

MINUTES
WWPNA Zoning Committee
Tuesday, February 24, 2009

The meeting convened at 7:00 p.m., and the Committee members present were Charlotte Winzenburg (Chair), Gertie Grant, Gloria LeFree, David Callaghan, and Anne Davis. The minutes of January 27, 2009 were approved by the Committee members present who attended that meeting. There were no guests present at the meeting.

Finished Business

The first order of business was a report on the outcome of **the Zoning Appeal Application (Case #231-08) for 1087 South Ogden Street**. It was an appeal of an order to discontinue maintaining a porch cover, erected without permits, 21 feet into the 24 foot South Ogden Street average front setback, in an R-2 zone. On the recommendation of the Zoning Committee, the WWPNA Board voted to support the variance at its February meeting and subsequently issued a letter of support to the Board of Adjustment. Gertie Grant was present at the hearing and reported that after some confusion over intent and willingness to conform, the variance was granted to keep the roof structure over the walkway, on condition that all applicable Denver permits are obtained.

New Business

233 South Emerson – A notice of Administrative Review was received for this address concerning the erection of an eight-foot fence along the backyard side property line. Charlotte Winzenburg determined that the fence was not controversial and that the Committee would not take up the issue.

Liquor Policies and Procedures

Gertie Grant provided Committee members with highlights of the new liquor policies and procedures issued by the City of Denver. At first glance, the new regulations appear to be an effort to streamline the process, but there were several items of concern to the Committee members. Most notably, the posting requirement for new licenses reduced from 45 days to 20 days, and the statement about the director determining whether a proposed modification is 'material' or substantial.' The Committee agreed to look at the new policies and procedures more closely, ask for definitions and clarification, and proceed as needed.

Zoning Committee Forms and Check-Lists

There was general discussion about the available forms and check-lists used for conducting the Committee's business. Gloria LeFree had presented an updated check-list and guidelines for addressing zoning variances. Changes were suggested and Gloria agreed to incorporate them into the documents. Charlotte Winzenburg offered to update the same documents for liquor license applications, and to forward all available Committee templates to Gloria for distribution to Committee members who facilitate these actions in the future. Upon completion, these sample documents will be printed and included in the Committee files.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting is March 31st.