

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. 135-11 Date Filed: 8-12-2011

Date Of Denial: August 11, 2011

Premises: 1020 Steele Street

Legal Description:
Lengthy Legal

Applicant(s)(Landowners):
Thomas and Catherine Fields

Address: 1020 Steele Street
Denver, CO

ZIP: 80206 Tele: 303-355-0322 303-861-5704
(Home) (Work)

Filed By: Same

Address:

ZIP: Tele:

(Home) (Work)

Amount Total: \$200.00

Registered Neighborhood Organization

No(s): 17 35 87 408

City Councilperson: Robb

SUBJECT:

Appeal of a denial of a permit to build a second story addition 3 inches into the 3 foot north side setback, 1 foot 6 inches into the 7 foot south side setback and 3 inches through the north bulk plane, and exceeding the maximum lot by 206 square feet (37.5% coverage or 1,673 square feet of lot coverage permitted), in a U-SU-B zone.

Ordinance Section(s): 5.3.3.4 A

Possible Remedies: Variance

APPLICANT STATEMENT:

Request is made to allow a second story expansion and an attached garage addition to our existing 1910 Congress Park bungalow. The existing masonry building is a story and a half and the footprint and bulk doesn't conform to current zoning codes. In doing any work to the house we would be inherently nonconforming. We are unable to change the existing footprint relative to our property lines, but can improve the vertical bulk and solar access by changing the second floor form to have the gable street facing and within current bulk limits vertically. The attached garage is unable to take advantage of the area increase allowance permitted to detached structures. The garage addition is within the 5% coverage allowance permitted via administrative adjustment criteria. It is also a smaller addition than would be built if it were detached. The character of our neighborhood is being vigorously maintained with the proposed addition in scale, proportion, and materials.

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: October 4, 2011

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: September 19, 2011
Post Sign, Saturday: September 24, 2011

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

Amount: \$200.00 Category: 3.a.

Receipt No: CC Date: 8-12-2011

Signed: Thomas and Catherine Fields
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:

17 Capitol Hill United Neighborhoods, Inc. 1290 Williams Street, Suite 101, Denver, CO 80218 (W) 303-830-1651 (F) 303-830-1782 codygalloway@chundenver.org	Cody Galloway
35 Congress Park Neighbors Inc. P. O. Box 18571, Denver, CO 80218 (H) 303-393-9072 (W) 303-885-9102 cpnnotify@congressparkneighbors.org	Brent Hladky
408 Neighborhood Adv. Comm. to the Botanic Gardens 1154 Gaylord Street, Denver, CO 80206 (H) 303-320-8329 thepp1154@comcast.net	Timothy Hepp
87 Inter-Neighborhood Cooperation (INC) P. O. Box 181009, Denver, CO 80218 (H) 303-733-8524 (W) 303-995-5961 Pennissen@cs.com	Steve Nissen

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. 135-1**, 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)/ms/8-17-11