

**BOARD OF ADJUSTMENT FOR ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver, Colorado 80202**

PREMISES AFFECTED: 3031 RACE STREET (PART OF 3029 TO 3031 RACE STREET).
(Lot 8 and North 1/2 of Lot 9, Block 6, Clayton's Addition.)

APPELLANT(S): JOHN IRELAND, 3029 Race Street, Denver, CO 80205, by Joe Kelty, 3653 Williams Street, Denver, CO, 80205.

APPEARANCES:
Appellant: John Ireland, 3029 Race Street, Denver, CO, 80209.
Joe Kelty, 3653 Williams Street, Denver, CO, 80209.
Mickey Florio, 3305 High Street, Denver, CO, 80205.
Robert Marshall, 3040 High Street, Denver, CO, 80205.
Four (4) Letters of Approval .

For the City: Jennifer Welborn, Assistant City Attorney.
Jack Nolan, Zoning Representative.
Ron Jones, Zoning Representative.

SUBJECT: Appeal of a denial of a permit to erect 2 dormer additions 21 high in Area B (17 foot height permitted), the south dormer 2 feet 6 inches through the south bulk plane and the west dormer 1.5 feet into the 20 foot rear setback space, in an R-2 zone.

ACTION OF THE BOARD: THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Sharron Klein, Chair


Janice Tilden
Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE IF ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.