

Case No.: 7-2026

Final Written Decision Date: 3/3/2026

Hearing History:

Rescheduled 2/24/2026

**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 Reschedule (Nicholas Hufford, February 19, 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 RESCHEDULED to a date certain at the request of the Community Planning and Development (CPD) staff. THE APPLICANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. NOTE: Questions regarding this decision may be addressed to Austin Keithler, at the Board of Adjustment at 720-913-3056.

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 3, 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 posted. Public notice given in accordance with Section 2-35(2) and 12-96 of the Revised Municipal Code.

APPEARANCES:  
For the City: Request to Reschedule (Nicholas Hufford, February 19, 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. Findings of Fact and Conclusions of Law were adopted by the Board on March 3, 2026.

II. Community Planning and Development (CPD) staff, by an email dated February 19, 2026, request that the case be rescheduled to a later date. New information has come up which will change the Record of Violations that will make up the subject matter for the case. CPD would like an opportunity to work with the Applicants on additional material which will need to be submitted prior to the case coming in front of the Board. (See Request to Reschedule, Nicholas Hufford, February 19, 2026.)

MOTION: A motion by Mr. Correa-Ortiz to reschedule the case was seconded by Mr. Berton and was adopted.

VOTE: FOR: 5 AGAINST: 0 ABSENT: 0

ACTION OF THE BOARD: CASE RESCHEDULED to a date certain at the request of the Community Planning and Development (CPD) staff. THE APPLICANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. NOTE: Questions regarding this decision may be addressed to Austin Keithler, at the Board of Adjustment at 720-913-3056.