



ZONING APPEAL APPLICATION - Case No: 57-20
370 North Dahlia Street

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 08/04/2020

Hearing Time: 10:00 AM

Hearing Location: In an effort to encourage social distancing, persons are encouraged to participate remotely by (1) submitting written comments and/or (2) electronically via Cisco Webex. Please see the BOA Website for details on how to participate via Cisco Webex.

Alternatively, if you are unable to participate remotely, persons may attend at 201 West Colfax Avenue, Room 2.H.14, Webb Municipal Office Bldg., Denver, CO.

Pick Up Sign Week of: 07/20/2020

Post Sign Saturday: 07/25/2020

APPEAL INFORMATION:

Date Filed: 06/11/2020

Date of Denial: 04/29/2020

Premises: 370 North Dahlia Street

Legal Description: Lots 22 and 23, Block 43, Malone & Dubois Subdivision

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Marisa Dolan and Jason Blauwet	370 North Dahlia Street, Denver, CO, 80202	jblauwet@gmail.com	(720) 837-3606	

FILED BY:

Patrick Cashen	2160 South Milwaukee Street, Denver, CO, 80210	pc@cashenarchitect.com	(303) 921-8963	(303) 759-0650
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FEES:	Receipt #	Receipt Date	Category	Amount
	6800969	6/11/2020	4.b.	\$300.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 40, 87

CITY COUNCIL PERSON: District 5 – Amanda Sawyer

SUBJECT:

Appeal of a denial of a permit to amend/combine two zone lots into one zone lot, resulting in an existing structure encroaching approximately 7 feet 2 inches into the 10 foot north side interior setback, in an E-SU-DX zone

ORDINANCE SECTION(S): 5.3.3.4.A; 12.4.4.3.B.1

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

See Attached Statement

Signed: Marisa Dolan and Jason Blauwet, Owners

Filed By: Patrick Cashen

June 11, 2020

Board of Adjustment
City and County of Denver

Members of the Board,,

We are writing to apply for a zoning variance on our properties at 360 Dahlia St. and 370 Dahlia St. We would like to demolish the structure at 360 Dahlia and erect a garage connected to our structure at 370 Dahlia. The addition of the garage would be on the south side of our combined lot and would not impact the setback from the property line on the north side of 370 Dahlia.

Sincerely,

Jason Blauwet
Marisa Dolan
370 Dahlia St.
Denver, CO 80220



REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:

ORGANIZATION(S) NOTIFIED:

#	Name	Address	Zip Code	Phone 1 and 2	Email 1 st , 2 nd	Representative
40	Cranmer Park- Hilltop Civic Association	PO Box 201142	80220	720-273-0057	info@denverhilltop.com tomh@hartstudio.net	Wende Reoch
87	Inter-Neighborhood Cooperation (INC)	PO Box 80218-0684	80218	303-520-4945 303995-5961	excomm@denverinc.org lorettakoehler@mac.com	Loretta Koehler

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. 57-20** 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