

Case No.: 6-2023

Decision Date: 4/18/2023

Hearing History:

Hearing 04/18/2023

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

PREMISES AFFECTED: 2960 East Floyd Drive

LEGAL DESCRIPTION: Lot 1, Block 4, Cherry Hills Heights Subdivision B Filing Number 1

APPELLANT(S) 2960 East Floyd Drive LLC - Richard Papaianache -, 2650 South Zuni Street,
Unit 2, Englewood, CO 80110,

Filed By: Donald Goerig, P.O. Box 6312, Denver, CO 80206

APPEARANCES:

APPELLANT: Eric Carlson, 360 South Garfield Street, Suite 600, Denver, CO 80209

Richard Papaianache, 3947 Lipan Street, Denver, CO 80211

Donald Goerig, P.O. Box 6213, Denver, CO 80206

Francis McCurdy, 2965 East Floyd Drive, Denver, CO 80210

Annie Bement, 2901 East Floyd Drive, Denver, CO 80210

Tyler Coombe, 2990 East Floyd Drive, Denver, CO 80210

Letter of Support (Cherry Hills Homeowners Association, December 6, 2022)

Eight (8) Letters of Support

FOR THE CITY: Ron Jones, Zoning representative

Breena Meng, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a Suburban House building form encroaching 16 feet into the 41 foot block sensitive Primary Street setback, with a window well encroaching 4.8 feet into the 20 foot rear setback, and with a window well encroaching 4.5 feet into the 20 foot rear setback, in an S-SU-I zone (AS AMENDED 3/23/23)

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

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.

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