

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	#2020I-00187
Location	1450 South Humboldt Street
Registered Neighborhood Organization Name	Washington Park East Neighborhood Association
Registered Contact Name	Tim McHugh
Contact Address	1112 S. Gilpin St. Denver, CO 80210
Contact E-Mail Address	tam2860@gmail.com
Date Submitted	3/15/2017

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:	<p>History: The applicant constructed the ADU without permits. A Zoning Appeal Application Case # 141-15 was heard by the BOA January 12, 2016 -</p> <p>Subject: Appeal of an order to discontinue maintaining an illegal structure (detached garage converted to accessory dwelling or ADU), two stories tall (one story permitted) and built without valid permits, in a U-SU-C zone.</p> <p>Decision: The order is found to be valid and is sustained. However, A STAY OF THE EFFECTIVE DATE OF THE ORDER IS GRANTED UNTIL JANUARY 12, 2019, under section 12.2.6.7 DZC to allow the Appellant to maintain the Accessory Dwelling Unit for the use of her live-in domestic help. This relief is personal to the Appellant only while she owns the property and is not transferable upon sale even if the sale occurs within the three year time period. This decision will be recorded with the Denver Clerk and</p>
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**BOARD OF ADJUSTMENT FOR ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver, Colorado 80202**

PREMISES AFFECTED: 1450 SOUTH HUMBOLDT STREET.
(Lots 13 and 14, Block 25, Stebbin's Heights.)

APPELLANT(S): JENNA MOORE, 1450 South Humboldt Street, Denver, CO 80210.

APPEARANCES:

Appellant: Jenna Moore, 1450 South Humboldt Street, Denver, CO, 80210.
Four (4) Letters of Support .

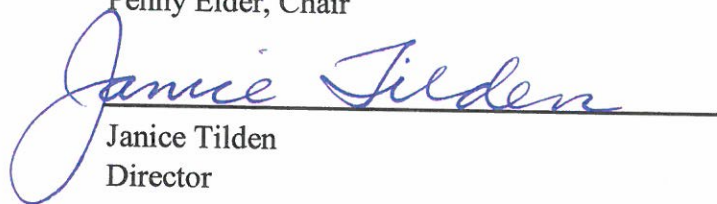
Opposition: Letter of Opposition (Washington Park East Neighborhood Association) .

For the City: Joshua Roberts, Assistant City Attorney.
Ron Jones, Zoning Representative.

SUBJECT: Appeal of an order to discontinue maintaining an illegal structure (detached garage converted to accessory dwelling unit or ADU), two stories tall (one story permitted), and built without valid permits, in a U-SU-C zone. (AS AMENDED 1/4/16)

ACTION OF THE BOARD: The order is found to be valid and is sustained. However, A STAY OF THE EFFECTIVE DATE OF THE ORDER IS GRANTED UNTIL JANUARY 12, 2019, under Section 12.2.6.7 DZC to allow the Appellant to maintain the Accessory Dwelling Unit for the use of her live-in domestic help. This relief is personal to the Appellant only while she owns the property and is not transferable upon sale even if the sale occurs within the three year time period. This decision will be recorded with the Denver Clerk and Recorder's Office on the title of the property as required by the Zoning Code. NOTE: Questions about possible permitting or inspection issues may be addressed to Ron Jones, Zoning Representative, at 720-865-2977.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Penny Elder, Chair


Janice Tilden
Director

Record as Misc.
CLERK & RECORDER: Please record
On Real Estate Records and return
To : Board of Adjustment Dept. 201
201 W. Colfax Ave. Denver, CO 80202



2016006132
Page: 1 of 1
D \$0.00

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 IF ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.

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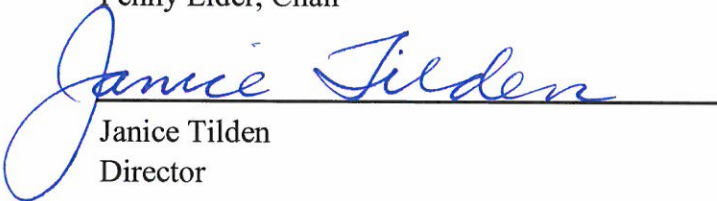
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CITY AND COUNTY OF DENVER - BOARD OF ADJUSTMENT FOR ZONING APPEALS
201 WEST COLFAX AVENUE, DEPARTMENT 201
DENVER, COLORADO 80202 - PHONE 720-913-3050
ZONING APPEAL APPLICATION

NOTIFICATION OF APPEAL:

Case No. **141-15** Date Filed: **10-20-2015**

Date Of Order: **September 22, 2015**

Premises: **1450 South Humboldt Street**

Legal Description:
Lots 13 and 14, Block 25, Stebbin's Heights

Applicant(s)(Landowners):
Jenna Moore

Address: **1450 South Humboldt Street**
Denver, CO
ZIP: **80210** Tele: **303-204-9474 C**
(Home) (Work)

Filed By: **Same**

Address:

ZIP Tele:
(Home) (Work)

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: **January 12, 2016**

Hearing Time: **9:00 O'Clock AM**

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

Pick Up Sign Week of: **December 28, 2015**

Post Sign, Saturday: **January 2, 2016**

Filing Fee: (Section 59-57 R.M.C.)
Amount: **\$200.00** Category: **3.e.**

Receipt No: **1565302** Date: **10-20-2015**

Amount Total: **\$200.00**

Registered Neighborhood Organization
No(s): **87 171 473**

City Councilperson: **Kashmann**

SUBJECT:

Appeal of an order to discontinue maintaining an illegal structure (detached accessory dwelling unit or ADU), not built with valid permits, in a U-SU-C zone

Ordinance Section(s): **1.1.3.2A; 12.11.2.7; 5.3.4.5.C; 1.2.3.5**

Possible Remedies: **Time (6 months - 5 years)**

APPLICANT STATEMENT:

I hired a contractor (another dad from my son's preschool) to build a living unit for my nanny. I did not know that the correct zoning permits were not in place. I am a single mom of 3 and 6 year old boys with no support system. I work an on-call medical job 60-80 hours per week and need another adult on the premises to care for my kids when I leave with little notice. I have no extra bedrooms in my house for a nanny, and used the balance of a family inheritance to make the down payment on my house and build the garage and apartment. I did have permits in my window, but admit that I trusted my contractor and never took the time to read or evaluate them. I received a violation from inspector Anna Valdez early on in the construction process, and I called her myself to ensure everything was okay. She said the issue had been resolved, but I later found out that she was only evaluating the external structure. I am asking to maintain my nanny's living space, as I am without other options. I would never have embarked on such a costly project had I known it was illegal. I even made a parking space and stuccoed the entire unit, truly believing I was adding value and enhancing my property. I acted in good faith, but was clearly undereducated about the process. Again, I have small children and pray that I can maintain the nanny unit as long as possible. Thank you in advance for considering my appeal. I see that my violations are quite egregious, and I understand that I should have better educated myself.

Signed: **Jenna Moore**

Owner(s)



City and County of Denver

Neighborhood Inspection Services
A Division of the Community Planning
and Development Agency

201 W. Colfax Dept. 303
Denver, CO 80202
Telephone (720) 865-3200 Fax (720) 865-3287
ITD (720) 865-3055 www.denvergov.org

To: JENNA G MOORE 1450 S HUMBOLDT STREET DENVER CO 80210-2319 AMENDED ORDER DATED 01-04-2016	Denver, Colorado SEPTEMBER 22, 2015
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Order to Cease and Desist

RE: 1450 S HUMBOLDT STREET

Legal: STEBBINS HEIGHTS B25 L13 & 14

Schedule #:0523227007000

Pursuant to the provisions of the Denver Zoning Ordinance, you, as owner or operator of the above premises, are hereby ORDERED TO CEASE AND DESIST from the cited violations on or before **October 22, 2015**.

For questions or inquiries, call ROBBIN BRUNING at 720-865-3194.

You are also notified that the property will be inspected, on or after that date, to determine whether you have complied with this order. If you have not complied, you will be subject to the penalties established by the Revised Municipal Code of the City and County of Denver.

This order may be appealed to the Board of Adjustment, 201 W. Colfax Ave., 2nd Floor, (720) 913-3050, within fifteen days from the date of issuance.

NOTICE IS HEREBY GIVEN that violations of the Zoning Chapter of the Revised Municipal Code of the City and County of Denver, as amended, exist on the above mentioned premises. The violations are as follows and specifically are violations of the following sections of the aforementioned Code and amending Ordinances:

VIOLATIONS – Inspector Notes are in Bold	SECTIONS
Violation of the general limitation: "No land shall be used or occupied and no structure shall be designated, erected, altered, used or occupied except in conformity with all regulations herein established and upon performance of all conditions herein set forth."	1.1.3.2A.
IN THE U-SU-C ZONE DISTRICT, IT SHALL BE UNLAWFUL TO ENGAGE IN ANY DEVELOPMENT, USE, CONSTRUCTION, ALTERATION OR OTHER ACTIVITY OF ANY NATURE IN ANY WAY INCONSISTENT WITH THE TERMS AND CONDITIONS OF ANY PERMIT, APPROVAL, AGREEMENT OR OTHER FORM OF AUTHORIZATION REQUIRED TO ENGAGE IN SUCH ACTIVITY UNDER THIS CODE.	12.11.2.7
IN THE U-SU-C ZONE DISTRICT, DETACHED GARAGES ARE LIMITED TO ONE (1) STORY.	5.3.4.5B.
IN THE U-SU-C ZONE DISTRICT, THE MAXIMUM NUMBER OF PRIMARY USES AND PRIMARY STRUCTURES PER ZONE LOT IS ONE.	1.2.3.5

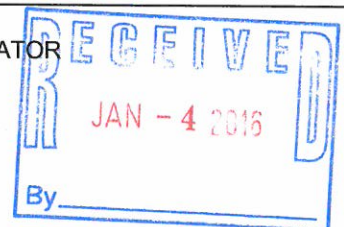
An illegal structure is being maintained and occupied in the rear of the property on the referenced zone lot inconsistent with the zoning approved plans in violation of the cited sections.

Copies: Board of Adjustment

NEIGHBORHOOD INSPECTION SERVICES

By _____
ROBBIN BRUNING
FOR THE ZONING ADMINISTRATOR

BOARD OF ADJUSTMENT
CASE No. <u>141-15</u>
DATE <u>1/12/15</u>
EXHIBIT No. <u>1</u>

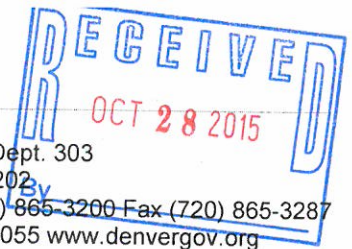




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To: JENNA G MOORE 1450 S HUMBOLDT STREET DENVER CO 80210-2319	Denver, Colorado SEPTEMBER 22, 2015
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Schedule #:0523227007000

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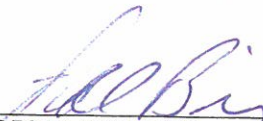
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IN THE U-SU-C ZONE DISTRIC DISTRICT, DETACHED ACCESSORY STRUCTURES ARE LIMITED TO ONE (1) STORY.	5.3.4.5C.
IN THE U-SU-C ZONE DISTRIC DISTRICT, THE MAXIMUM NUMBER OF PRIMARY USES AND PRIMARY STRUCTURES PER ZONE LOT IS ONE.	1.2.3.5
An illegal structure is being maintained and occupied in the rear of the property on the referenced zone lot inconsistent with the zoning approved plans in violation of the cited sections.	

Copies: Board of Adjustment

NEIGHBORHOOD INSPECTION SERVICES

By 
ROBBIN BRUNING
FOR THE ZONING ADMINISTRATOR





Neighborhood Inspection Services Inspection Sheet

Inspector: **Bruning,Robbin** Inspector District: **20**

Property Address: **1450 S Humboldt St**
Case Contact Info:

Graffiti Authorized: **No Authorization on File**

Complaint Information

Complaint Date: 06/09/2015	Case ID: 5265293	Created By: Lozoya,Roy
Inspection Start: 06/09/2015	Inspection Due: 06/15/2015	Complaint Type: Construction
Complaint Note: Online case OTHER/REPORT A PROBLEM - APP > OTHER/REPORT A PROBLEM - APP -- garage/living unit at rear built without valid permits Attachments Submitted		

Property Information

Owner: MOORE,JENNA G			
Phone:	Fax:	Email:	
Owner Address: 1450 S HUMBOLDT ST		DENVER	CO , 80210-2315 USA
Legal Narrative: STEBBINS HEIGHTS B25 L13 & 14			
Sub Division: Stebbins Heights			
Schedule #: 0523227007000	Council District: 6	Police District: 3	Block Number:
Assessor #: 05232	Lot #:	Land Area: 6240	Status: A
Zoning Type: U-SU-C			



Neighborhood Inspection Services Inspection Sheet

Inspector: **Bruning, Robbin** Inspector District: **20**

Property Address: **1450 S Humboldt St**
Case Contact Info:

5265293
6-9

Graffiti Authorized: **No Authorization on File**

JENNA- 3)204-9474

DATE: 6-10-15

VIOLATIONS: VEG/TRASH STORAGE UNSUR. PARKING INOP. VEHICLE COMM. VEHICLE
 TRAILER/RV R.O.W. CONSTRUCTION OTHER USE SNOW

NOTICES: NOVI/OTC C&D WORK ORDER ADMIN CIT G.V.

ACTIVITIES: POSTED MAILED GAVE OWN/OCCP RESEARCH L.C.

B.U./VAC EXT _____ RECHECK 6-22-27 INSPECTOR INITIAL _____

* APPEARS A LIVING UNIT IN REAR 2-STORY AND 2-CAR GARAGE NEXT TO IT. WILL SEND A ~~TO~~ LAWFUL INSPECTION. K.N.A.

DATE: 7-13-15

VIOLATIONS: VEG/TRASH STORAGE UNSUR. PARKING INOP. VEHICLE COMM. VEHICLE
 TRAILER/RV R.O.W. CONSTRUCTION OTHER USE SNOW

NOTICES: NOVI/OTC C&D WORK ORDER ADMIN CIT G.V.

ACTIVITIES: POSTED MAILED GAVE OWN/OCCP RESEARCH L.C.

B.U./VAC EXT _____ RECHECK 7-28 INSPECTOR INITIAL TR

* K.N.A. NOTHING HEARD FROM OWNER MAILED FINAL

Compliance Date: _____ Inspector Signature: _____

8-3-15 VOICEMAIL STATES ON VIOLATION TILL 8-10
8/21

8-25-15 MET WITH OWNER AND DID INSPECTION OF GARAGE / A.D.U. THERE IS A 2-STORY LIVING UNIT ATTACHED TO GARAGE ON SOUTH SIDE OF GARAGE BUILT WITH OUT PERMITS OWNER WANTS TO APPEAL TO TRY AND KEEP THE A.D.U.



This Zoning Permit is subject to expiration per the Denver Zoning Code.



ZONING PERMIT
 City & County of Denver
 DEPARTMENT OF ZONING ADMINISTRATION (720)865-3000

Copy Paste Add Zoning Permit Submit

Application Info

Z-Log #			
Address	1450 S Humboldt St		
Schedule #	0523227007000	Application	Type
Unit #		2013A4082 2013A4042 2013A4041 2013A4041	3 2 1R Zoning
Bldg #		2013A4011	1D
Tenant Name	31		
Use			
Applicant	merrill miller		
Interest	CONTRACTOR	Applicant Phone	(303)944-4091

Property Info

Zone Dist. U-SU-C Conditions? Land Area in Sq Ft. 6240 Waivers?

Use Proposed By This Application

Addition Fence Shed Garage

New

Present Use

Single Unit Multiple Units

Retail Office Garage Hospital

New

Gross Floor Area New/Addition: 864

Existing Gross Floor Area: _____

Off-Street Loading Proposed: 0 Required: 0

Off-Street Parking Proposed: 3 Required: 0

Legal Description of Zone Lot

Corner Interior PBG PUD PD

Narr STEBBINS HEIGHTS B25 L13 & 14

Structure Info

	Feet	Inches	Feet	Inches
Front		12	Left	12
Rear		12	Right	12

Fence Info

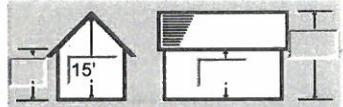
Construction Material

Chainlink Masonry Cedar Pine

Other _____

Type of Roof

Flat Gable Hip Other

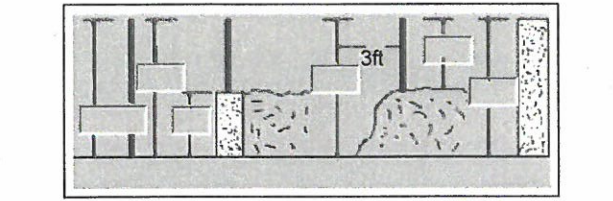


Plans on File In View Plane?

On Parkway? On Alley? Fee 15

Multiple Addresses or Applications

Remarks Click For Standard Remarks



Plot Plan

Ave. Frt. Setb _____ Prkwy. Setback _____ Dist. from FL to PL _____

Authorizations

Required	Authorization By	Date Received
<input type="checkbox"/> Landmark Comm.	_____	_____
<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Parks	_____	_____
<input type="checkbox"/> Transportation	_____	_____
<input type="checkbox"/> Impact Fees	_____	_____

Administration

Approved Denied

Date: 11/12/2013 Date Permit Denied: _____

Approved By: REYESAJ Reason Denied: _____
 Map #: _____
 File Loc.: _____ BOA Case #: _____
 Address Card #: _____ Ordinance Section #: 5.3.4.5

Fees
 Impact Fee _____ Valuation \$13,000.00

I/we hereby apply for a zoning permit for the construction of the structure(s) described herein and depicted on the attached plan(s). I/we agree that the construction will be accomplished in strict compliance with this application and the regulations contained in the Zoning Chapter of the Revised Municipal Code.

I/we certify that no use will be operated on the land or in the structure(s) identified above except the use(s) set forth above, unless a ZONING PERMIT FOR CHANGE OF USE is obtained.

The uses will be operated in compliance with all the regulations contained in the Zoning Chapter of the Revised Municipal Code.

For all work done under this permit the permittee accepts full responsibility for compliance with the Denver Zoning Ordinance and all other applicable Denver Ordinances. This Zoning Permit is subject to expiration per the Denver Zoning Code. All final inspections shall be made on all final items of work before occupancy is permitted.

DZC 12.4.8.1.A Any person aggrieved or any officer or department of the City may appeal to the Board of Adjustment from any administrative order, requirement, or any decision or determination made by a Community Planning and Development administrative official in the enforcement of this code.

new two three car garage. setbacks, bulk, height and coverage ok per approved ZA PLANS STAMPED 11/12/13 AR

1/28/14- Revised elevation collected. Total height changed from 15' to 17', wall height on the south side is 13' from 12' and 15' on the north side from 14'. Height and bulk ok.

See Revised stamped elevation dated 1/28/14.

Cashier Collection

Fee Type	Amount	Fund/Org/Rev #	Pay Date	Void	Trans. Num
CON	\$40.50	01010-0142203	11/12/2		43599711

Total \$40.50 Paid \$40.50 Amount Due \$0.00

Add Fee Remove Fee

SIGNATURE _____
 PRINT NAME _____
 (if not owner)

Revenue Code: 371100
 Fund/Organization: 01010-0142400

Submit

Project Log-In Building Permits



City & County of Denver

CONSTRUCTION PERMIT - RESIDENTIAL

1R

Submit

PROPERTY ADDRESS AND OWNER
 1450 S HUMBOLDT ST
 DENVER, CO 80210
 Schedule Number: 0523227007000 STEBBINS HEIGHTS B25 L13 & 14
 MOORE, JENNA G
 1450 HUMBOLDT ST, DENVER, CO, USA 80210-2319
 Phone: () -

Application Type Stat# 2nd Stat# 3rd Stat#
 2013A404170 1R
 2013A40820 3
 2013A40423 2
 2013A40416 Zo
 Copy Paste
 Permit Received By: REYESAJ
 Date Received: 11/12/2013
 Add Residential Permit

Type Approved Master
 Options Model#

APPLICATION AND CONTRACTOR INFORMATION
 Application Number: 2013A404170
 Log Number: 2013J03373
 Inspector Copy
 Stat Code: 012
 Class of Work: 1 (New Building)
 Use of Bldg: GARAGE
 MITCHCO ENTERPRIZES
 8526 E 163RD AVE BRIGHTON, CO 80602
 Phone Number: (303)901-1690
 RESIDENTIAL CONTRACTOR - CLASS,
 Expiration Date: 3/31/2015
 Lic.# 14415
 Contact To Gain Access merrill miller Phone # (303)944-4091

Engineer & Architect Information
 Structural Engineer PE Lic No
 Architect Reg No
 Soils Engineer PE Lic No
 Soils Report Number/Company

Administrative Approval Building Code Used
 2009 IRC/2011 DBCA

Special Requirements
 ResNet Hrs
 Certificate of Occupancy Req (No Occupancy Without Certificate)
 Pre Construction Inspection Meeting Required (See Remarks)
 Structural Observation (Per 158.2 DBC Admin) (See Remarks)
 Special Inspection (See Remarks)

Required	Authorized By	Date Approved
Zoning Use Permit		
Zoning Form 21	reyesa	11/12/2013
Zoning		
Revocable Permit		
Fire		
WMD	201311109	11/12/2013
Transportation		
Excavation Bond		
Landmark		
Impact Fees		
Engineering Authorization	REYESAJ	11/12/2013
Permit Authorization	WANSLSA	11/12/2013

Building Info
 Heights 17' Stories 1 Area (s.f.) at Grade 865
 Basement Description Garag Descri
 Three car detached garage

Valuation of Work \$13,000.00 313 Letter Permit Fee And Authorize

Fee Type	Amount	Fund/Org/Rev #	Pay Date	Void	Trans. Num
BLDG	\$123.0	01010-	11/12/201		43599717
WALK	\$100.0	01010-	11/12/201		43599715
\$223.00 Total		Permit # 00039248			
\$223.00 PAID		If Fee Exempt, Select Code			
\$0.00 Amount Due		Add Fee Remove Fee			

Foundation Description
 Thickened Slab on Grade
 12" below grade
 4" sog

Structural Description
 rafters: 2x6@24"oc
 ceiling: 2x6@48"oc
 ext walls: 2x4@16"oc
 T-111 exterior
 (1) 16x7 ohd
 (1) 9x7 ohd
 (2) 11 7/8 lvl hdr over each door

Temporary Certificate of Occupancy
 Date Issued: Date Expires:
 Special Conditions:

Remarks Click For Standard Remarks

new three car detached garage.
 1/28/14- Revised elevation collected. Total height changed from 15' to 17', wall height on the south side is 13' from 12' and 15' on the north side from 14'.

Certificate of Occupancy
 Date Issued:
 Special Conditions:

Permit Completion

Date Permit Finalled	Date Permit Cancelled	Inspector #	Inspector Name
	5/8/2015 12:00:00 AM	727	REYERSON, BRAD

SUDP References

SUDP Number
 Enter SUDP number here.

Associated SUDP Permits

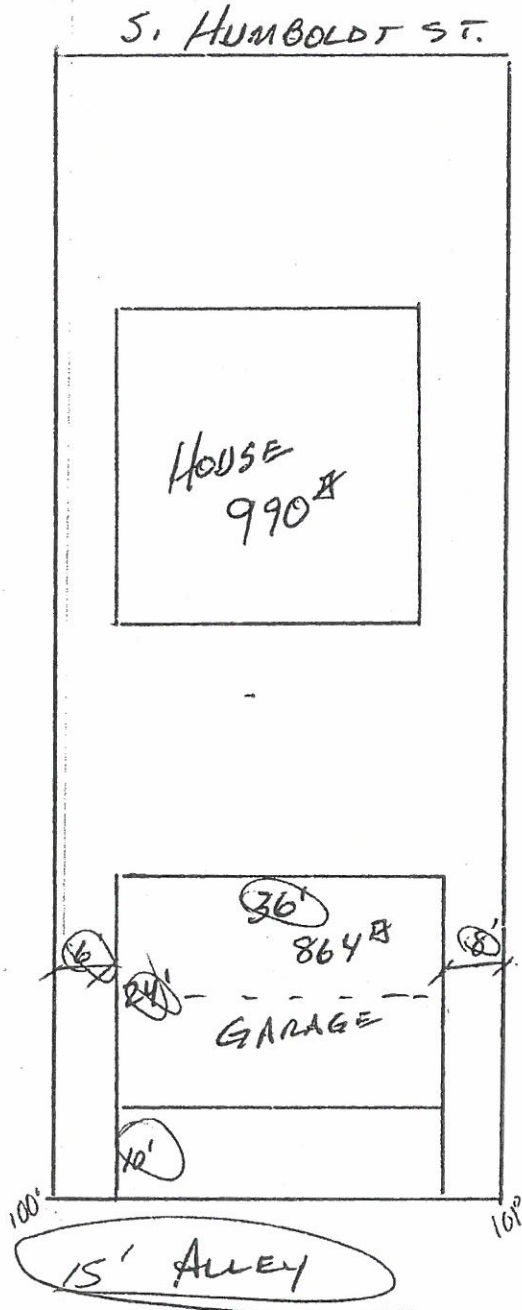
LANDMARK GARAGES, INC
 8526 East 163rd Avenue
 Brighton, CO 80602
 303-944-4091

GARAGE DESIGN

DATE 11-4-13
 BY MERRILL

1450 S HUMBOLDT ST
2013A404183

No ←
 SCALE 1" = 20'



ZONED U-SU-E
 ZONE LOT = 6,250
 ALLOWED COV = 2,343
 PROPOSED COV = 1,854

RBP = 100.5'

CITY AND COUNTY OF DENVER	
ZONING ADMINISTRATION	
CONSTRUCTION APPROVAL	
ZONE <u>U-SU-E</u>	Date <u>11/2/13</u>
Signature	<u>ARC</u>

old plan Revised 12-8-14











DATE 1-28-14
BY Meaciu

GARAGE DESIGN

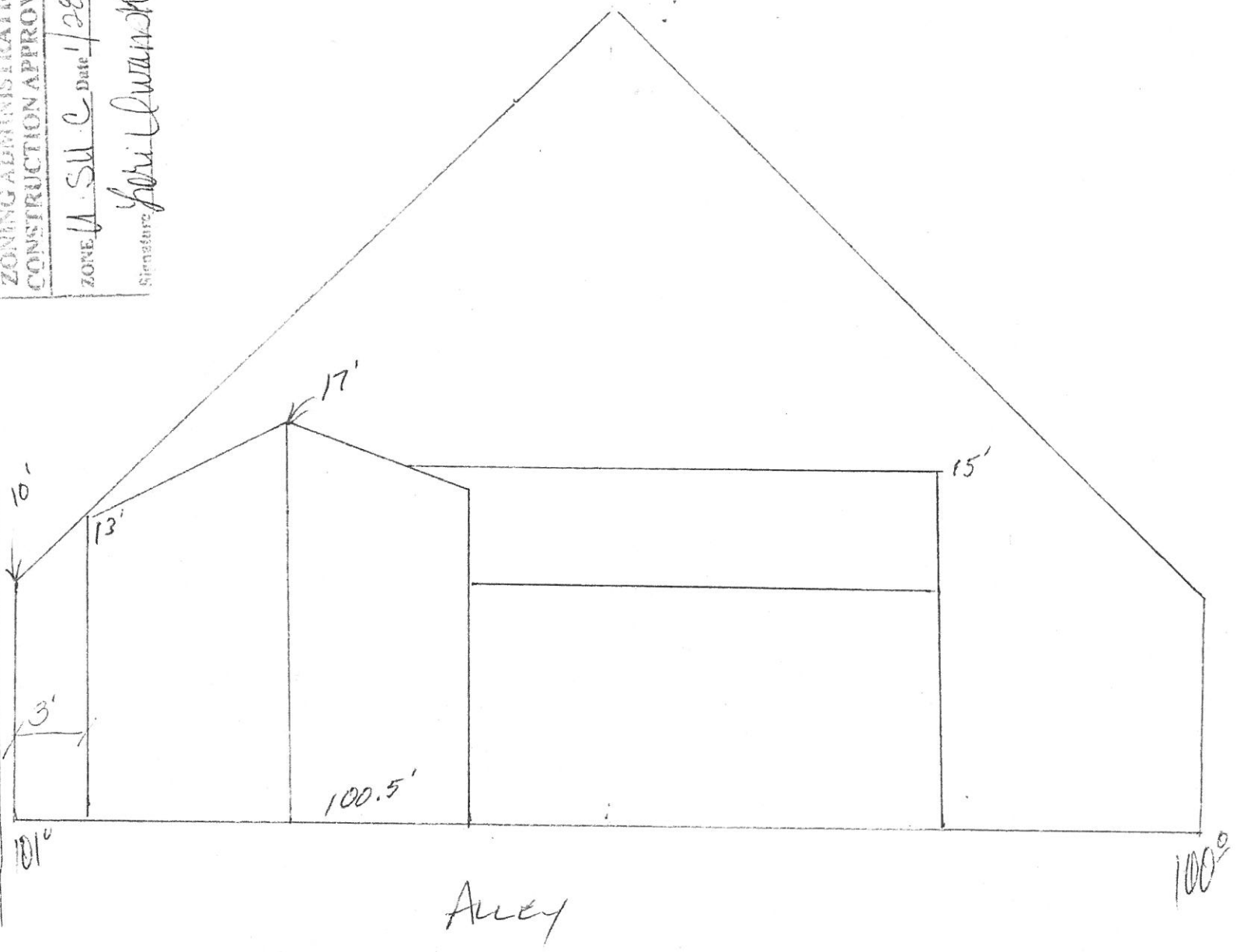
LANDMARK GARAGES, INC
8526 East 163rd Avenue
Brighton, CO 80602
303-944-4091

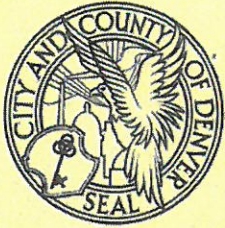
1450 S HUMBOLDT ST

ZONING ADMINISTRATION
CONSTRUCTION APPROVAL
ZONE U.S.U.C. Date 1/28/14
Signature: *[Signature]*

→ No.

SCALE 1" = 60'





CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES
INSPECTION SERVICES
ZONING AND NEIGHBORHOOD INSPECTIONS

201 West Colfax Ave. Dept. 303
Denver, Colorado 80202
Ph. 720-865-3200 • Fax 720-865-3287
TDD 720-865-3055

NOTICE OF VIOLATION(S) AND ORDER TO COMPLY

TO: JENNA MOORE

MAILING ADDRESS: 1450 S HUMPHREY ST.
DENVER CO 80210-7319

You are hereby ordered to comply with this order on or before 6-27-15. Failure to comply with this order may result in an administrative penalty of \$150 for the first violation, \$500 for the second violation, and \$999 for any further violations.

PROPERTY ADDRESS: SAME ISSUE DATE: 6-12-15

During an inspection of the referenced property on 6-12-15 it was determined that the conditions noted below constitute violation(s) of the Denver Zoning Code of the City and County of Denver.

- 12.4.1.2.A Structure erected without a permit.
- 10.4.5.3 A. Parking of vehicles on unsurfaced area.
- 10.9.3.1 Allowed one (1) vehicle per licensed driver living at the dwelling unit, plus one (1) additional per household.
- 10.9.1. Prohibited accessory use-parking/storage of commercial vehicles in a residential district.
- 10.9.3.6 B.2. Parking or storage of a detached camper or trailer in the front one-half (1/2) of the zone lot.
- 10.9.3.6 A. Parking or storage of an automobile trailer, bus, or motorized recreational vehicle exceeding twenty-two (22) feet in length in a residential district.
- 10.9.3.6 A.4. Parking or storage of a truck, tractor or semi-trailer in a residential district.
- 10.9.3.5 Storage of inoperable vehicles; repair and/or dismantling of vehicles.
- Storage of materials outside of a completely enclosed structure.

12.11.6.1 : A LAW ENF INSPECTION IS REQUIRED OF THE GARAGE TO SEE HOW IT IS BEING USED.

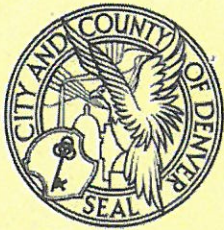
3194

You may contact Inspector P. BURNING of this office at 720-865-3200, Monday through Friday, 7:00 a.m. – 3:30 p.m., either for clarification of violations indicated hereon or to request a formal Order to Cease and Desist for the purpose of filing an appeal to the Board of Adjustment, Zoning. If no contact with this office is made within ten (10) calendar days compliance will be required as stated above. Failure to comply may result in court action with a possible penalty of \$999.00 fine and/or one year in jail, and/or administrative penalty may be imposed.

Inspector [Signature]

Thank you for your cooperation in this matter.

FOR CITY SERVICES VISIT **DenverGov.org** CALL **311**



CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES
INSPECTION SERVICES
ZONING AND NEIGHBORHOOD INSPECTIONS

201 West Colfax Ave. Dept. 303
Denver, Colorado 80202
Ph. 720-865-3200 • Fax 720-865-3287
TDD 720-865-3055

NOTICE OF VIOLATION(S) AND ORDER TO COMPLY

TO: JENNA MOORE

MAILING ADDRESS: 1450 S HUMBOLDT ST
DENVER CO 80202-2319

FINAL

You are hereby ordered to comply with this order on or before 7-28-15. Failure to comply with this order may result in an administrative penalty of \$150 for the first violation, \$500 for the second violation, and \$999 for any further violations.

PROPERTY ADDRESS: SAME ISSUE DATE: 7-13-15

During an inspection of the referenced property on 7-13-15 it was determined that the conditions noted below constitute violation(s) of the Denver Zoning Code of the City and County of Denver.

- 12.4.1.2.A Structure erected without a permit.
- 10.4.5.3 A. Parking of vehicles on unsurfaced area.
- 10.9.3.1 Allowed one (1) vehicle per licensed driver living at the dwelling unit, plus one (1) additional per household.
- 10.9.1. Prohibited accessory use-parking/storage of commercial vehicles in a residential district.
- 10.9.3.6 B.2. Parking or storage of a detached camper or trailer in the front one-half (1/2) of the zone lot.
- 10.9.3.6 A. Parking or storage of an automobile trailer, bus, or motorized recreational vehicle exceeding twenty-two (22) feet in length in a residential district.
- 10.9.3.6 A.4. Parking or storage of a truck, tractor or semi-trailer in a residential district.
- 10.9.3.5 Storage of inoperable vehicles; repair and/or dismantling of vehicles.
- Storage of materials outside of a completely enclosed structure.

12.11.6.1: "A" LAW ENFORCEMENT INSPECTION OF GARAGE NOT RECOVERED TO SEE HOW IT WAS BEING USED

You may contact Inspector T. R. BURNING of this office at 720-865-3200, Monday through Friday, 7:00 a.m. - 3:30 p.m., either for clarification of violations indicated hereon or to request a formal Order to Cease and Desist for the purpose of filing an appeal to the Board of Adjustment, Zoning. If no contact with this office is made within ten (10) calendar days compliance will be required as stated above. Failure to comply may result in court action with a possible penalty of \$999.00 fine and/or one year in jail, and/or administrative penalty may be imposed.

Inspector Ed Bay

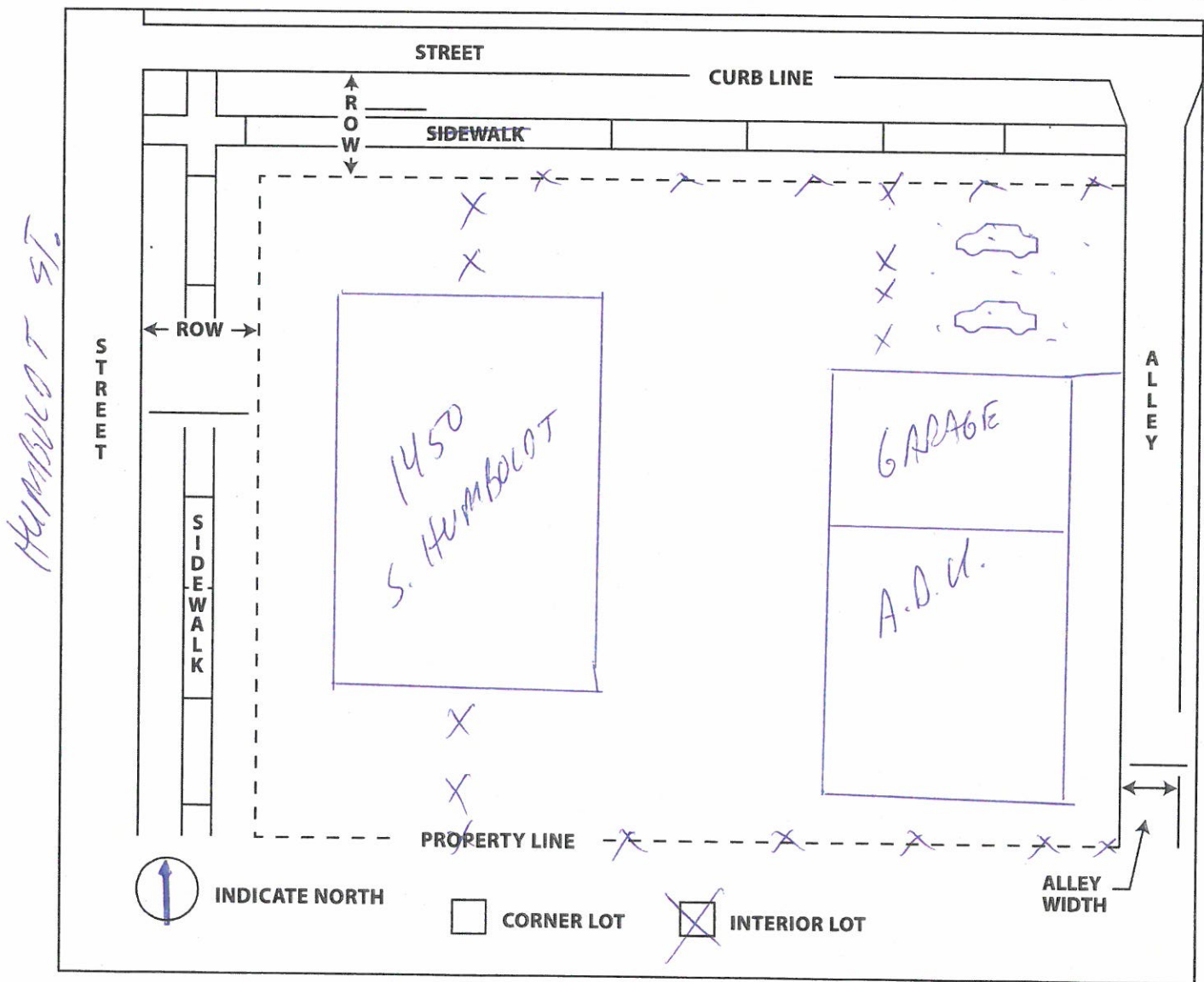
Thank you for your cooperation in this matter.

FOR CITY SERVICES VISIT **DenverGov.org** CALL **311**

City and County of Denver,
Community Planning and Development,
Permit and Inspection Services, Zoning and Neighborhood Inspection Services

Site Plan

Address: _____

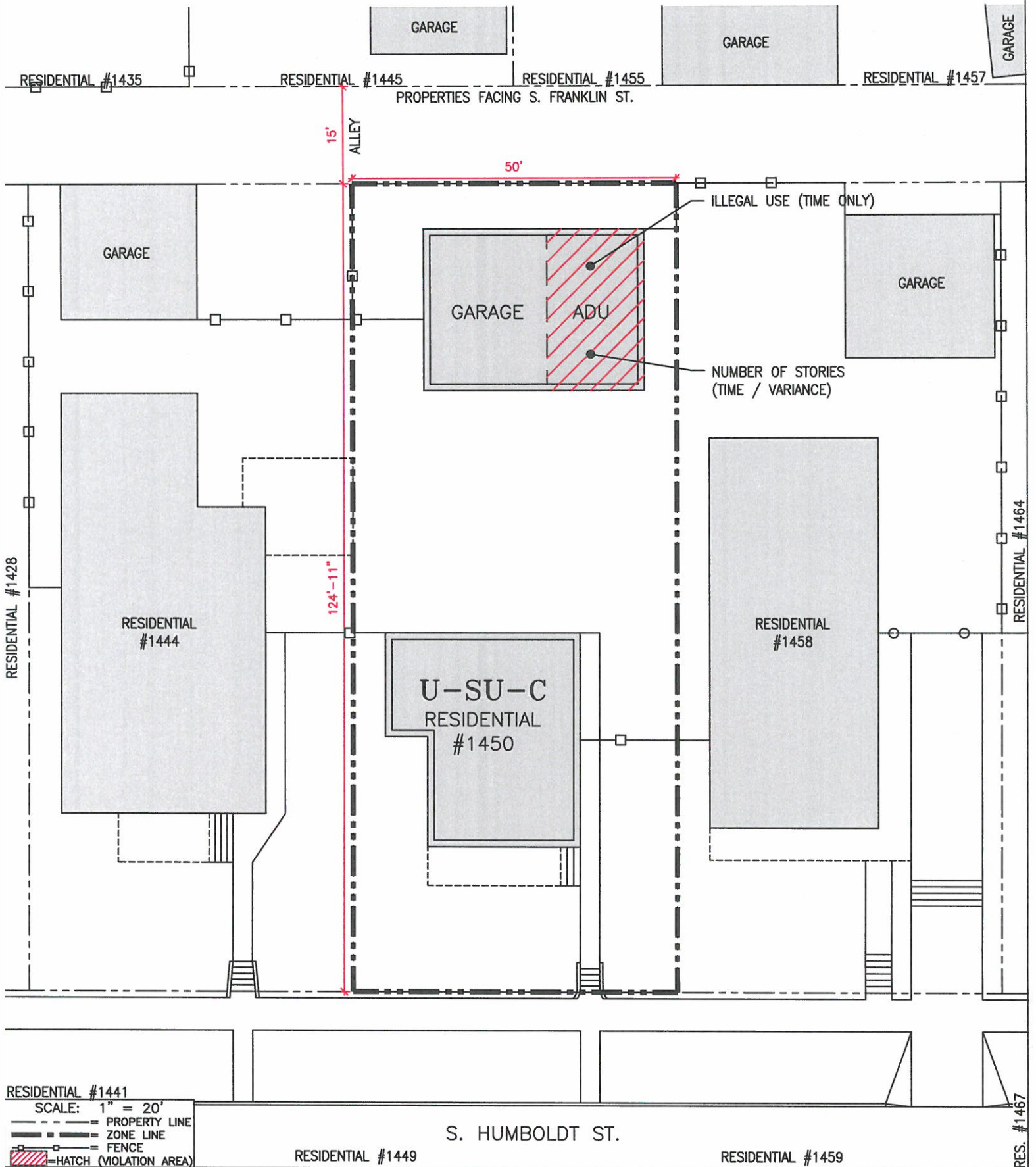


1450 SOUTH HUMBOLDT STREET

Case No. 141-15



APPEAL OF AN ORDER TO DISCONTINUE MAINTAINING AN ILLEGAL STRUCTURE (DETACHED GARAGE CONVERTED TO ACCESSORY DWELLING UNIT OR ADU), TWO STORIES TALL (ONE STORY PERMITTED), AND NOT BUILT WITH VALID PERMITS, IN A U-SU-C ZONE. (AS AMENDED 1/4/16)



BOARD OF ADJUSTMENT
 CASE No. 141-15
 DATE 1/12/16
 EXHIBIT No. 2

9:00 AM
CASE NO. 141-15

PREMISES: 1450 SOUTH HUMBOLDT STREET. (Lots 13 and 14, Block 25, Stebbin's Heights.)

APPELLANT(S): JENNA MOORE, 1450 South Humboldt Street, Denver, CO 80210.

SUBJECT: Appeal of an order to discontinue maintaining in a U-SU-C zone

1. An illegal structure (detached garage converted to accessory dwelling unit or ADU),
 - a. Two stories tall (one story permitted), and
 - b. Built without valid permits.
 (AS AMENDED 1/4/16)

* 1.1.3.2A; 12.11.2.7; 5.3.4.5.B; 1.2.3.5
 CD - Kashmann

** Time (6 months - 5 years)(ADU) - Variance (2nd Story only)
 RNO - 87 171 473

ORIGINAL

BOARD OF ADJUSTMENT
CASE No. 141-15
DATE 1/12/16
EXHIBIT No. 3



ORIGINAL







REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION

ORGANIZATION(S) NOTIFIED:

473 Denver Neighborhood Association, Inc.
1285 Dexter Street, Denver, CO 80220
(H) 303-994-1395
bradleyzieg@msn.com; maharvey@thelegalcenter.org

Bradley L. Zieg

171 Washington Park East Neighborhood Association
1112 S. Gilpin St., Denver, CO 80210
(H) 734-545-2983 (W) 303-722-2127
tam2860@gmail.com; wpenaonline@gmail.com

Tim McHugh

87 Inter-Neighborhood Cooperation
PO Box 300684, Denver, CO 80218
(H) 720-490-1991 (W) 303-733-6570
incnotify@denverinc.org

Larry Ambrose

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. 141-15**, 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

BOARD OF ADJUSTMENT
CASE No. <u>141-15</u>
DATE <u>1/12/16</u>
EXHIBIT No. <u>4</u>

CITY AND COUNTY OF DENVER - BOARD OF ADJUSTMENT FOR ZONING APPEALS
201 WEST COLFAX AVENUE, DEPARTMENT 201
DENVER, COLORADO 80202 - PHONE 720-913-3050
ZONING APPEAL APPLICATION

NOTE AMENDED SUBJECT!

NOTIFICATION OF APPEAL:

Case No. **141-15** Date Filed: **10-20-2015**
Order amended **1/4/16**

Date Of Order: **September 22, 2015**

Premises: **1450 South Humboldt Street**

Legal Description:
Lots 13 and 14, Block 25, Stebbin's Heights

Applicant(s)(Landowners):
Jenna Moore

Address: **1450 South Humboldt Street**
Denver, CO
ZIP: **80210** Tele: **303-204-9474 C**
(Home) (Work)

Filed By: **Same**

Address:
ZIP Tele:
(Home) (Work)

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: **January 12, 2016**
Hearing Time: **9:00 O'Clock AM**
201 West Colfax Avenue, Room 2.H.14
Webb Municipal Office Bldg, Denver, CO
Pick Up Sign Week of: **December 28, 2015**
Post Sign, Saturday: **January 2, 2016**

Filing Fee: (Section 59-57 R.M.C.)
Amount: **\$200.00** Category: **3.e.**

Receipt No: **1565302** Date: **10-20-2015**

Amount Total: **\$200.00**

Registered Neighborhood Organization
No(s): **87 171 473**

City Councilperson: **Kashmann**

SUBJECT:

Appeal of an order to discontinue maintaining an illegal structure (detached garage converted to accessory dwelling unit or ADU), two stories tall (one story permitted), and built without valid permits, in a U-SU-C zone. (AS AMENDED 1/4/16)

Ordinance Section(s): **1.1.3.2A; 12.11.2.7; 5.3.4.5.B; 1.2.3.5**

Possible Remedies: **Time (6 months - 5 years)(ADU) - Variance (2nd Story only)**

APPLICANT STATEMENT:

I hired a contractor (another dad from my son's preschool) to build a living unit for my nanny. I did not know that the correct zoning permits were not in place. I am a single mom of 3 and 6 year old boys with no support system. I work an on-call medical job 60-80 hours per week and need another adult on the premises to care for my kids when I leave with little notice. I have no extra bedrooms in my house for a nanny, and used the balance of a family inheritance to make the down payment on my house and build the garage and apartment. I did have permits in my window, but admit that I trusted my contractor and never took the time to read or evaluate them. I received a violation from inspector Anna Valdez early on in the construction process, and I called her myself to ensure everything was okay. She said the issue had been resolved, but I later found out that she was only evaluating the external structure. I am asking to maintain my nanny's living space, as I am without other options. I would never have embarked on such a costly project had I known it was illegal. I even made a parking space and stuccoed the entire unit, truly believing I was adding value and enhancing my property. I acted in good faith, but was clearly undereducated about the process. Again, I have small children and pray that I can maintain the nanny unit as long as possible. Thank you in advance for considering my appeal. I see that my violations are quite egregious, and I understand that I should have better educated myself.

Signed: **Jenna Moore**
Owner(s)

ORIGINAL

BOARD OF ADJUSTMENT
CASE No. <u>141-15</u>
DATE <u>1/12/16</u>
EXHIBIT No. <u>5</u>



Washington Park East Neighborhood Association

TO: Janice Tilden, Director, Board of Adjustments
FROM: Elizabeth Labrot, WPENA Zoning Committee
DATE: January 7, 2016
VIA E-MAIL: janice.tilden@ci.denver.co.us
RE: Case # 141-15

On Thursday January 7, 2016 The Washington Park East Zoning Committee met at 6:00 PM at the applicants home 1450 South Humboldt St to review the circumstances regarding the request for the variance for 1450 South Humboldt St. Four members of the Washington Park East Zoning Committee were in attendance. One member was unable to attend the meeting at the applicant's home, but was able to join in discussion later.

Jenna Moore the owner was in attendance.

The committee requested statement of hardship/need for variance from the homeowners. The owner responded that she acknowledges that a variance cannot be granted for the ADU, but requested a 3-4 year delay to come into compliance as her youngest child will be in school and the need for a live-in nanny would not be as necessary. As a single mother of two small boys, she built the ADU for the use of her live in nanny and was unaware of the zoning violation.

After the presentation, the committee moved to 1112 S Gilpin St to have an open lengthy discussion regarding the request the vote was as follows:

Appeal of an order to discontinue maintaining an illegal structure (detached garage converted to accessory dwelling or ADU), two stories tall (one story permitted) and built without valid permits, in a U-SU-C zone

0 members for the variance
 5 members opposed the variance

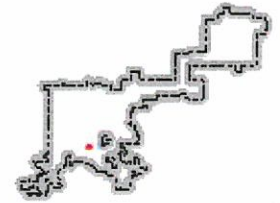
Committee rationale: While the committee sympathizes with the circumstances that the applicant is in, we cannot support an ADU in a U-SU-C zone. The committee defers to the BOA for the time limit for the applicant to come into compliance.

CC: Jenna Moore
 Tim McHugh
 Councilman Paul Kashman

R.N.O.
INFORMATION

BOARD OF ADJUSTMENT	
CASE No.	<u>141-15</u>
DATE	<u>1/12/16</u>
EXHIBIT No.	<u>6</u>

1450 S Humboldt St



Legend

- Landmark Structures - Area
- Historic Landmark Districts
- Zoning - Outlines
- Parkways
- Right-of-Way (General)
- Right-of-Way (Detail)
- Right-of-Way Dimensions
- Active Addresses**
- Associated
- Land
- Structure
- Utility
- Streets
- Parcels
- Block Numbers
- Lot Dimensions
- Lots/Blocks

ORIGINAL

BOARD OF ADJUSTMENT

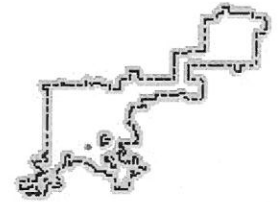
CASE No. 141-15

DATE 1/12/16

EXHIBIT No. 7

42 0 21 42 Feet

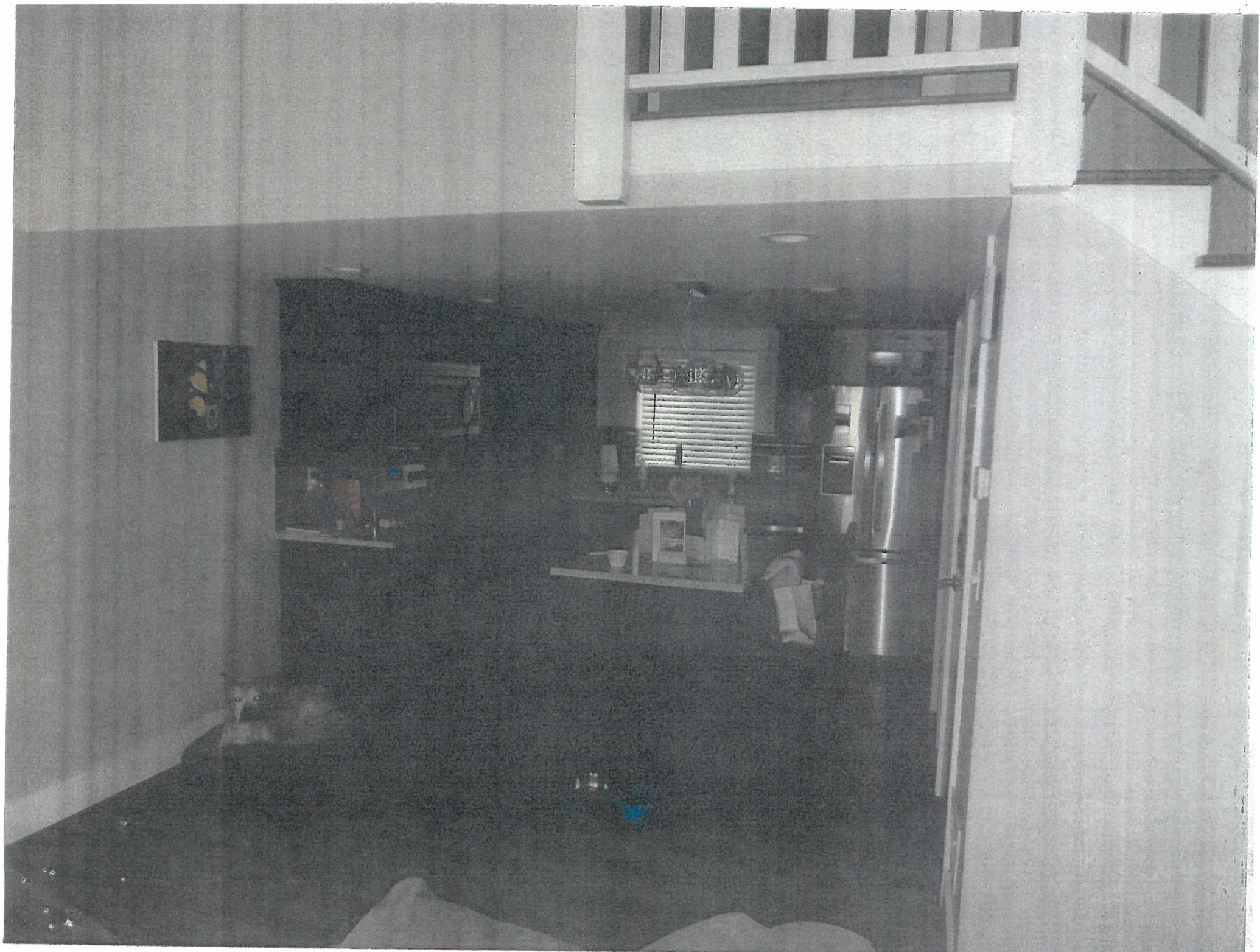
1450 S Humboldt St



- Legend**
- Landmark Structures - Area
 - Historic Landmark Districts
 - Zoning - Outlines
 - Parkways
 - Right-of-Way (General)
 - Right-of-Way (Detail)
 - Right-of-Way Dimensions
 - Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
 - Streets
 - Parcels
 - Block Numbers
 - Lot Dimensions
 - Lots/Blocks













ORIGINAL

BOARD OF ADJUSTMENT	
CASE No.	<u>141-15</u>
DATE	<u>1/12/16</u>
EXHIBIT No.	<u>8</u>

**Request for Maximum Time to Bring ADU into Compliance
Request for Variance for 2nd Story in Garage**

Case No. 141-15

**1450 S. Humboldt Street
Denver, CO 80210**

**Prepared By Jenna Moore
Property Owner**

January 12, 2016

Re: Case No. 141-15

To the City and County of Denver – Board of Adjustment for Zoning Appeals:

In addition to the applicant statement in my initial appeal paperwork, I am requesting that the board consider the following information and request: I purchased my home using the balance of a family inheritance, and I purchased it with the intention of building an area for a nanny to live. I had noted a similar structure on my block (1484 S. Humboldt), and I assumed it would be permissible to build something similar. My home has no extra bedrooms, and the small basement area is without heat and ridden with spiders. I am a single mom who works an on call medical job 60+ hours every week, without exception, and I truly need an extra adult on the premise to help manage my two small boys.

As outlined in my initial statement, another dad at my toddler's daycare had recently built his own garage apartment in the Baker district of Denver, and he offered to build mine at a very reasonable price. He is a general contractor, and I naively assumed he would follow proper procedure. Because of our school connection and my hectic schedule, I failed to take responsibility for ensuring things were to code, and I realize that I am ultimately accountable for what has now transpired.

As you will see in the following pages, I built a beautiful unit, and even had it finished in stucco to match the main house. You will also see that I have a lot of support from my immediate neighbors to maintain the unit for the maximum time allowable. *I am pleading for a minimum of four years to bring the unit into compliance*, as then my youngest will be in first grade, and my childcare needs will change to some extent. Also, I do not have a support structure, the children's father is unemployed, and frankly, I am not at all in a financial position to make major changes to the unit, let alone find another suitable nanny situation. Again, I put everything I had into building it, believing that I was adding value to my property and ensuring a support structure for myself and my kids. I would be very open to taking whatever small steps I could take at this time to bring the electrical and plumbing to code for an accessory structure, in order to ensure safety. I would look to the city for guidance here.

Lastly, I am requesting a variance for the second floor of the unit. The rationale for the variance is that the exterior structure is within the allowable height for a garage, and less than ½ the footprint of the entire garage/apartment structure has a second floor. It would require major construction to rip out the solid wood staircase that currently exists. If I could secure this variance now, it would help me to maintain the value of the structure later, as it could possibly be used as an exercise room and office, or something along those lines. Taking out the staircase really would destroy the space that I invested in so heavily.

Again, I truly apologize for not better educating myself about the process. While I had a contractor who I trusted, I do understand that it is ultimately my responsibility, as the homeowner, to oversee all construction on my property.

Thank you in advance for your careful consideration.

Best Regards,
Jenna Moore

Alley Facing



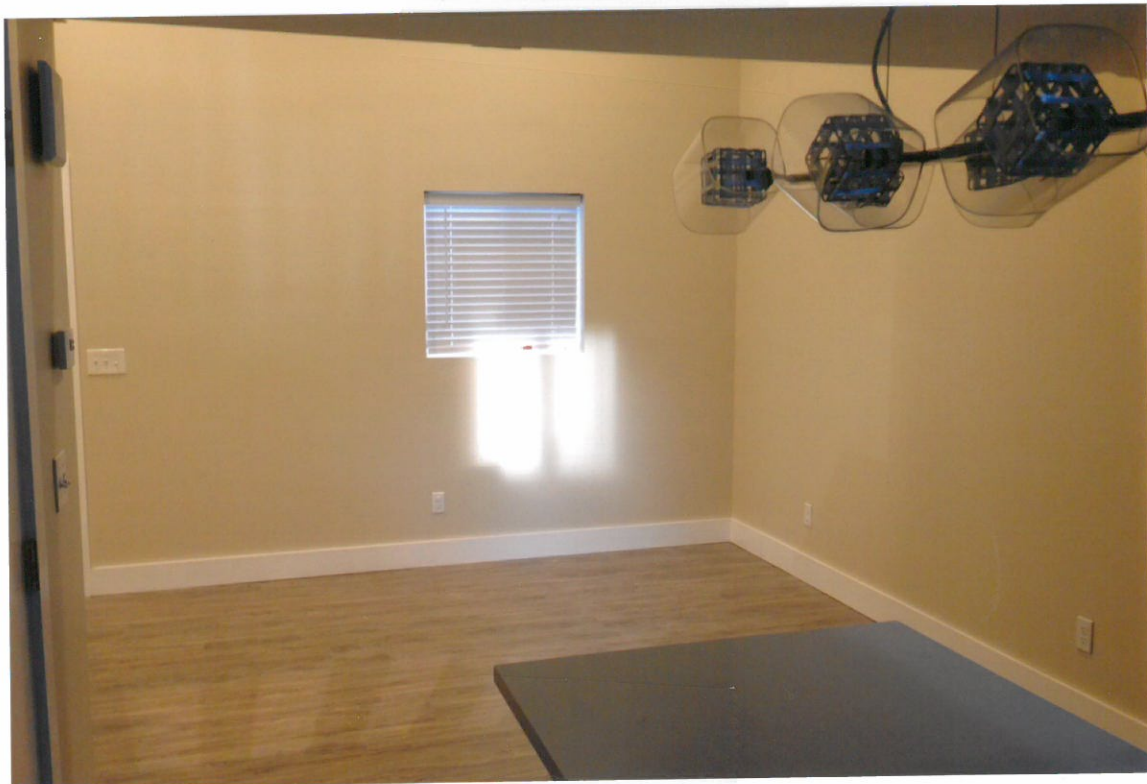
Backyard Facing

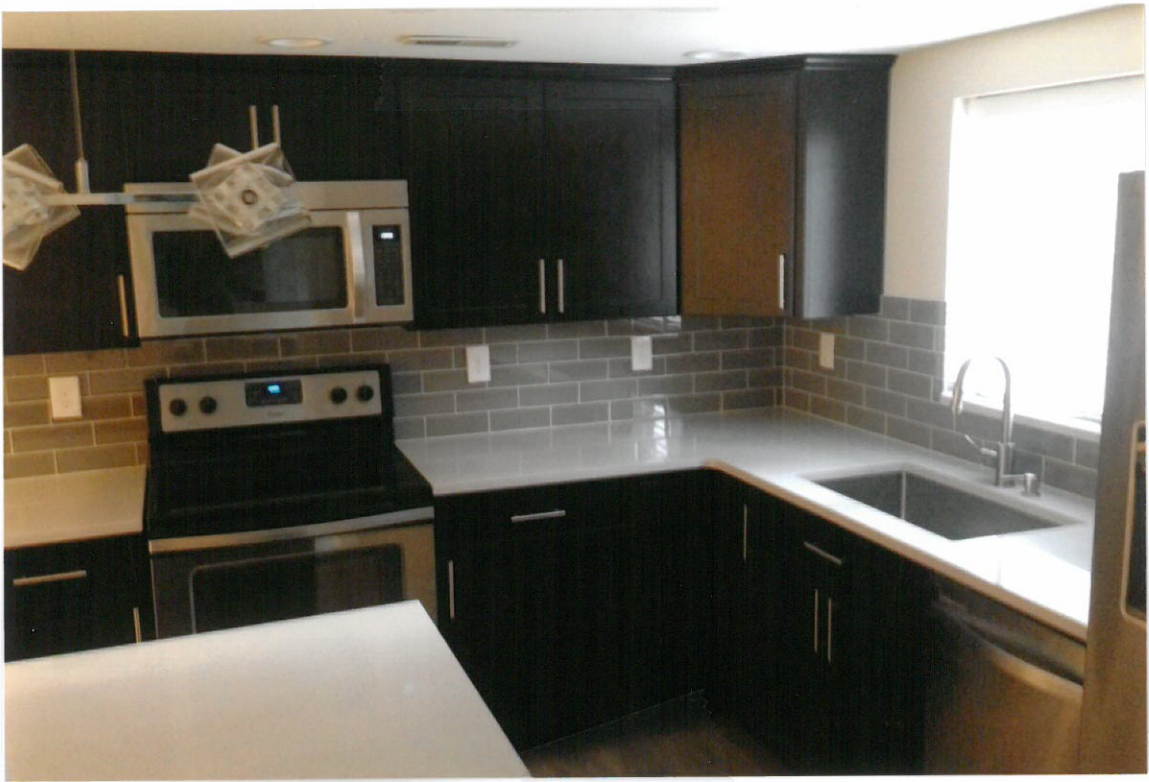


View
From
Front
Door



View
From
Kitchen



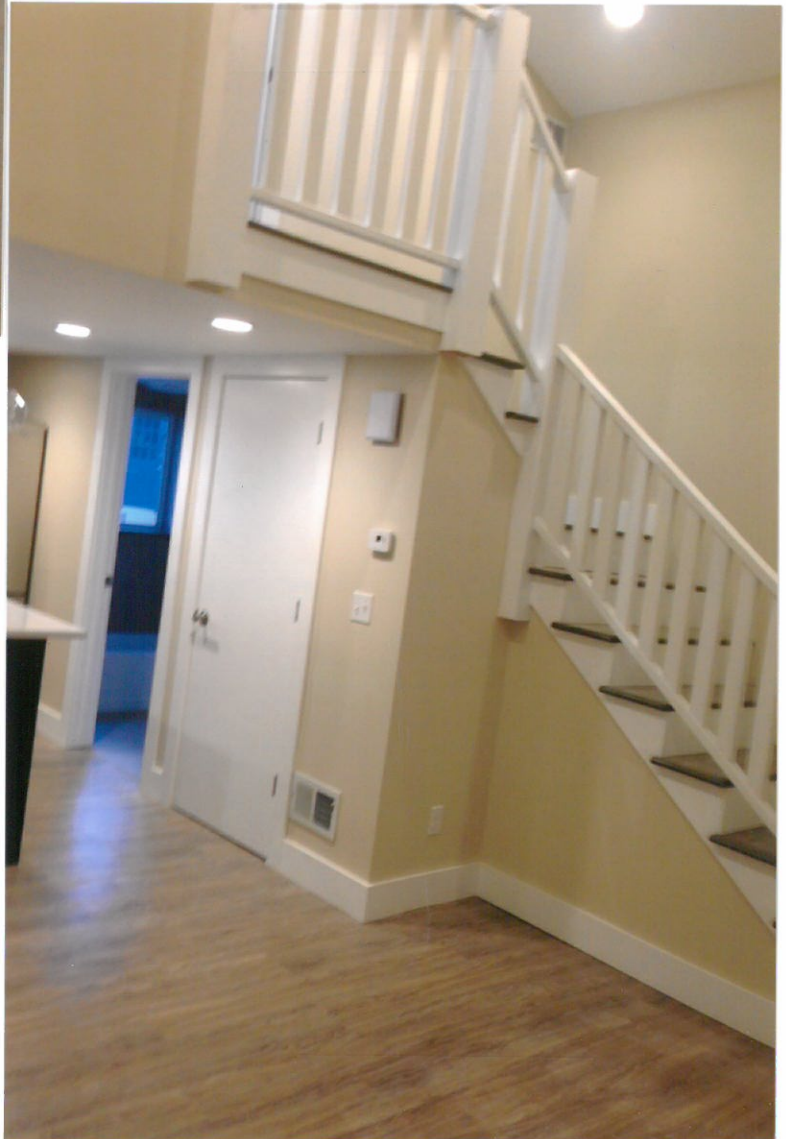


Kitchen





Upstairs Loft Area



Staircase to
Loft Area



Bathroom
off kitchen

Alley Parking
Space





To The City of Denver,

My name is Steve Bratlien. I own the house at 1444 S. Humboldt St. I am Jenna Moore's next door neighbor. I support her keeping the garage structure with Nanny's quarters that she built for the maximum allowable amount of time. She was very thoughtful in discussing it with me and other neighbors to be sure that we were ok with it before she decided to build. She incorporated a parking space in the plan so as not to create any crowding in our alley. The structure is beautiful, and an enhancement to our neighborhood. I spend a great deal of time in my back yard as I have an outdoor entertainment deck and hot tub. Her garage and Nanny's quarters do not create any more busyness or noise to our alley or my back yard.

Sincerely

A handwritten signature in black ink, appearing to read "Steve Bratlien", with a stylized flourish at the end.

Steve

Justin Rabell
1445 South Franklin St.
Denver, CO 80210
(720) 273-2652

January 4, 2016

To Whom It May Concern,

This letter is in regards to my neighbor Jenna Moore. She is located directly behind the property that I currently own. Jenna has recently built an accessory dwelling, which is attached to the garage that has been constructed as a nanny residence.

I wanted to express that I have no problem with this dwelling being located in the alley. It causes no headaches for me and is not an issue, but instead is actually a nice addition to the area. The location is well suited for a nanny and is always clean.

I know that because Jenna is a single mother of two, this dwelling is a necessity and not a luxury, and both her and her nanny are respectful neighbors.

Sincerely,

A handwritten signature in black ink that reads "Justin Rabell". The signature is written in a cursive style with a large, stylized initial "J".

Justin Rabell

January 5, 2016

To the City of Denver
Re: ADU at 1450 S Humboldt

To Whom it May Concern,

We live at 1455 S Franklin Street directly across the alley from the Accessory Dwelling Unit (ADU) owned by Jenna Moore. The structure bordering the alley, including an entrance door and garage, is very attractive and well-maintained. It seems perfectly appropriate for its location and is a nice addition to our alley. It does not cause over-crowding or additional noise. There is sufficient set-back and adequate parking.

We are in full-support of a permanent variance for the ADU and/or an extension on its current configuration for a maximum amount of time (5 years or more).

Please contact us if you need additional information.

Lane Hart and Theresa Lieber
1455 S. Franklin St.
Denver, Co 80210
708/990-9622

January 6, 2016

To: The Washington Park East Neighborhood Association,

I own the house immediately to the south of Jenna Moore. We've been on this site since 1975 and have seen many changes in Washington Park including establishment of R-1 zoning, bulk plane restrictions on renovations and new buildings, attempts to restrict the amount of daylight which a new building may cut off from an existing structure and other changes.

When the Jenna's two-story garage was built with the intent of being a second live-in building on the property, I was informed that many owners had second full-time dwellings on their properties although the area is completely R-1 zoning.

Jenna may be faulted to failing to understand the area's zoning requirements, however, she was lead to understand that the design was legal as the apartment was not above the garage portion of the building and that the plumbing for the apartment met code. Neither of these facts is in compliance with zoning and building regulations for this area.

I suggest that Jenna be permitted to keep the structure as it is now configured for a set amount of time, not exceed 2-4 years. At that time, the building must be altered so that the non-garage portion cannot function as a full-time living space: e.g. at a minimum: remove all plumbing. The building then remains suitable for storage, a recreation space or a home office. Jenna's design of the building and area along the alley is an improvement to the appearance of the area which was one of her objectives.

Jenna does not deserve to carry the full weight of violating the building code as her contractor knew he was operating in violation, an occupancy permit was given despite zoning and structural violations, and there is tacit knowledge in the area that violations of the R-1 codes exist in newer and older homes, and as long as no one calls the city in keeping with owners' wishes, the area will operate as is convenient to some occupants although not in keeping with the law.

The above is not an endorsement to knowingly violate zoning and building codes. In the case of Jenna Moore, consideration should be given to the illegal actions by some and complicit inaction by others at the time of construction of her garage.

Rosamond P. Warren
1458 South Humboldt Street
Denver, CO 80210

Moore Family

Jenna, Max & Wyatt
(6) (3)



Project Log-In Building Permits



This Zoning Permit is subject to expiration per the Denver Zoning Code.



ZONING PERMIT
 City & County of Denver
 DEPARTMENT OF ZONING ADMINISTRATION (720)865-3000

Copy Paste Add Zoning Permit Submit

Application Info

Z-Log #			
Address	1450 S Humboldt St		
Schedule #	0523227007000	Application	Type
Unit #	2013A4082	3	
	2013A4042	2	
	2013A4041	1R	
Bldg #	2013A4041	Zoning	
Tenant Name	2013A4011	ID	
Use	31		
Applicant	merrill miller		
Interest	CONTRACTOR	Applicant Phone	(303)944-4091

Property Info

Zone Dist. U-SU-C Conditions? Land Area in Sq Ft. 6240
 Waivers?

Use Proposed By This Application

Addition Fence Shed Garage
 New

Present Use

Single Unit Multiple Units Retail Office Garage Hospital
 New

Gross Floor Area New/Addition: 864
 Existing Gross Floor Area: _____
Off-Street Loading Proposed: 0 Required: 0
Off-Street Parking Proposed: 3 Required: 0

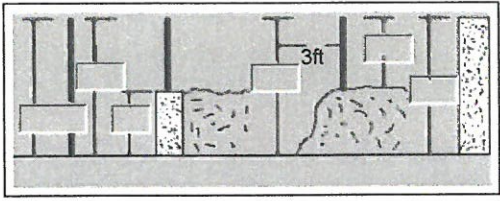
Legal Description of Zone Lot

Corner Interior IPBG IPUD IPD
 Narr STEBBINS HEIGHTS B25 L13 & 14

Fence Info

Construction Material

Chainlink Masonry Cedar Pine
 Other



Structure Info

	Feet	Inches	Feet	Inches
Front		12	Left	12
Rear		12	Right	12

Type of Roof

Flat Gable Hip Other

Plans on File In View Plane?
 On Parkway? On Alley? Fee: 15

Multiple Addresses or Applications

Remarks Click For Standard Remarks

Plot Plan

Ave. Frt. Setb _____ Prkwy. Setback _____ Dist. from FI to P/L _____

Authorizations

Required	Authorization By	Date Received
<input type="checkbox"/> Landmark Comm.		
<input type="checkbox"/> Planning		
<input type="checkbox"/> Parks		
<input type="checkbox"/> Transportation		
<input type="checkbox"/> Impact Fees		

Administration

Approved Denied
 Date: 11/12/2013 Date Permit Denied: _____

CITY

BOARD OF ADJUSTMENT
 CASE No. 141-15
 DATE 1/12/16
 EXHIBIT No. 9

Approved By: REYESAJ Reason Denied:

Map #: _____

File Loc.: _____ BOA Case #: _____

Address Card #: _____ Ordinance Section #: 5.3.4.5

Fees

Impact Fee _____ Valuation \$13,000.00

I/we hereby apply for a zoning permit for the construction of the structure(s) described herein and depicted on the attached plan(s). I/we agree that the construction will be accomplished in strict compliance with this application and the regulations contained in the Zoning Chapter of the Revised Municipal Code.

I/we certify that no use will be operated on the land or in the structure(s) identified above except the use(s) set forth above, unless a ZONING PERMIT FOR CHANGE OF USE is obtained.

The uses will be operated in compliance with all the regulations contained in the Zoning Chapter of the Revised Municipal Code.

For all work done under this permit the permittee accepts full responsibility for compliance with the Denver Zoning Ordinance and all other applicable Denver Ordinances. This Zoning Permit is subject to expiration per the Denver Zoning Code. All final inspections shall be made on all final items of work before occupancy is permitted.

DZC 12.4.8.1.A Any person aggrieved or any officer or department of the City may appeal to the Board of Adjustment from any administrative order, requirement, or any decision or determination made by a Community Planning and Development administrative official in the enforcement of this code.

new two three car garage. setbacks, bulk, height and coverage ok per approved ZA PLANS STAMPED 11/12/13 AR

1/28/14- Revised elevation collected. Total height changed from 15' to 17', wall height on the south side is 13' from 12' and 15' on the north side from 14'. Height and bulk ok.

See Revised stamped elevation dated 1/28/14.

Cashier Collection

Fee Type	Amount	Fund/Org/Rev #	Pay Date	Void	Trans. Num
ZON	\$40.50	01010-0142200	11/12/2		43599711

Total \$40.50 Paid \$40.50 Amount Due \$0.00

Add Fee Remove Fee

SIGNATURE _____
 PRINT NAME _____
 (if not owner)

Revenue Code: 371100
 Fund/Organization: 01010-0142400

Submit

Project Log-In Building Permits



City & County of Denver

CONSTRUCTION PERMIT - RESIDENTIAL

1R

Submit

PROPERTY ADDRESS AND OWNER
 1450 S HUMBOLDT ST
 DENVER, CO 80210

Schedule Number: 0523227007000 STEBBINS HEIGHTS B25 L13 & 14

MOORE, JENNA G
 1450 HUMBOLDT ST, DENVER, CO, USA 80210-2319
 Phone: () - -

Application	Type	Stat#	2nd Stat#	3rd Stat#
2013A404170	1R	012		
2013A40820	3			
2013A40423	2			
2013A40416	Zo			

Permit Received By: REYESAJ
 Date Received: 11/12/2013

Copy Paste Add Residential Permit

Type Approved Master

Options Model#

APPLICATION AND CONTRACTOR INFORMATION
 Application Number: 2013A404170
 Log Number: 2013J03373
 Inspector Copy
 Stat Code: 012
 Class of Work: 1 (New Building)
 Use of Bldg: GARAGE

MITCHCO ENTERPRIZES
 8526 E 163RD AVE BRIGHTON, CO 80602
 Phone Number: (303)901-1690
 RESIDENTIAL CONTRACTOR - CLASS,
 Expiration Date: 3/31/2015

Contact To Gain Access: merrill miller Lic.# 14415
 Phone # (303)944-4091

Engineer & Architect Information

Structural Engineer PE Lic No
 Architect Reg No
 Soils Engineer PE Lic No

Soils Report Number/Company

Administrative Approval Building Code Used
 2009 IRC/2011 DBCA

Special Requirements

ResNet Hrs
 Certificate of Occupancy Req (No Occupancy Without Certificate)
 Pre Construction Inspection Meeting Required (See Remarks)
 Structural Observation (Per 158.2 DBC Admin) (See Remarks)
 Special Inspection (See Remarks)

Required	Authorized By	Date Approved
Zoning Use Permit		
Zoning Form 21	reyesa	11/12/2013
Zoning		
Revocable Permit		
Fire		
WMD	201311109	11/12/2013
Contractor License		
Transportation		
Company Chk		
Excavation Bond		
Company CC		
Landmark		
Fax		
Impact Fees		
Engineering Authorization	REYESAJ	11/12/2013
Permit Authorization	WANSLSA	11/12/2013

Building Info

Heights 17' Stories 1 Area (s.f.) at Grade 865

Basement Description Garag Description
 Three car detached garage

Valuation of Work \$13,000.00 313 Letter Permit Fee And Authorize

Foundation Description
 Thickened Slab on Grade
 12" below grade
 4" sog

Fee Type	Amount	Fund/Org/Rev #	Pay Date	Void	Trans. Num
BLDG	\$123.0	01010-	11/12/201		43599717
WALK	\$100.0	01010-	11/12/201		43599715
\$223.00 Total		Permit # 00039248			
\$223.00 PAID		If Fee Exempt, Select Code			
\$0.00 Amount Due		Add Fee Remove Fee			

Structural Description

rafters: 2x6@24"oc
 ceiling: 2x6@48"oc
 ext walls: 2x4@16"oc
 T-111 exterior
 (1) 16x7 ohd
 (1) 9x7 ohd
 (2) 11 7/8 lvl hdr over each door

Temporary Certificate of Occupancy

Date Issued: Date Expires:

Special Conditions:

Remarks Click For Standard Remarks

[Empty text box]

new three car detached garage.
1/28/14- Revised elevation collected. Total height changed from 15' to 17', wall height on the south side is 13' from 12' and 15' on the north side from 14'.

Certificate of Occupancy
Date Issued: []
Special Conditions:
[Empty text box]

Permit Completion

Date Permit Finalled	Date Permit Cancelled	Inspector #	Inspector Name
[]	5/8/2015 12:00:00 AM	727	REYERSON, BRAD

[Submit]

SUDP References

SUDP Number
Enter SUDP number here. [Add SUDP Reference]
[Open SUDP Reference]

Associated SUDP Permits
[Delete SUDP Reference]
[New SUDP]

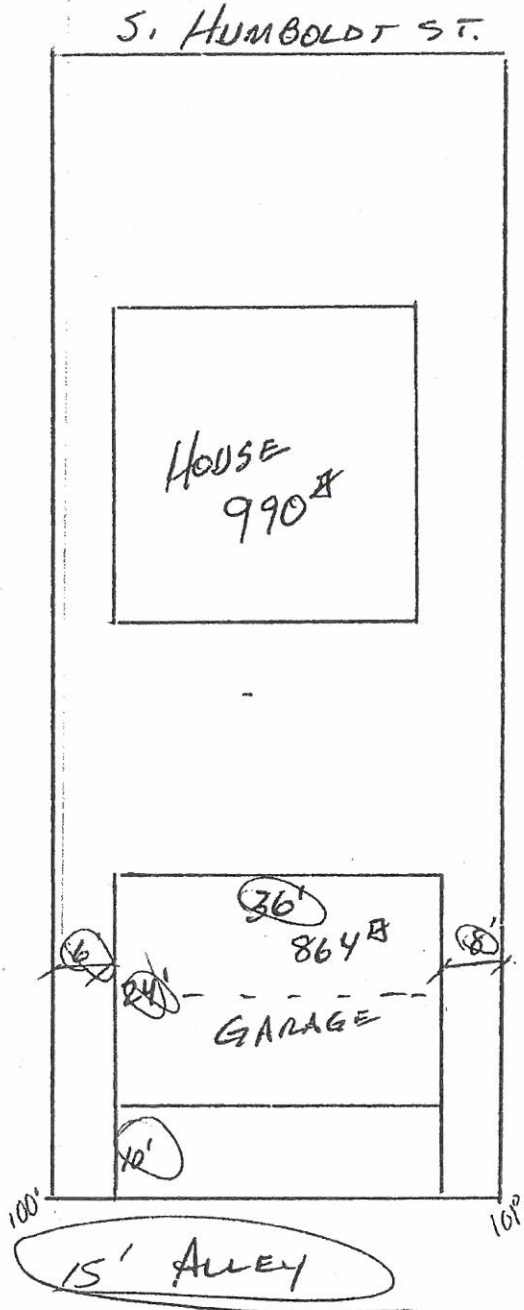
LANDMARK GARAGES, INC
 8526 East 163rd Avenue
 Brighton, CO 80602
 303-944-4091

GARAGE DESIGN

DATE 11-4-13
 BY MERRILL

1450 S HUMBOLDT ST
2013A404183

No ←
 SCALE 1" = 20'



ZONED U-SU-E
 ZONE LOT = 6,250
 Allowed cov = 2,343
 Proposed cov = 1,854

RBP = 100.5'

CITY AND COUNTY OF DENVER	
ZONING ADMINISTRATION	
CONSTRUCTION APPROVAL	
ZONE <u>U-SU-E</u>	Date <u>11/12/13</u>
Signature <u>ALC</u>	

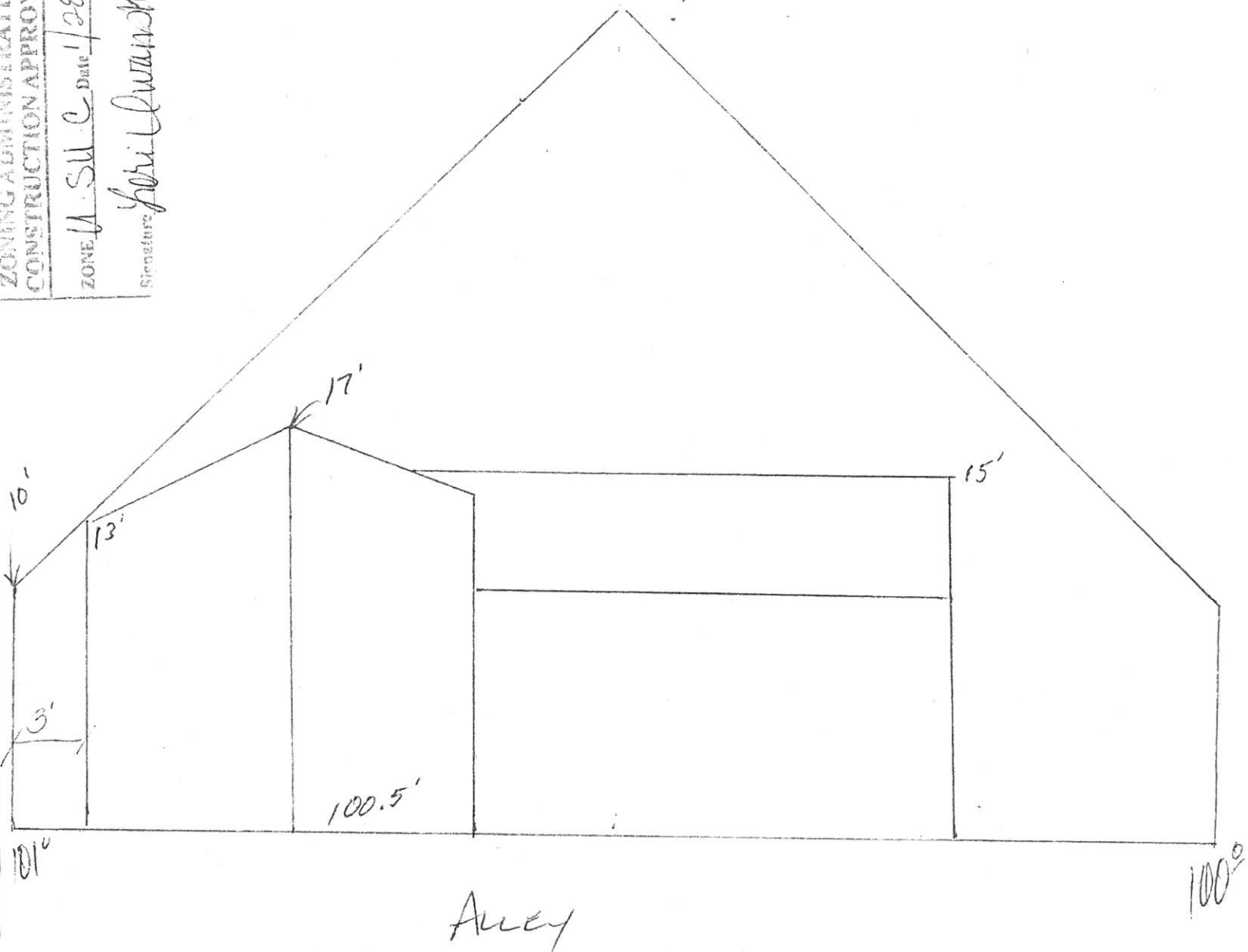
old plan revised 12-8-14

LANDMARK GARAGES, INC
8526 East 163rd Avenue
Brighton, CO 80602
303-944-4091

GARAGE DESIGN

DATE 1-28-14
BY Meredith

1450 S HUMBOLDT ST



→ No.

Scale 1" = 60'

ZONING ADMINISTRATION
CONSTRUCTION APPROVAL
ZONE U.S.U.C. Date 1/28/14
Signature: *John Quinlan*

POSTED: Yes

HEARING: 1/12/16

ACTION: _____

DECISION RELEASED: _____

RESCHEDULED ON: _____

CONTINUED ON: _____

9:00 AM

CASE NO. 141-15 NOTE AMENDED SUBJECT!

PREMISES: 1450 SOUTH HUMBOLDT STREET.

(Lots 13 and 14, Block 25, Stebbin's Heights.)

APPELLANT(S): JENNA MOORE, 1450 South Humboldt Street, Denver, CO 80210.

SUBJECT: Appeal of an order to discontinue maintaining an illegal structure (detached garage converted to accessory dwelling unit or ADU), two stories tall (one story permitted), and built without valid permits, in a U-SU-C zone. (AS AMENDED 1/4/16)

* 1.1.3.2A; 12.11.2.7; 5.3.4.5.B; 1.2.3.5

** Time (6 months - 5 years)(ADU) - Variance (2nd Story only)

CD - Kashmann

RNO - 87 171 473

APPEARANCE(S) FOR:

Four (4) letters of support

APPEARANCE(S) AGAINST:

Letter of ~~West~~ Washington Park East Neighborhood Association (Opposition to Variance)

APPEARANCE(S) CITY: RON ADAM BRENT NATE JOSH LORI

EXHIBIT

FACTS:

- 4 RNOs (3)
- 5 Appellant Statement (Copies)
- ✓ 6 Letter of Info WPENA
- 7 City packet
- ✓ 8 Apps Packet
- 9 City permits
- 10 _____
- 11 _____
- 12 _____
- 13 _____
- 14 _____
- 15 _____
- 16 _____
- 17 _____

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- || _____

ACTION OF THE BOARD

Valid - 3 years Time to Comply

Keep latches - Heard on table that its personal & removed - ~~the permits~~

BOARD: SCHULTZ ROBERTS ELDER AGUAYO WREDE SANDOVAL KEAVNEY

May need conditional permits (possible permits)
Inspect premises for safety

9:00 AM

CASE NO. 141-15

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CD - Kashmann

RNO - 87 171 473

PLEASE PRINT CLEARLY

**UNLESS REQUESTED, DECISIONS WILL BE SENT OUT VIA EMAIL.
TO RECEIVE A HARDCOPY, PLEASE CHECK THE BOX TO THE RIGHT**

APPEARANCES FOR APPLICANT

NAME	MAILING ADDRESS	CITY	ZIP CODE	EMAIL ADDRESS	
Jenna Moore	1450 S. Humboldt St		80210	jennagmoore@gmail.com jennagmoore@gmail.com	<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>

APPEARANCES FOR OPPOSITION

NAME	MAILING ADDRESS	CITY	ZIP CODE	EMAIL ADDRESS	
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>

APPEARANCES FOR INFORMATION

NAME	MAILING ADDRESS	CITY	ZIP CODE	EMAIL ADDRESS	
					<input type="checkbox"/>
					<input type="checkbox"/>

Denver Property Assessment and Taxation System (3.2.3)

1450 S HUMBOLDT ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
MOORE, JENNA G 1450 S HUMBOLDT ST DENVER, CO 80210-2319	0523227007000 PIN 161525144	STEBBINS HEIGHTS B25 L13 & 14	RESIDENTIAL	DENV

Summary

Style:	TWO-STORY	Reception No:	2013138481	Year Built:	1924
Recording Date:	9/19/2013	Building Sqr. Foot:	1899	Document Type:	WD
Bedrooms:	3	Sale Price:	000700000	Baths Full/Half:	3/1
Mill Levy:	83.054	Basement/Finish:	487/450	Zoning Used for Valuation:	USU
Lot Size:	6,240				

Note: Valuation zoning may be different from City's new zoning code.

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$389,700	\$31,020	\$0
Improvements	\$372,600	\$29,660	
Total	\$762,300	\$60,680	
Prior Year			
Land	\$374,200	\$29,790	\$0
Improvements	\$233,500	\$18,590	
Total	\$607,700	\$48,380	