

# Meeting Of The Committee on Zoning Landmark & Building Standards

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CITY OF DENVER  
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TUESDAY, MARCH 26, 2013 AT 10:00 AM  
COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

NO. A-7874 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-1335

**Common Address:** 1856 West Erie Street

**Applicant:** Alderman Proco Joe Moreno

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
to RS3 Residential Single-Unit (Detached House) District

NO. A-7877 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-1332

**Common Address:** 2800-16 West North Avenue

**Applicant:** Alderman Proco Joe Moreno

**Change Request:** B1-3 Neighborhood Shopping District to B3-1 Community  
Shopping District

NO. A-7875 (6<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-1343

**Common Address:** 325-327 West 70<sup>th</sup> Place

**Applicant:** Alderman Roderick Sawyer

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and B1-2  
Neighborhood Shopping District to C2-1 Motor Vehicle Related  
Commercial District

NO. A-7873 (13<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-1341

**Common Address:** 5700-04 West 63<sup>rd</sup> Street

**Applicant:** Alderman Marty Quinn

**Change Request:** B1-1 Neighborhood Shopping District to RS-2 Residential  
Single-Unit (Detached House)

NO. A-7878 (13<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-1339

**Common Address:** 5801-03 West 63<sup>rd</sup> Street

**Applicant:** Alderman Marty Quinn

**Change Request:** B1-1 Neighborhood Shopping District to RS-2 Residential  
Single-Unit (Detached House)

NO. A-7876 (20<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-1342

**Common Address:** 6733-35 South Chicago Avenue

**Applicant:** Alderman Willie Cochran

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-1  
Neighborhood Commercial District

NO. A-7879 (35<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-842

**Area Bounded By:** the west line of North Kedzie Avenue on the southeast and east  
line of North Sawyer Avenue where it intersects with the north  
line of North Milwaukee Avenue on the northwest

**Applicant:** Alderman Rey Colón

**Change Request:** To classify as a Pedestrian Street

NO. A-7867 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8255

**Common Address:** 2523 North Halsted

**Applicant:** Alderman Michele Smith

**Change Request:** Residential Business Planned Development No 491, to  
Residential Business Planned Development No 491, as amended

NO. 17669 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-787

**Common Address:** 2537 West Moffat Avenue

**Applicant:** Tomek Predki

**Owner:** Tomek Predki

**Attorney:** Gordon & Pikarski

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to RT3.5  
Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** The subject property will continue to be used as a single family  
home. Two parking spaces will be provided at the rear as  
required by the Code. The height of the home is 30 feet, which  
includes the proposed front and rear second store addition.—No  
commercial space is proposed

NO. 17674 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-793

**Common Address:** 513-529 North Bishop Street

**Applicant:** The Domain Group, LLC (Rory Arthurs)

**Owner:** Grace Stramaglio

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Three 12 unit residential buildings; 36 parking spaces; height 45'10"

NO. 17675 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-794

**Common Address:** 2517 West Medill Avenue

**Applicant:** Katy Stuhr, Joseph Stuhr and Charles Stuhr III

**Owner:** Katy Stuhr, Joseph Stuhr and Charles Stuhr III

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** Two Dwelling Unit residential building; 2 parking spaces; 36' high

NO. 17678 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-797

**Common Address:** 2040 W North Avenue

**Applicant:** 2040 North Ave LLC (Lawrence Weiner)

**Owner:** 2040 North Ave LLC (Lawrence Weiner)

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

**Purpose:** Existing 4 story brick building, 1<sup>st</sup> and 2 floor health club. 3<sup>rd</sup> and 4<sup>th</sup> floor 16 residential apartments with 20 parking spaces.

NO. 17670 (4<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-788

**Common Address:** 407-415 South Dearborn Street / 35-39 West Van Buren

**Applicant:** MCJ Development (Keith Giles, Michael Moyer, Shawn Hopkins)

**Owner:** 407 Dearborn LLC

**Attorney:** Rolando Acosta

**Change Request:** DC-16 Downtown Core District to a Residential Business Planned Development

**Purpose:** The ground floor of the existing 17 story building will continue to be used for retail space with a total of approximately 7,200 sq. ft. The upper floors will be converted to 204 residential units. No parking or loading exists or will be provided and no exterior additions to the building are proposed, other than a 1,000 sq. ft. addition to the existing penthouse.

NO. 17677 (4<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-796

**Common Address:** 1330 East 53<sup>rd</sup> Street

**Applicant:** Mesa Development (James and Richard Hanson)

**Owner:** Lake Park Associates

**Attorney:** Edward Kus/ Shefsky & Froelich

**Change Request:** B1-2 Neighborhood Shopping District and B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Planned Development

**Purpose:** The proposed building will contain approximately 267 dwelling units; approximately 30,000 SF of retail space on the ground floor; approximately 218 on-site parking spaces; and the height of the building will be approximately 130 feet.

NO. 17672 (5<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-790

**Common Address:** 5201-45 South Cottage Grove

**Applicant:** The University of Chicago

**Owner:** The University of Chicago

**Attorney:** Meg George

**Change Request:** RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-2 Community Shopping District and then to Institutional Planned Development

**Purpose:** Please see the application for Proposed Purposes

NO. 17676 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-795

**Common Address:** 3000-3002 South Lloyd

**Applicant:** Chiu Min Lo and Kenneth Lo

**Owner:** Chiu Min Lo and Kenneth Lo

**Attorney:** Paul Kolpak

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Lot 34 will remain as is, a 2 unit residential brick building with 2 rear residential parking spaces, there will be no change to the existing building, lot 33 will be a single family home.

NO. 17663 (15<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-781

**Common Address:** 4742-44 South Damen Avenue

**Applicant:** Jorge Prado

**Owner:** Jorge Prado

**Attorney:** Lisa Duarte

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** Retail business on the ground floor; approximately 1,750 sq.ft. and 1260 sq.ft. 2 on site parking spaces. 1 existing dwelling on the second floor height to remain unchanged

NO. 17665 (15<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-783

**Common Address:** 4600-4632 and 4601-4613 South McDowell

**Applicant:** The Resurrection Project

**Owner:** Chicago Commons Association and 4614 S McDowell LLC

**Attorney:** Steven Friedland

**Change Request:** RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District to B2-2 Neighborhood Mixed Use District and then to a Planned Development

**Purpose:** The property will be developed with 4-story 40 unit residential building with 40 parking spaces. The building height will be approximately 45 feet.

NO. 17681 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-800

**Common Address:** 1915-1919 West 19<sup>th</sup> Street

**Applicant:** Martha Rios

**Owner:** Martha Rios

**Attorney:** NA

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

**Purpose:** To allow for the establishment of a limited restaurant. No new construction proposed

NO. 17660 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-778

**Common Address:** 1442 North Mohawk

**Applicant:** Yusef Elfiki

**Owner:** 1442 North Mohawk Condominium Association

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit an approximate 700 sq. ft. addition to one of the units located within the existing building. The proposed addition will contain an expanded master bedroom and master bathroom on the fourth floor, and a new accessible roof deck above. No changes are proposed for the remainder of the building. The building will remain a four-unit residential building.

**NO. 17666 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)**  
**DOCUMENT # O2013-784**

**Common Address:** 723-29 West Randolph Street

**Applicant:** 725 Randolph LLC (See application for list of LLC members)

**Owner:** 725 Randolph LLC (See application for list of LLC members)

**Attorney:** Rolando Acosta

**Change Request:** DX-7 Downtown Mixed Use District to Residential Business Planned Development

**Purpose:** Development of a 31 –story building containing 190 dwelling units, approximately 7,500 sq. ft. of retail space. 234 parking spaces and one loading berth.

**NO. 17662 (29<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)**  
**DOCUMENT # O2013-780**

**Common Address:** 7400-7404 West Belmont Avenue

**Applicant:** Parkway Bank & Trust Company (David and Bridget Cahill)

**Owner:** Parkway Bank & Trust Company (David and Bridget Cahill)

**Attorney:** George Cahill

**Change Request:** RS-1 Residential Single-Unit (Detached House) to B2-3 Neighborhood Mixed-Use District

**Purpose:** The property use would be a new three story masonry eight unit residential building with basement. The building would have eight parking spaces. The proposed height of the building would be 39'8"

**NO. 17664 (29<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)**  
**DOCUMENT # O2013-782**

**Common Address:** 7406-7408 West Belmont Avenue

**Applicant:** Parkway Bank & Trust Company (David and Bridget Cahill)

**Owner:** Parkway Bank & Trust Company (David and Bridget Cahill)

**Attorney:** George Cahill

**Change Request:** RS-1 Residential Single-Unit (Detached House) to B2-3 Neighborhood Mixed-Use District

**Purpose:** The property use would be a new three story masonry eight unit residential building with basement. The building would have eight parking spaces. The proposed height of the building would be 39'8".



NO. 17667 (30<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-785

**Common Address:** 3410-3420 North Milwaukee Ave

**Applicant:** Mia Property Acquisitions LLC (Bart Przyjemski)

**Owner:** First Bank

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The now vacant property will be developed with six (6) new three-story six (6) unit residential buildings. Each building will be masonry in construction and 32'-2" in height. Each of the six (6) lots will provide six (6) on-site parking spaces at the rear. The proposed plan will take the place of previously approved Zoning Amendment Ordinance No. 16142 (May 9, 2007).

NO. 17680 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-799

**Common Address:** 2037 West Saint Paul Avenue

**Applicant:** 2037 St. Paul LLC (Peter Stevens and Georgios Papachrisou)

**Owner:** Hector Mosqueda

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To build out the crawlspace and attic to create third floor living space, add a 319 Sq. ft. 3 story addition to the rear of the existing brick and frame single family building and to tear down and rebuild the existing 2 car garage.

NO. 17661 (34<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-779

**Common Address:** 11329 South Carpenter Street

**Applicant:** Lolita Newell

**Owner:** Lolita Newell

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** The existing two-story building at the subject property is non-conforming. The Applicant is seeking a zoning amendment in order to permit two (2) dwelling units within the existing building. There will be no physical expansion of the existing building. Two (2) surface parking spaces will be located at the rear of the subject lot to serve the two (2) dwelling units

NO. 17673 (37<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-791

**Common Address:** 4821 West North Avenue

**Applicant:** Ralphs Grocery Company (See application for list of LLC members)

**Owner:** North and Cicero Development LLC

**Attorney:** Bridget O' Keefe

**Change Request:** Business Planned Development No. 699 to Business Planned Development No. 699, as amended

**Purpose:** The Property will continue to be occupied by a shopping center which is anchored by a Food 4 Less grocery store. All existing buildings and uses will be unaffected by the amended planned development ordinance. The amendment to the planned development is required to allow the location of a fuel center on the Property and to reduce the amount of parking required on site. The provisions of the Planned Development, as amended, shall continue to authorize a maximum FAR of .30; the proposed FAR shall be .278. The minimum number of parking spaces required shall be lowered to 785 spaces. The fuel center shall be fully landscaped to enhance the aesthetics of the existing parking lot.

NO. 17668 (40<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-786

**Common Address:** 2025 W Balmoral Avenue

**Applicant:** Clara Lastre

**Owner:** Clara Lastre

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** The existing two unit residential building will be improved with a Third residential unit in the existing vacant basement space. Three spaces will be provided at the rear of the building. The building will provide no commercial space and will maintain the existing building height

NO. 17671 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-789

**Common Address:** Technical amendment to Planned Development No. 447, as described on the attached legal description, specifically, Sub-Area B-2 at 729-755 N. Larrabee Street, 529-35 W. Chicago Avenue

**Applicant:** JP Morgan Chase Bank, N.A.

**Owner:** 500 W Superior LLC

**Attorney:** Meg George

**Change Request:** Residential Business Planned Development No.447 to Residential Business Planned Development No. 447, as amended

**Purpose:** The Applicant proposes to technically amend Planned Development No. 447 to construct an approximately 2,975 SF financial institution with a drive through and seven parking spaces.

NO. 17679 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)  
DOCUMENT # O2013-798

**Common Address:** 1851 W Addison Street

**Applicant:** Endgrain LLC (See application for list of LLC members)

**Owner:** DMG-Wolcott Condominiums LLC

**Attorney:** Thomas Moore

**Change Request:** RT3.5 Residential Two-Flat Townhouse and Multi-Unit District  
to B3-1 Community Shopping District

**Purpose:** 3 story brick building with basement existing dry cleaners, new  
1,250 sq. ft. general restaurant, and existing 2 residential  
apartments on the floor, existing 4 residential apartments on the  
2<sup>nd</sup> floor and existing 4 residential apartments on the 3<sup>rd</sup> floor,  
with no parking