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INC

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Neighborhoods work better when they work together.

## Inter-Neighborhood Cooperation

July 19, 2013

Board of Adjustment for Zoning Appeals  
201 W Colfax Ave., Dept. 201  
Denver, CO 80202  
C/o: Janice Tilden, Technical Director  
[janice.tilden@ci.denver.co.us](mailto:janice.tilden@ci.denver.co.us)

### **Re: Appeal of Decision to Allow Development at 2100 Eliot (Case No. 81-13)**

Dear Members of The Board of Adjustment Zoning:

Established in 1975, Inter-Neighborhood Cooperation (INC) is a city-wide network with current membership of 97 Registered Neighborhood Organizations. INC's mission is to advocate for Denver citizens by bringing together, informing and empowering Denver neighborhood organizations to actively engage in addressing City issues.

At its monthly delegate meeting on Saturday, July 13, 2013, upon the recommendation of the INC Zoning and Planning Committee, and after discussion, INC Delegates passed the following Motion regarding appeal of the City's decision to allow a development at 2100 Eliot. The vote was twenty four in favor, zero opposed with four abstentions.

#### **Motion**

**Inter-Neighborhood Cooperation supports the appeal to the Board of Adjustment for Zoning Appeals by Jefferson Park United Neighbors (JPUN) of the decision by the Denver Zoning Administration to permit a new development at 2100 Eliot Street which, if built, would violate the bulk-plane protections given to adjacent R-2 property by the zoning code in effect under the Chapter 59 Zoning Code in effect until the new zoning code was passed in June 2010. Unclear language in the new code did not clarify the implied and necessary coordination between the adjacent zone districts.**

Thank you for your consideration of this Motion in your deliberation and recommendation on this matter of great importance to Denver's neighborhoods.

Respectfully,

Larry Ambrose  
President, INC

Cc: INC Executive Committee  
Michael Henry, Chair, INC Zoning and Planning Committee  
Jeff Archambeau, JPUN  
Michael Guiietz, JPUN  
David Soloman, JPUN