

Case No.: 32-20

Decision Date: 7/14/2020

Hearing History:

Hearing 07/14/2020

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, 3022 Welton Street, Denver, CO, 80205  
Bob Wilson and Ed Parcell, Shopworks Architecture, 301 West 45th Avenue, Denver,  
CO, 80216  
Oriana Sanchez, 1004 South Avenue West, Missoula, MT, 59801  
Letter of Support (Councilwoman Candi CdeBaca, District 9, from May 19th, 2020  
Hearing, dated April 30, 2020)  
Letter of Support (Councilwoman CdeBaca, District 9, June 10, 2020)  
Two (2) Letters of Support

**OPPOSITION:** Lynne Bruning, 2955 Welton Street, Denver, CO, 80205  
Zach Willis, 3019 Welton Street, Denver, CO, 80205  
Letter of Opposition/Information (Welton Corridor Registered Neighborhood  
Organization, from May 19, 2020 Hearing)  
Letter of Opposition (Welton Corridor Registered Neighborhood Organization, July 12,  
2020)  
Four (4) Letters of Opposition from May 19, 2020 hearing  
Twelve (12) Letters of Opposition from July 14, 2020 hearing

**INFORMATION:** Peter Gage, 3033 Welton Street, Denver, CO, 80205  
Letter of Information (Peter Gage, July 13, 2020)

**FOR THE CITY:** Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative  
Leah Dawson, Community Planning and Development  
Megan Yonke, Department of Housing Stability  
Letter of Support (Britta Fisher, Department of Housing Stability, July 1, 2020)

**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:**

The request for a Variance is DENIED by operation of law, for failure of the motion in favor of the request to obtain the four concurring votes required to overturn the administrator or to decide in favor of the applicant under Section 12.2.6.9.A. DZC. Questions regarding this decision, including possible appeals and reconsideration, may be addressed to Austin Keithler at the Board of Adjustment, 720-913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Penny Elder, Chair

*Austin Keithler*

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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.**