

# West Washington Park Neighborhood Association

## Zoning Committee Meeting Minutes

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March 30th, 2021

ZOOM Meeting Hosted by Sarah McCarthy

Call to Order at 7:05 p.m. Sarah McCarthy presiding. Mark Harris as Secretary.

**Committee Members on Call:** Mark Harris (Chair), Sarah McCarthy, Gertie Grant, Chris Miller, David Callaghan, Linda Fabrizio, Sue Shannon, and Hope Anastasakis.

**Guests:** Jim Armstrong, Bob Kochevar, David Brehm, Greg Holm, Jan Lapetino, Janet Colberg, Jon Ekstrom, Joy Raskie, Kelly Ballenger, Kirstin Michel, Libby Kaiser, Lynea Hansen, Peter Wall, Sarajane Goodfellow, Sonia Russo, Tanner Fanello, Taylor R, Fran Orsi and Dale Schellenger, Kathryn Smith, and Thomas Marmitt.

Committee Secretary and WWPNA Board member Gloria Lefree has passed away after a brief battle with diabetes complications. Condolences to longtime Committee Member Charlotte Winzenburg on the passing of her husband, Jim.

**Approval** of the February 23rd, 2021 DRAFT minutes. Motion by Mark. 2nd by Gertie. Motion passed 8-0

### New Business:

**New Committee Member.** A motion by Chair Mark Harris to approve Kirstin Michel as a Zoning Committee Member. 2nd by Chris Miller. Motion passed 8-0. There are now 9 Members Present.

**30 S Broadway** A Transfer of Ownership and a New Cabaret License to an existing Hotel and Restaurant liquor license. Applicant is Colorado Publicans SOBO, LLC. Virtual hearing on **May 3, 2021 at 9:00 am**. Questions regarding the application can be directed to [Ashley.beluscak@denvergov.org](mailto:Ashley.beluscak@denvergov.org). Chris Miller is working with Baker's Zoning Committee to draft a GNA.

### Ongoing Business:

**225 E Bayaud.** Old Baha'i Center has new owners under contract. Yiannis and Travis have a plan to preserve the building. They came to our February meeting. We have not heard of any updates since then. The Project Coordinator with CPD is Olga Mikhailova.

**73, 75, and 87 N. Lincoln Street at 1st and Lincoln.** Potential rezoning from G-MU-5 to G-MS-5 to allow for commercial use. We met with the Owner and his Reps in November. Gertie Grant indicated there is nothing new to report.

**Kentucky Inn, 890 S Pearl** Owner Jim Armstrong spoke about his plans to build a permanent patio on the back of the Kentucky Inn. It would extend out beyond the back door, with parking between it and the alley. There would be TVs and speakers, mainly for NFL games. Parking would not be reduced. Jim expressed an interest in working with neighbors to avoid issues, but he does not anticipate having to update his liquor license for this updated patio. The committee discussed that if there isn't a change in the liquor license, there would not be a public hearing or any opportunity to work out a Good Neighbor Agreement.

**1001 S Pearl ST.** Now zoned U-SU-B. Representative Peter Wall has been invited to the meeting. The building is a former church, built in 1964. Nothing has been filed, but the property owner wants to pursue a PUD. The same zone district would remain, with additional uses being added while several uses would be exempt.

City Planner Libby Kaiser explained that a re-use of a church is a situation that CPD would consider a PUD.

A technical error ended the meeting for everyone. After the restart, only 13 people were present.

### **Old Business:**

**1176 S Clarkson.** 2020-ZONE-0006397. ZPIN - Zoning Permit for Informational Notice - for an over height fence. Questions, comments or objections to [Zoning.Review@denvergov.org](mailto:Zoning.Review@denvergov.org) were due by March 5, 2021. Linda Fabrizio talked to the applicant and reported at our February meeting. Linda recommended no action, and the committee agreed.

**44 ½ N Logan ST.** BOA Case NO. 11-2021 Hearing Date was March 9th, 2021. Appeal of a Denial for a Change of Use from Carriage House to ADU with setback violations. The WWPNA Board approved this Committee's recommendation to Support the Variance. The variance was granted.

**91 S Sherman.** BOA Case NO. 9-2021. Hearing date was February 23rd. Appeal of a denial of a permit to erect a detached carport that would exceed the maximum allowed building coverage by 142 square feet and encroach 5 feet into the 5 foot rear setback. The variance was granted "IN PART" to allow the 20 foot wide by 20 foot deep carport to encroach 4 feet into the 5 foot rear setback with the condition that there are no walls or structure aside from posts and roofing along the west facade of the structure. Questions about this decision may be addressed to Austin Keithler, 720 913 3050, at the office of the Board.

**521 S Downing.** BOA Case No. 12-2021. Hearing Date was March 2nd. This is an Appeal of a Denial for a second story addition. The WWPNA Board approved a letter of support to be written by Gertie Grant and submitted to the Board of Adjustments. The variance was granted to allow construction of the house, but not for any AC units on the North side of the home.

### **Other Business:**

**InterNeighborhood Cooperation Zoning and Planning Committee (INC ZAP) report from Gertie.**

**Next WWPNA Board Meeting:** Tuesday, April 6th, 2021 - 6:30pm via Zoom

**April 21st WWPNA Annual meeting**

**Next ZonCom meetings:** Tuesday, April 27th, 2021 - 7pm via Zoom.  
Tuesday, May 25th, 2021 - 7pm via Zoom.