

Case No.: 132-19

Decision Date: 9/24/2019  
Hearing History:  
Hearing 09/24/2019

**BOARD OF ADJUSTMENT ZONING APPEALS  
CITY AND COUNTY OF DENVER  
201 West Colfax Avenue, Department 201  
Denver CO, 80202**

**PREMISES AFFECTED:** 3030 Welton Street  
**LEGAL DESCRIPTION:** Lengthy Legal  
**APPELLANT(S)** 3030 Welton LLC., by Andy Schlarach, 3070 Blake Street #200, Denver, CO, 80205

**APPEARANCES:**

**APPELLANT:** Fiona Arnold and Andy Schlarach, 3070 Blake Street, Denver, CO, 80205  
Nathan Gulash, 1132 Cherokee Street, Denver, CO, 80204  
Tom Gallagher, 1160 Santa Fe Drive, Denver, CO, 80204  
Power of Attorney filed  
Letter of Approval for Parking Violation (Curtis Park Neighbors, Inc., August 22, 2019)  
Four (4) Letters of Approval

**OPPOSITION:** Letter of Opposition (Peter Gage, 3033 Welton Street, Denver, CO, 80205)

**FOR THE CITY:** Josh Roberts, Assistant City Attorney  
Ron Jones, Zoning Representative

**SUBJECT:**

Appeal of a denial of a permit to erect a Mixed Use Primary Structure providing 0 of the 3 required vehicle parking spaces; a transformer located approximately 8 feet forward of the Primary Street facing Primary Structure façade (location 10 feet behind facade required); and for a 72 inch high garden wall used to screen a transformer, exceeding the maximum allowed height of 42 inches by 30 inches, in a C-MX-5 zone

**ACTION OF THE BOARD:**

DECISION TO GRANT A VARIANCE WITH CONDITIONS WITHHELD pending the receipt of either Articles of Incorporation for 3030 Welton LLC., or some form of verification that either Fiona Arnold or Andy Schlarach are authorized to speak on behalf of 3030 Welton LLC. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than October 24, 2019. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

**BOARD OF ADJUSTMENT FOR ZONING APPEALS**  
Penny Elder, Chair

  
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Austin E Keithler, Director

**THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.**