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

THE BOARD OF ADJUSTMENT, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

AGENDA OF APPLICATIONS RELATING TO THE ZONING CODE IN PUBLIC HEARING. IN addition TO THE LISTED AGENDA ITEMS, THE BOARD MAY CONSIDER FINDINGS OR SUPPLEMENTAL MATTERS RELATED TO BOARD CASES.

THE HEARING WILL BE SEMI-VIRTUAL. BOARD MEMBERS, CITY STAFF, APPLICANTS, AND MEMBERS OF THE PUBLIC MAY EITHER ATTEND VIRTUALLY THROUGH ZOOM OR IN PERSON IN THE HEARING ROOM AT 201 WEST COLFAX AVENUE, DENVER, ROOM 2.H.2.

TUESDAY, OCTOBER 20, 2026

9:00 AM **CASE NO. 44-2026**

PREMISES:	3545 North Lipan Street Lots 25 and 26, Block 70, Viaduct Addition
APPLICANT(S):	Jennifer C. Le Grand & Giovane D. Toninelo, 3545 Lipan Street, Denver, CO 80211
SUBJECT:	Request for a Variance for a Detached Accessory Dwelling Unit (DADU) located approximately 15 feet forward of the rear 35% of the zone lot (DADU to be located entirely in the rear 35% of the zone lot), and for a General Detached Structure (Covered Patio) located approximately 26.18 feet forward of the Primary Street Facing Facade (location 10 feet behind facade required), in a U-TU-B2, DO-4 zone district
ORDINANCE:	5.3.4.5.A; 5.3.4.5.B
REMEDIES:	Variance - Unusual Physical Conditions or Circumstances

CD: District 1 - Amanda Sandoval **RNO's:** 87, 78

9:45 AM **CASE NO. 45-2026**

PREMISES:	3826 West 25th Avenue Lots 6 To 8 Inclusive, Block 6, Lake Park
APPLICANT(S):	Longhill Designs LLC, 1801 West 64th Lane, Denver, CO 80221, by Krzysztof P Nawalany, 27799 East Links Place, Aurora, CO 80016, & Jesus Montelongo, 2424 North Stuart Court, Denver, CO 80212
SUBJECT:	Request for a Variance to amend / divide one zone lot into two zone lots resulting in Zone Lot B with 37.5 feet in lot width, deficient by 12.5 feet (50-foot lot width required), with Zone Lot C with 37.5 feet in lot width, deficient by 12.5 feet (50-foot lot width required), with Zone Lot B having 4,690 square feet in area, deficient of the minimum required area by 810 square feet (5,500 square foot lot size required), and Zone Lot C having 4,690 square feet in area, deficient of the minimum required area by 810 square feet (5,500 square foot lot size required), in a U-SU-C zone district
ORDINANCE:	5.3.3.3.A.
REMEDIES:	Variance - Neighborhood Compatibility

CD: District 1 - Amanda Sandoval **RNO's:** 87, 133