

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

NOTIFICATION OF APPEAL:

Case No. **40-08** Date Filed: **3-7-2008**

Date Of Denial: **March 7, 2008**

Premises: **1007 Madison Street**

Legal Description:
**Lots 13 and North 1/2 of Lot 12, Excluding Rear
6 Feet to City, Block 304, Capitol Avenue
Subdivision 3rd Filing**

Applicant(s)(Landowners):
David and Kate Zehnacker

Address: **1007 Madison Street
Denver, CO**
ZIP: **80206** Tele: **303-919-8106 303-919-1054**
(Home) (Work)

Filed By: **Same**

Address:

ZIP: Tele: (Home) (Work)

Amount Total: **\$200.00**

Registered Neighborhood Organization
No(s): **17 35 87 185 315**
City Councilperson: **Robb**

SUBJECT:

Appeal of a denial of a permit to erect a 2nd story addition 2 feet with eaves 4 feet into the 5 foot north side setback; 2 feet through the north side bulk plane; and creating a deficit of 98 square feet of total unobstructed open space (2,789 square feet required), in an R-1 zone.

Ordinance Section(s): **59-120(a)(4)a.1.; 59-120(b)(3)b.1.; 59-120(b)(4)b.;** 59-120(c)

Possible Remedies: **Variance**

APPLICANT STATEMENT:

We are proposing a 2nd story addition to our 1923 Congress Park bungalow. Our current house has only one conforming bedroom and a study. The addition has been designed so that it will match the look and architectural character of the original story and 1/2 the bungalows in the neighborhood. We have designed the addition to fit within the R-1 bulk plane. However, our current house is located only 3' from the north property line which causes a setback encroachment and a small bulk plane encroachment both on the north side.

Signed: **David and Kate Zehnacker**
Owner(s)

BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION

ORGANIZATION(S) NOTIFIED:

87 Inter-Neighborhood Cooperation (INC) P.O. Box 181009, Denver, CO 80218 (H) 720-941-8026 (W) 720-946-4576	Mr. David Webster
17 Capitol Hill United Neighborhoods, Inc. 1290 Williams Street Suite 101, Denver, CO 80218-2600 (W) 303-830-1651 (F) 303-830-1782	Mr. Drew O'Connor
35 Congress Park Neighbors Inc. P. O. Box 18571, Denver, CO 80218 (H) 30-885-9102 (W) 303-860-2075	Mr. Brent Hladky
185 Cherry Creek Chamber of Commerce (The) 90 Madison Street #300, Denver, CO 80206-5412 (H) 303-333-5135 (W) 303-316-6768 (F) 303-388-8756	Mr. William James
315 CommUNITY Renaissance Neighbors (C.O.R.N.) P.O. Box 5872, Denver, CO 80217 (H) 303-366-0401 (W) 303-366-0401 (F) 303-366-0372	Mr. Nicholas Walker

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. 40-08** , 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