

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. 223-07 Date Filed: 12-21-2007

Date Of Order: November 28, 2007

Premises: 828 Monroe Street

Legal Description:

Lot 10 and 11 Excluding Rear 6 Feet To City,  
Block 326, Capitol Hill Avenue Subdivision, Third  
Filing

Applicant(s)(Landowners):

Pamela M. Pittock

Address: 826 Monroe Street  
Denver, CO

ZIP: 80206 Tele: 303-831-7373

Filed By: Michael Bonifazi c/o Lindquist &  
Vennum  
(Home) (Work)

Address: 600 17th Street, Suite 1800-S  
Denver, CO

ZIP: 80203 Tele: 303-573-5900  
(Home) (Work)

**SUBJECT:**

**Appeal of an order terminating the right to maintain a partially demolished nonconforming  
single unit dwelling, in an R-1 zone.**

Ordinance Section(s): 59-26(d);59-632(c)(5)

Possible Remedies: Variance - Time (6 Months)

**APPLICANT STATEMENT:**

On November 28, 2007, Pamela Pittock, the owner of 828 Monroe Street, received an Order to Cease and Desist (schedule # 05015-04-007-000). Accordingly, Ms. Pittock hereby files this appeal requesting a stay of the Order to Cease and Desist, including all enforcement (i.e. fines, penalties etc.) while Ms. Pittock explores her options with respect to the property. More specifically, upon exploring her options with her design/builder and the planning and zoning department, this appeal will be amended as necessary.

**NOTIFICATION OF PUBLIC HEARING:**

Hearing Date: March 11, 2008

Hearing Time: 9:00 O'Clock AM

201 West Colfax Avenue, Room 2.H.14  
Webb Municipal Office Bldg, Denver, CO

Pick Up Sign Week of: February 25, 2008  
Post Sign, Saturday: March 1, 2008

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

Amount: \$300.00 Category: (5)d

Receipt No: 554634 Date: 12-21-2007

Amount: \$0.00 Category:

Receipt No: 554634 Date: 12-21-2007

Amount: \$0.00 Category:

Receipt No: Date:

Amount: \$0.00 Category:

Receipt No: Date:

Amount Total: \$300.00

Registered Neighborhood Organization

No(s): 17 35 47 87 185 236 315

City Councilperson: Robb

Signed: Pamela M. Pittock  
Owner(s)

By: M. Bonifazi, Lindquist & Vennum  
Attorney

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
47 Seventh Avenue Neighborhood Association P. O. Box 61201,Denver, CO 80206-1201 (W) 303-355-3546	Mr. Lois Court
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. 223-07** , 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