

Case No.: 35-2023

Decision Date: 9/12/2023

Hearing History:

Hearing 09/12/2023

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

PREMISES AFFECTED: 1741 North Gaylord Street
LEGAL DESCRIPTION: Lot 18 To Lot 22 Inclusive, Block 9, Parkside Subdivision

APPELLANT(S) 1741 Gaylord St., LLC, 1741 North Gaylord Street, Denver, CO 80206
Filed By: Mike Mathieson, 651 North Fairfax Street, Denver, CO 80220

APPEARANCES:

APPELLANT: Mike Mathieson, 490 South Corona Street, Denver, CO 80209
Adam Wilmot, 67 East Madison, Chicago, IL 60603
Power of Attorney Filed

OPPOSITION: Scott Holder, 2315 North Williams Street, Denver, CO 80205
David Wise, 756 North Steele Street, Denver, CO 80206
Letter of Opposition (Whittier Neighborhood Association, July 9, 2023)
Eleven (11) Letters of Opposition

FOR THE CITY: Ron Jones, Zoning Representative
Chris Gleissner, Zoning Representative
Tina Axelrad, Zoning Administrator
Nathan Lucero, Senior Assistant City Attorney

SUBJECT:

Appeal for Review of an Administrative Decision regarding the definition of "Primary Residential Structure", in a G-RO-3 zone

ACTION OF THE BOARD:

The request for Review of an Administrative Decision is DENIED. The Board finds that there is not clear and convincing evidence to show that the Zoning Administrator erred in their definition of "Primary Residential Structure". The action of the Zoning Administrator is thus upheld.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Ignacio Correa-Ortiz, 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.