

Case No.: 7-2026

Final Written Decision Date: 3/24/2026

Hearing History:

Rescheduled 2/24/2026
Written Decision 3/3/2026
Action 3/10/2026

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

PREMISES AFFECTED: 131 & 133 South Meade Street

LEGAL DESCRIPTION: Lots 31 & 32, Block 21, P T Barnums Subdivision

APPLICANT(S) 133 S Meade St LLC - Alexis Nicolosi, 7687 North Logan Street, Thornton, CO 80229

Filed By: Jeffrey Van Sambeek, PO Box 440, 501 Walnut Street, Frederick, CO 80530

FOR THE CITY: Request to Dismiss (Nicholas Hufford, Community Planning and Development, March 3, 2026)

SUBJECT:

Request for a Variance for an Urban House building form encroaching 4 feet 8 inches into the 5-foot north side interior setback, and encroaching 6 feet 7 inches into the 12-foot rear setback, in an E-SU-DX zone district

ACTION OF THE BOARD:

CASE DISMISSED at the request of Community Planning and Development staff, upon a finding that there was an alternate path to approval and that the case did not need to be sent to the Board. A 100% refund of the \$200 filing fee is authorized by the Board's Revised Rules of Procedure under Article XIII.3.b. NOTE: The refund check will arrive under separate cover from the Denver Controller's Office. Please contact the Board's staff at 720-913-3050 if the check has not arrived within 45 days.

BOARD OF ADJUSTMENT

Ignacio Correa-Ortiz, Chair

Austin Keithler

Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT AN APPROVAL TO PROCEED WITH DEVELOPMENT. PLEASE CONTACT YOUR ASSIGNED REVIEWER WITH CPD TO COMPLETE AND FINALIZE YOUR ZONING PERMIT OR ZONE LOT AMENDMENT APPLICATION. CONSTRUCTION OR ANY OTHER DEVELOPMENT ACTIVITY IS PROHIBITED ON THE SUBJECT REAL PROPERTY UNTIL YOU COMPLETE ALL ZONING AND PERMIT APPROVAL PROCESSES.

IN THE BOARD OF ADJUSTMENT
THE CITY AND COUNTY OF DENVER
FINDINGS OF FACT AND CONCLUSIONS OF LAW

MARCH 24, 2026

CASE NO. 7-2026

PREMISES: 131 & 133 SOUTH MEADE STREET. (Lots 31 & 32, Block 21, P T Barnums Subdivision.)

APPELLANT(S): 133 S MEADE ST LLC – Alexis Nicolosi, 7687 North Logan Street, Thornton, CO 80229, by Jeffrey Van Sambeek, PO Box 440, 501 Walnut Street, Frederick, CO 80530.

SUBJECT: Request for a Variance for an Urban House building form encroaching 4 feet 8 inches into the 5-foot north side interior setback, and encroaching 6 feet 7 inches into the 12-foot rear setback, in an E-SU-DX zone district

NOTICE OF HEARING: Premises not posted.

APPEARANCES:
For the City: Request to Dismiss (Nicholas Hufford, Community Planning and Development, March 3, 2026)

FINDINGS OF FACT:

I. The application was timely filed January 29, 2026, from a Zoning Relief Pre-Application Meeting Summary dated December 17, 2025. The case was scheduled to be heard on March 3, 2026, but was rescheduled on February 24, 2026, instead, with Findings of Fact and Conclusions of Law adopted by the Board on March 3, 2026. The case was dismissed by the Board on March 10, 2026. Final Findings of Fact and Conclusions of Law were adopted by the Board on March 24, 2026.

II. Community Planning and Development (CPD) staff, by an email dated March 3, 2026, request that the case be dismissed. CPD has determined that there is a path for the Applicants to move forward without going to the BOA. If CPD had made this determination initially, they would not have directed to the Applicants to apply for a variance. For that reason, the case can be dismissed and a refund issued for any filing fees paid. (See Request to Dismiss, Nicholas Hufford, March 3, 2026.)

III. Under the Board’s Revised Rules of Procedure, the Board shall refund 100% of the filing fee for any case filed when the order or denial on which the application is filed is found to be in error or is withdrawn. See Article XIII, Para. 3.b.

MOTION: A motion by Mr. Correa-Ortiz to dismiss the case with a 100% refund was seconded by Mr. Haywood and was adopted.

VOTE: FOR: 5 AGAINST: 0 ABSENT: 0

ACTION OF THE BOARD: CASE DISMISSED at the request of Community Planning and Development staff, upon a finding that there was an alternate path to approval and that the case did not need to be sent to the Board. A 100% refund of the \$200 filing fee is authorized by the Board’s Revised Rules of Procedure under Article XIII.3.b. NOTE: The refund check will arrive under separate cover from the Denver Controller’s Office. Please contact the Board’s staff at 720-913-3050 if the check has not arrived within 45 days.