

Case No.: 59-2023

Decision Date: 7/11/2023
Hearing History:
Hearing 07/11/2023

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

PREMISES AFFECTED: 2285 East Columbia Place

LEGAL DESCRIPTION: South 70 feet of Lot 5, Block 6, Southern Hills Gardens Filing Number 2

APPELLANT(S) Katherine & Jeffrey Hilburn, 2285 East Columbia Place, Denver, CO 80210

APPEARANCES:

APPELLANT: Katherine & Jeffrey Hilburn, 2285 East Columbia Place, Denver, CO 80210
Two (2) Letters of Support
Nine (9) Signatures of Support

OPPOSITION: George Bodley, 2300 East Columbia Place, Denver, CO 80210
One (1) Letter of Opposition

FOR THE CITY: Ron Jones, Zoning Representative
Nathan Lucero, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a 6 foot fence located forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), in an S-SU-D 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, with the condition that the Appellants install landscaping consisting of a mix of deciduous and evergreen plants, including shrubs, perennials, and grasses, along the full length of the fence along South York Street NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, 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
James Keavney, 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.

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