

Case No.: 42-2022

Decision Date: 6/21/2022

Hearing History:

Hearing 06/21/2022

**BOARD OF ADJUSTMENT ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver CO, 80202**

PREMISES AFFECTED: 255 North Fillmore Street
LEGAL DESCRIPTION: Plot 8 & South 34.5 Feet of Plot 7 & North 17.5 Feet of Plot 9, Block 60, Harmans Subdivision
APPELLANT(S) 235 Fillmore Partners LLC, 235 North Fillmore Street, Denver, CO 80206
Phil Workman, Agent
Filed By: Ken Roberts, 3507 Ringsby Court, Suite 117, Denver, CO 80216

APPEARANCES:

APPELLANT: Ken Roberts, 3507 Ringsby Court, Suite 117, Denver, CO 80216

FOR THE CITY: Ken Brewer, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a Cherry Creek Open Space building form with architectural elements (steel fin window frames) encroaching 9 inches into the 5 foot front setback, in a C-CCN-5 / C-CCN-7 zone.

ACTION OF THE BOARD:

CASE CONTINUED to a date certain to allow the Appellants to obtain a Power of Attorney for 235 Fillmore Partners LLC, for the Appellants to work with the Boards staff to address the technical issues experienced at the hearing, and to allow the Appellants to work with the Boards staff to clarify the scope and intent of the appeal. THE APPELLANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Appellants should call the Board's staff at 720-913-3050, to set up a new hearing date when they are ready to proceed. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720-913-3050. NOTE: If the Appellants decide not to pursue the appeal, they are requested to notify the Board's staff in writing as soon as possible to request a withdrawal.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Tim Camarillo, Chair

Austin Keithler

Austin E. Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.