

Case No.: 29-2023

Decision Date: 4/25/2023

Hearing History:

Hearing 04/25/2023

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

**PREMISES AFFECTED:** 1565 North Winona Court  
**LEGAL DESCRIPTION:** North 1/2 of Lot 19 & South 25 Feet of Lot 20, Resubdivision of Lot 14, Sloan Lake Subdivision.

**APPELLANT(S)** Oracle and Associates, LLC - Daniel Stultz, 2928 Kendrick Street, Golden, CO 80401  
**Filed By:** Dorothy Ma, 8905 Ridgepoint Way, Castle Pines, CO 80108

**APPEARANCES:**

**APPELLANT:** Daniel Stultz, 2928 Kendrick Street, Golden, CO 80401  
Brandon Parker, 1561 North Winona Court, Denver, CO 80204  
Dorothy Ma, 8905 Riverpoint Way, Castle Pines, CO 80108  
Abby Votava  
Letter of Support (Councilwoman Amanda Sandoval, April 11, 2023)  
Statement of Authority Filed

**FOR THE CITY:** Ron Jones, Zoning Representative  
Lindsay Koch, Zoning Representative  
Kara Hahn, Landmark Preservation Commission  
Martin Plate, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect a new 2 story Duplex with attached garage encroaching approximately 6 inches into the 32.24 foot primary street block sensitive setback, and encroaching approximately 1 foot 10 inches into the 5 foot north side interior setback, in a U-RH-3A zone

**ACTION OF THE BOARD:**

The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Jeremy Haywood, Chair

*Austin Keithler*

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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.**

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