

Case No.: 32-20

Decision Date: 5/19/2020

Hearing History:

Hearing 05/19/2020

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

PREMISES AFFECTED: 3020, 3022 and 3026 Welton Street

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S) Eddie H. and Robert E. Woolfolk, 3022 Welton Street, Denver, CO, 80205, Filed By:
Bob Wilson, Shopworks Architecture, 301 West 45th Avenue, Denver, CO, 80216

APPEARANCES:

APPELLANT: Eddie and Robert Woolfolk, 3050 Monaco Parkway, Denver, CO, 80207
Oriana Sanchez
Ed Parcell
Letter of Support (Councilwoman Candi CdeBacca, District 9)
Two (2) Letters of Support

OPPOSITION: Zachary Willis, 3019 Welton Street, Denver, CO, 80205
Teresa Ellis, 3015 Welton Street, Denver, CO, 80205
Letter of Opposition/Information (Welton Corridor Registered Neighborhood
Organization)
Four (4) Letters of Opposition

FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Development Services Representative

SUBJECT:

Appeal of a denial of a permit to erect a 36 Unit Multi-Family Structure deficient 22 of the required 27 parking spaces, and deficient the landscaping required for Perimeter Surface Parking Lots adjacent to Residential Use or Zone Districts (5 foot wide planting strip with 1 deciduous canopy tree every 25 feet required), in a C-MX-5 zone

ACTION OF THE BOARD:

CASE CONTINUED to a date certain to allow the Appellants to prepare alternate plans that reduce or eliminate the cited violations, and to discuss the development with the surrounding property owners. THE APPELLANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Appellants should call the Board's staff at 720-913-3050, to set up a new hearing date when they are ready to proceed. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720-913-3050. NOTE: If the Appellants decide not to pursue the appeal, they are requested to notify the Board's staff in writing as soon as possible to request a withdrawal.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Penny Elder, Chair

Austin Keithler

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.