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

PREMISES AFFECTED:
1565 North King Street
Lots 9 & 10, Block 30, Cheltenham Heights Gurleys Resubdivision 02323

LEGAL DESCRIPTION:
1565 North King Street
Lots 9 & 10, Block 30, Cheltenham Heights Gurleys Resubdivision 02323

APPELLANT(S):
King Kang LLC - Han Mu Kang, 1565 North King Street, Denver, CO 80204
Filed By: Nick Young, 2060 Hoyt Street, Lakewood, CO 80215

APPEARANCES:
APPELLANT:
Han Mu Kang, 1573 North King Street, Denver, CO 80204
Aaron Schump & Nick Young, 2060 Hoyt Street, Lakewood, CO 80215
Daniel Trznadel, 1571 King Street, Denver, CO 80204
Abel Reyes, 3230 West 16th Avenue, Denver, CO 80204
Jody Hagen
Power of Attorney Filed

FOR THE CITY:
Ron Jones, Zoning Representative
Beatrice Rodriguez, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:
Appeal of an order to discontinue maintaining an Apartment building form with two additions (porches) constructed without providing the 50% open space on the north and south sides, resulting in the structure encroaching 6 feet into the 20 foot primary street setback, not built according to the approved plans, in a G-MU-3 zone

ACTION OF THE BOARD:
The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the porches to remain in place with the condition that the north and south walls of the porches be modified to meet the 50% open space requirement. A 6 MONTH DELAY OF ENFORCEMENT IS GRANTED UNTIL MAY 29, 2023, under Section 12.2.6.8 of the Zoning Code to allow the Appellants to modify the porches and to apply for any and all required Denver permits. NOTE: If this time period is not adequate even with reasonable efforts, a second delay of enforcement may be requested by filing a second appeal with the Board of Adjustment before the MAY 29, 2023, deadline. Questions regarding a second appeal may be addressed to Austin Keithler, 720-913-3050, at the Board’s office.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Tim Camarillo, Chair

Phillip Williams, Deputy 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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS.