

West Washington Park Neighborhood Association

Zoning Committee Meeting

MINUTES

February 23, 2021
ZOOM Meeting

Call to Order at 7:04 p.m. Sarah McCarthy presiding. Mark Harris as Secretary. **Gloria LaFree is battling some serious health concerns.** *Secretary note; Charlotte's husband is also dealing with serious health concerns.*

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

Guests: Erika Peterson and Alex, Kirstin Michel, Zachary Duncan / Joanna, Benjamin Colter, Carolyn Diana, Laura Dean, Jim Hartman, Amy Kenreich, Michael Persichitte, Leigh Ann Ellis, Lara Brecht, Donna Feldman, Hope Anastasakis, Josh Maguire, Anne Davis, and Joe Wise.

New Committee Member. A motion by Zoning Chair Mark Harris to approve Hope Anastasakis. Gertie / Chris 2nd. Motion passed 7-0. Now there are 10 Zoning Committee Members - 8 are Present.

Mark made a motion and David Callaghan seconded that the January DRAFT Minutes be approved. Motion passed 8-0.

Old Business:

2 ADUs went before City Council on Tuesday, February 16th. Mainly because of near neighbor opposition we voted to oppose 753 S Downing. We voted to support 925 S Pennsylvania. Council unanimously approved both.

Ongoing Business:

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 attended a LBCRNO meeting - they were open to working with us. Also attending was property owner Dirk and representatives. They are in the 'aspirational' phase. They are interested in maintaining flexibility but may be interested in RX Zoning. They still think they can provide plenty of under-ground parking. They want an entrance off Lincoln. There was plenty of discussion on pedestrian safety.

1001 S Pearl ST. Now zoned U-SU-B. The building is a former church, built in 1964. Nothing has been filed, but the property owner has indicated a desire to use the current zone as a base for a PUD. Additional uses may include offices, arts, and entertainment. There is a meeting scheduled for the 25th from 4pm-5pm .

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

Marijuana amendment to legislation. Looking at licenses through 'equity lense' - entrance to community difficult for minorities and people of color. Social equity partner / applicant. Social consumption in enclosed and outdoor areas. Needs and desires hearings similar to liquor and existing marijauan facilities. Delivery - new license - restrictive - or favor - social equity applicants. There is a meeting Saturday to discuss feedback from earlier presentations and changes.

521 S Downing. BOA Case No. 12-2021 Hearing Date & Time 3/2/2021 10:00 AM Inspector Sophia Reid. 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.

New Business:

44 ½ N Logan ST. BOA Case NO. 11-2021 **Hearing Date and Time: March 9th, 2021. 9:30 AM.** Appeal of a Denial for a Change of Use from Carriage House to ADU with setback violations. Inspector Amir Abu-Jaber. Property Owner Ben Colter said they have spent \$90,000 on renovations. They had a new sewer line installed.

Mark Harris offered a motion to recommend the WWPNA Board allow Mark to write a letter of support or submit an RNO position statement. This variance is because of a hardship that was not created by the home owner. Zoning allows for ADUS. This is an issue of a 3-foot encroachment on a 5-foot setback for the alley and being beyond the 5 foot limit along the North property line. The building was built long before any zoning. Kirstin Michael flier the near neighbors. Gertie and a friend fliered other parts of the neighborhood with a flier with multiple issues including this one. Support offered by near neighbor Cindy Tef and frequent Zoning Committee guest Kirstin Michael who lives a couple blocks away. 2nd by Gertie. Passed 8-0

91 S Sherman. BOA Case NO. 9-2021. 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 hearing was this morning - nobody from the committee was able to attend, so we do not know the outcome as of yet, but there was a new email from the city about having 3 weeks to review right of way encroachment for this property.

Kentucky Inn, 890 S Pearl Owner Jim Armstrong is interested in making a temporary outdoor patio permanent. The plan is to flier near neighbors and invite Jim to speak about the situation at our March meeting. Mark has reached out to Excise and Licensing to see if there would be an opportunity for a Good Neighbor Agreement.

1176 S Clarkson. 2020-ZONE-0006397. ZPIN - Zoning Permit for Informational Notice - for an overheight fence. Send any questions, comments or objections to Zoning.Review@denvergov.org by **March 5, 2021** with the address and zoning record ID. An application for a fence permit that exceeds the 6 foot height limit when located behind the Primary street facing Primary Structure Façade. Linda Fabrizio talked to the applicant. There is a wall with a 1.5 foot encroachment. 1 neighbor has offered to build a tall fence to provide privacy if the other will agree to relocate a retaining wall that is encroaching onto the neighbor property. Her issue is privacy. They have been in meditation.

225 E Bayaud. Yiannis and Travis' company is under contract. The intent is for interior and exterior preservation. This group has previously worked on the Patterson Mansion in Capitol Hill, and the Red Owl at Logan and Bayaud. Timeline would be 2-3 months to ownership, 6-9 months for a rezoning. Then 12-18 months of construction. Current T-U with overlay. Looking at GMU - 3. No demolition. Do not want to be invasive to architectural details in the building. Adaptive re-use for for-rent residential. More than 20, less than 30. No extra height or footprint. Market Rate. Historic structure and change of use. Pictures and layout coming soon. Parking would go with the sale. Goal today is to hear from neighbors; What is important, what is critical to gain support. They have talked to the city about their requirements. Currently they do not have guidance from the city on parking requirements but the parking lot would go with the sale of the building. Building pre-dates zoning so it may be higher than current GMU3 but it would be allowed. Question about timing and severity of loud noise during construction. Only interior renovations except for the city asking them to improve curb and gutter. There is a neighbor garage that encroaches. They are planning on upgrading the landscaping and adding trees. They have already filed an early permit where they guessed at 26 units. A lot of discussion and questions.

Other Business:

Group Living Zoning Code text amendments. City Council February 8, 2021. It passed. The WWPNA Board did not take a position. Sarah McCarthy sent the results of the WWPNA Survey to Jolon Clark.

Next WWPNA Board Meeting: Tuesday, March 2nd, 2021 - 6:30pm via Zoom

Next ZonCom meetings: Tuesday, March 30th, 2021- 7pm via Zoom