



ZONING APPEAL APPLICATION - Case No: 214-17
2063 South Logan Street

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 02/06/2018

Hearing Time: 9:30 AM

Hearing Location: 201 West Colfax Avenue, Room 2.H.14
 Webb Municipal Office Bldg., Denver CO

Pick Up Sign Week of: 01/22/2018

Post Sign Saturday: 01/27/2018

APPEAL INFORMATION:

Date Filed: 12/05/2017

Date of Denial: 10/30/2017

Premises: 2063 South Logan Street

Legal Description: Lots 31 and 32, Block 11, The Second Santa Fe Addition

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Dean and Katherine McClelland	2063 South Logan Street Denver, CO, 80210	bdmcclelland@gmail.com	(330) 524-3154	

FILED BY:

Sarah Murrow, Republic Garages	747 Sheridan Boulevard #1E, Lakewood, CO, 80214	republdr@aol.com	(303) 781-9400	(720) 629-6904
--------------------------------	--	------------------	----------------	----------------

FEES:	Receipt #	Receipt Date	Category	Amount
	3857435	12/5/2017	3.a.	\$200.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 87, 208, 406, 473

CITY COUNCIL PERSON: 7 - Jolon Clark

SUBJECT:

Appeal of a denial of a permit to erect a detached garage encroaching 4.8 inches into the 5 foot rear setback, exceeding the maximum allowed building coverage by 237 square feet for a total of 2,581 square feet (37.5% or 2,344 square feet permitted), and exceeding the maximum allowed number of detached accessory structures with vehicle access doors for a single unit dwelling (maximum of 1 per dwelling unit), in a U-SU-B1 zone

ORDINANCE SECTION(S): 5.3.3.4.A; 5.3.4.5.B; 1.2.3.5

POSSIBLE REMEDIES: Variance

APPLICANT STATEMENT:

Requesting a variance for lot coverage and setback. The proposed garage is putting us slightly over in coverage and we would also like to go 4'6" to the alley where 5' is required. There is no where else on the lot for the garage to go and we would like the most space we can get (26'x20').

Signed: Dean and Katherine McClelland, Owners

Filed By: Sarah Murrow, Republic Garages



REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:

ORGANIZATION(S) NOTIFIED:

#	Name	Address	Zip Code	Phone 1 and 2	Email 1 st , 2 nd	Representative
87	Inter-Neighborhood Cooperation (INC)	PO Box 300684	80218	303-887-2233 720-248-0156	president@denverinc.org	John Joseph (JJ) Niemann
208	Platt Park People's Association (3PA)	1570 S. Logan St.	80210	303-520-7401	board@3pa.org jbeierl@yahoo.com	Joe Beierl
406	Rosedale Harvard Gulch Neighborhood Organization	PO Box 101512	80250	303-778-1018 303-744-0207	bjcoxden@gmail.com cmdarnell@msn.com	Beverly J. Cox
473	Denver Neighborhood Association, Inc.	1285 Dexter St.	80220	303-994-1395 303-329-0046	bradleyzieg@msn.com secy.denverna@gmail.com	Bradley L. Zieg

NOTICE TO ORGANIZATION:

The Neighborhood Organization registration ordinance at Section 12-96(b) D. R. M. C. requires that you be notified the attached application **Case No. 214-17** has been filed with this agency on the issue cited.

The Board of Adjustment will hear this appeal in public hearing in its office at the time and date indicated (see application), and render a decision as set out in Section 59-54 of the Zoning Code. Your organization will receive a written copy of the decision.

NOTE: Section 12-97(a) of the above ordinance requires that testimony by a Registered Neighborhood Organization shall include, in addition to the organization's name, boundaries, and number of people/households and basis of membership: **"(4) The time and date of the meeting when the organization decided its position; (5) The nature of the meeting, whether the same was a meeting of the board, of a membership subcommittee, or of the general membership; (6) The number of persons present; (7) A description of the process for reaching the decision, including if and how neighborhood citizens were informed and if and how they were invited to participate; and (8) The votes cast for and against the proposed position."**

NOTICE TO APPLICANT:

As required by Section 12-96(a), D. R. M. C., you are hereby notified that your property is within the boundaries (or within 200 feet) of a Registered Neighborhood Organization and that the organization(s) listed above has (have) been notified of your appeal.

Copies: Organization(s)
 Applicant
 File