

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. 197-07 Date Filed: 11-6-2007

Date Of Denial: November 2, 2007

Premises: 1236 Madison Street

Legal Description:

Lot 12 and the South 6 Feet 3 Inches of Lot 11
Excluding Rear 6 Feet to City, Block 225, Capitol
Avenue Subdivision

Applicant(s)(Landowners):

Dorothy E. Baldwin and Fred S. Olsen

Address: 1236 Madison Street

Denver, CO

ZIP: 80206 Tele: 303-894-2100

(Home) (Work)

Filed By: Jon Hindlemann

Address: 1501 Wazee Street, Suite 1-C

Denver, CO

ZIP: 80202 Tele: 303-623-1010

(Home) (Work)

SUBJECT:

Appeal of a denial of a permit to erect a 2nd floor addition and roof modification 3 feet with eaves 5 feet into the north side setback in an R-2 zone.

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

Possible Remedies: Variance

APPLICANT STATEMENT:

See attached statement.

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: February 5, 2008

Hearing Time: 9:30 O'Clock AM

201 West Colfax Avenue, Room 2.H.14

Webb Municipal Office Bldg, Denver, CO

Pick Up Sign Week of: January 21, 2008

Post Sign, Saturday: January 26, 2008

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

Amount: \$200.00 Category: (4)b

Receipt No: 554618 Date: 11-6-2007

Amount Total: \$200.00

Registered Neighborhood Organization

No(s): 17 35 87 185 236 315

City Councilperson: Robb

Signed: Dorothy E. Baldwin and Fred S. Olsen
Owner(s)

By: Jon Hindlemann
Architect

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
236 Advocates for a Diverse Denver 655 Broadway Street, Suite 300,Denver, CO 80203 (H) (720) 201-6271 (W) 303-623-1540 x2 (F) 303-623-1567	Ms. Adrienne Mansanares
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. 197-07** , 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

BAZ 24 (Rev. 10-93)/tnp/11-16-07

Members of the Board of Adjustment for Zoning
Webb Municipal Building
Denver, Colorado

Re: Variance request for removal and replacement of existing roof in the side setback at
1236 Madison Street.

Dear Members of the Board;

We are appearing before you today to request a variance which would allow us to accomplish construction of a new upper floor addition to our home which we've lived in for nearly 30 years. In your consideration of our request, we ask that you please consider the following:

- The north setback roof violation is due to the fact that the north wall and a portion of the existing roof are already within the side setback (having been constructed in 1910).
- None of the new second floor living space is within the front or side setbacks but the entire roof of the home must be removed to facilitate construction of the upper area.
- When the roof is reconstructed, there are no bulk plane violations and the form of the roof at the area in question resembles that which is existing.

We respectfully thank you for your consideration in this request.

Debbie Baldwin

Debbie Baldwin and Fred Olsen

