



Board of Adjustment for Zoning Appeals
 City and County of Denver
 201 West Colfax Avenue, Department 201
 Denver CO, 80202 Phone: 720-913-3050

ZONING APPEAL APPLICATION - Case No: 10-18
1390 South Grant Street (part of 1384-1396 South Grant Street)

NOTE: CASE RESCHEDULED AT THE REQUEST OF THE APPELLANT - NEW HEARING DATE AND TIME
NOTIFICATION OF PUBLIC HEARING:

Hearing Date: 05/15/2018 **Hearing Time:** 9:00 AM

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

Pick Up Sign Week of: 04/30/2018

Post Sign Saturday: 05/05/2018

APPEAL INFORMATION:

Date Filed: 01/31/2018 **Date of Order:** 10/17/2016

Premises: 1390 South Grant Street (part of 1384-1396 South Grant Street)

Legal Description: Lots 21 to 24 Inclusive, Excluding the North 21 7/8 Feet of Lot 21, Block 21, Sherman Subdivision

APPLICANT(S):	Address	Email	Primary Phone	2ndPhone
Jennifer Blair Property Management, by Jennifer Blair	2443 South University Boulevard, Denver, CO, 80210	estrojenn@msn.com	(720) 570-3682	

FILED BY:

FEES:	Receipt #	Receipt Date	Category	Amount
	4000555	1/24/2018	1.c.	\$100.00

REGISTERED NEIGHBORHOOD ORGANIZATION NO'S: 87, 208

CITY COUNCIL PERSON: 7 - Jolon Clark

SUBJECT:

Appeal of an order to discontinue maintaining a garage converted to a dwelling unit in a nonconforming three-unit dwelling without required Zoning or Building permits, removing 1 of 4 required parking spaces, creating a Row House unit without the required street-facing access door, and expanding the number of dwelling units above the number legally established (not permitted), in a U-RH-2.5 zone.

ORDINANCE SECTION(S): 1.1.3.2.A; 12.4.1.2.A.1; 5.3.3.4.E; 5.4.4; 11.2.3.2.B.4; 10.4.2.1.B

POSSIBLE REMEDIES: Time - 6 Months- 2ND REQUEST

APPLICANT STATEMENT:

I am requesting relief consistent the circumstances and provisions described in Section 12.2.6.7 (Stay of Effective Date of Orders). I am a 66 year old senior citizen and have lived in my current space (garage/studio) for approximately 20 years with no issues. I live in such a manner out of financial necessity and to accommodate my disability (degenerative joint disease). I have needed a cane for the last 5 years and experience difficulty walking and with stairs. My garage studio is specifically configured to make it easy and safe for me to use the toilet and shower. To be forced to move from my studio of almost 20 years would result in unnecessary hardship. I am in the process of saving money for the first of two hip replacement surgeries which is difficult on the modest income form my apartment bldg. I posit that my age, disability, physical condition, and personal finances constitutes the unique and unusual circumstances that the plain language of section 12.2.6.7 was intended to address.

Signed: Jennifer Blair Property Management, by Jennifer Blair, Owner

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)	1075 S. Garfield St.	80209	303-887-2233 720-248-0156	comayl@aol.com excomm@denverinc.org	George E. Mayl
208	Platt Park People's Association (3PA)	1570 S. Logan St.	80210	303-520-7401	board@3pa.org jbeierl@yahoo.com	Joe Beierl

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. 10-18** 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.

 **COPY**
#4

Copies: Organization(s)
Applicant
File