



ZONING APPEAL APPLICATION - Case No: 12-2022
715 North Glencoe Street

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 04/12/2022

Hearing Time: 9:30 AM

Hearing Location: IN AN EFFORT TO ENCOURAGE SOCIAL DISTANCING, HEARINGS WILL BE HELD VIRTUALLY THROUGH ZOOM WHICH MAY BE ACCESSED THROUGH BOA'S WEBSITE. MEMBERS OF THE PUBLIC UNABLE TO JOIN ONLINE MAY COME TO WEBB BUILDING AT 201 WEST COLFAX AVENUE, DENVER, ROOM 2.H.14, TO COMMENT VIA COMPUTER IN PERSON.

Pick Up Sign Week of: 03/28/2022

Post Sign Saturday: 04/02/2022

APPEAL INFORMATION:

Date Filed: 02/24/2022

Date of Denial: 02/18/2022

Premises: 715 North Glencoe Street

Legal Description: Lots 19 & 20, Block 14, Porter & Raymonds 2nd Addition to Montclair

APPLICANT(S):	Address	Email	Primary Phone
John Guilliams & Jason Buehler	715 North Glencoe Street Denver, CO 80220	jason.buehler@imacorp.com	

FILED BY:

Paden Riley	950 Spruce Street Louisville, CO 80027	priley@kgarch.com	(720) 925-5467
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FEES:	Receipt #	Receipt Date	Category	Amount
	8799261	2/24/2022	3.a.	\$200.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 40, 87, 98

CITY COUNCIL PERSON: District 5 – Amanda Sawyer

SUBJECT:

Appeal of a denial of a permit to erect a second floor addition to a compliant Urban House building form resulting in new nonconformities to the existing compliant structure (compliant structures may be altered or enlarged if no existing compliant element of the structure is increased and no new compliant element or nonconformity is created), encroaching 4 1/8 inches into the required 5 foot south side interior setback, in an E-SU-DX zone

ORDINANCE SECTION(S): 4.3.3.3.B; 12.6.3.2.B.2.a

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

The existing face of finish in 4'-8 1/4" from the site yard property line along the south. The proposed new walls that would align and stack with the existing walls would put the new face of finish at 4'-7 1/8" from the site yard property line along the south, a 5/8" difference from existing conditions and a total of 4 1/8" into the 5'-0" side yard setback. The house is double wythe brick and the structural engineer required that the framing for the upper level bear on the full width of the exterior brick wall which prevented the structure from being pulled back out of the side yard setback. The walls and eaves along the south side of the house will have a 1 hour rating. We are requesting an adjustment to allow the structural framing to meet the minimum bearing requirements on the existing double width walls per the structural engineer's design. In doing so, architecturally the design will align with the existing conditions creating continuity throughout the exterior elevations.

Signed: John Guilliams & Jason Buehler, Owner

Filed By: Paden Riley



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	3039418010	info@denverhilltop.com mhughes2923@gmail.com	Michael Hughes
87	Inter-Neighborhood Cooperation (INC)	PO Box 300684	80218	303-520-4945 303995-5961	execcomm@denverinc.org president@denverinc.org	Loretta Koehler
98	Mayfair Neighbors, Inc.	PO Box 200306	80220	303-377-6316	mayfairneighbors@gmail.com p2mulligan@aol.com	Patricia Mulligan

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. 12-2022** 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