)

By: **Dave Marquez, MmD Architecture Studio**
Architect

REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION

ORGANIZATION(S) NOTIFIED:

129 Old San Rafael Neighborhood Association 2329 Emerson Street,Denver, CO 80205 (H) 303-669-0171 mark@starbuckrealtygroup.com	Mark McClung
366 The Points Historical Redevelopment Corp 2518 Kearney Street,Denver, CO 80207 (H) 303-388-4465 thepointsredevelopment@yahoo.com	Robert Eanes
473 Denver Neighborhood Association, Inc. 1285 Dexter Street,Denver, CO 80220 (H) 303-994-1395 bradleyzieg@msn.com; maharvey@thelegalcenter.org	Bradley L. Zieg
442 Five Points Business District 2444 Washington Street,Denver, CO 80205 (H) 303-832-5000 (W) 303-587-6459 tjwinchester@fivepointsbiz.org; info@fivepointsbiz.org	Tracy J. Winchester
508 Rio Norte 1205 24th Street,Denver, CO 80205 (H) 720-635-9700 lelandkritt@aol.com; Leland@DenverDeveloper.com	Leland Kritt
87 Inter-Neighborhood Cooperation PO Box 300684,Denver, CO 80218 (H) 303-887-2233 (W) 720-248-0156 incnotify@denverinc.org	John Joseph (JJ) Niemann
464 Welton Corridor Property Owners PO Box 13545,Denver, CO 80201 (H) 720-272-0956 info@weltoncorridor.com	Lynne Bruning
496 Denver Urban Resident Association 2420 Welton Street,Denver, CO 80202 (H) 720-940-5291 rlyall.rl@gmail.com	Raymond J. Lyall

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. 141-16** , 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

Copies: Organization(s)
 Applicant
 File

REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION

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