

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. **5-10** Date Filed: **1-11-2010**
Date Of Denial: **January 11, 2010**
Premises: **2464 - 2480 East 14th Avenue**
Legal Description:
Lots 1 and 2, Block 9, Rohlfling's Subdivision

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: **February 23, 2010**
Hearing Time: **10:00 O'Clock AM**
201 West Colfax Avenue, Room 2.H.14
Webb Municipal Office Bldg, Denver, CO
Pick Up Sign Week of: **February 8, 2010**
Post Sign, Saturday: **February 13, 2010**
Filing Fee: (Section 59-57 R.M.C.)
Amount: **\$200.00** Category: **(4)b**
Receipt No: **CC** Date: **1-11-2010**

Applicant(s)(Landowners):

Marty and Mary Lou Freyer

Address: **2464 East 14th Avenue**
Denver, CO

ZIP: **80206** Tele: **303-355-0788**
(Home) (Work)

Filed By: **Same**

Address:

Amount Total: **\$200.00**

ZIP:

(Home) (Work)

Registered Neighborhood Organization

No(s): **17 31 32 35 87 408**

City Councilperson: **Robb**

SUBJECT:

Appeal of a denial of a permit to convert a two-unit dwelling to a three-unit dwelling, creating an encroachment of the existing structure of 5 feet 6 inches into the 7 foot 6 inch south side setback, in an R-3 zone

Ordinance Section(s): **59-136(c)(3)b**

Possible Remedies: **Variance**

APPLICANT STATEMENT:

I built onto the house two master suites and a garage that covers the area of the variance. I tried to create all of the parking that I could. I tried to keep the house single family but the market has changed, and people are requiring smaller units. The lot is very narrow to establish parking. I got a variance for this in 2003 and didn't realize I had a time limit for the third unit to be built. There is no change in the structure for this case.

Signed: **Marty and Mary Lou Freyer**
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) 303-936-9206	Karen Cuthbertson
17 Capitol Hill United Neighborhoods, Inc. 1290 Williams Street, Suite 101,Denver, CO 80218 (W) 303-830-1651 (F) 303-830-1782	Cody Galloway
31 Colfax Business Improvement District P.O. Box 18853,Denver, CO 80218 (W) 303-903-9760	Denise Denslow
32 Colfax on the Hill, Inc. PO Box 300006,Denver, CO 80203 (H) 303-949-9585	Andy Baldyga
35 Congress Park Neighbors Inc. P. O. Box 18571,Denver, CO 80218 (H) 303-393-9072 (W) 303-860-2075	Mr. Brent Hladky
408 Neighborhood Adv. Comm. to the Botanic Gardens 1154 Gaylord Street,Denver, CO 80206 (H) 303-320-8329	Timothy Hepp

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. 5-10** , 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