

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. 15-09 Date Filed: 1-27-2009

Date Of Denial: January 23, 2009

Premises: 1135 Saint Paul Street

Legal Description:  
**Lengthy Legal**

Applicant(s)(Landowners):  
**Dirk and Amy Zender**

Address: 1135 Saint Paul Street  
Denver, CO

ZIP: 80206 Tele: 303-660-7336  
(Home) (Work)

Filed By: Douglas Hunt

Address: 6139 North Cantrell Way  
Parker, CO

ZIP: 80134 Tele: 303-840-5006 720-273-2277  
(Home) (Work)

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SUBJECT:

**Appeal of a denial of a permit to erect a 2nd story addition to a single unit dwelling 2 feet 5 inches into the north side setback in an R-2 zone**

Ordinance Section(s): 59-120(b)(3)b.1.

Possible Remedies: Variance

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APPLICANT STATEMENT:

The owners need to add the additional room because of family growth. The addition is on top of an existing family room: this room and the entire house were built into the 5 foot setback on the north side. The house was built in 1909.

**NOTIFICATION OF PUBLIC HEARING:**

Hearing Date: March 10, 2009

Hearing Time: 11:00 O'Clock AM

201 West Colfax Avenue, Room 2.H.14

Webb Municipal Office Bldg, Denver, CO

Pick Up Sign Week of: February 23, 2009

Post Sign, Saturday: February 28, 2009

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

Amount: \$200.00 Category: (4)b

Receipt No: CC Date: 1-27-2009

Signed: Dirk and Amy Zender  
Owner(s)

By: Douglas Hunt  
Agent

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) Karen Cuthbertson  
P. O. Box 181009, Denver, CO 80218  
(H) 303-936-9206

17 Capitol Hill United Neighborhoods, Inc. Roger Armstrong  
1290 Williams Street, Suite 101, Denver, CO 80218  
(W) 303-830-1651 (F) 303-830-1782

35 Congress Park Neighbors Inc. Mr. Brent Hladky  
P. O. Box 18571, Denver, CO 80218  
(H) 303-393-9072 (W) 303-860-2075

185 Cherry Creek Chamber of Commerce (The) Christine DesEnfants  
P.O. Box 6449, Denver, CO 80206  
(W) 303-388-6062

315 CommUNITY Renaissance Neighbors (C.O.R.N.) Mr. Nicholas Walker  
P.O. Box 5872, Denver, CO 80217  
(H) 303-366-0401 (W) 303-587-9238

**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. 15-09**, 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