

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

PREMISES AFFECTED: 2425 - 2427 FRANKLIN STREET.
(Lengthy Legal.)

APPELLANT(S): RUTH KLAFFER AND ELIZABETH HOOVER (2427 FRANKLIN STREET) AND LORI PALMER, 2425 Franklin Street, Denver, CO 80205, by Ken Relyea, Affordable Garages, 177 West Alameda Avenue, Denver, CO, 80223.

APPEARANCES:
Appellant: Lori Palmer, 2425 Franklin Street, Denver, CO, 80205.
Ruth Klaffer, 2427 Franklin Street, Denver, CO, 80205.
Ken Relyea, Affordable Garages, 177 West Alameda Avenue, Denver, CO, 80223.

For the City: Mary Toomman, Assistant City Attorney.
Jack Nolan, Zoning Representative.

SUBJECT: Appeal of a denial to erect a detached garage creating a 327 square foot deficit of total open space (2,949 square feet required) in an R-2 zone

ACTION OF THE BOARD: CASE CONTINUED TO JANUARY 12, 2010, AT 10:30 A.M. to allow the Appellants to redesign the garage in a way that will reduce the violations; and for Ms. Klaffer to present proof that Ms Hoover is no longer on the title of the property. The Appellants are directed to save the notification sign to REPOST SATURDAY JANUARY 2, 2010. Peel and stick changes for the sign will be mailed when new violations are determined, or no later than the week of December 28, 2009. New plans should be submitted to Jack Nolan, Zoning Representative, at 720-865-2991, as soon as possible. **NOTE:** Appellants should call Janice Tilden at the Board of Adjustment, 720-913-3050, to set up a new hearing date. If the Appellants decide not to pursue the appeal, they are requested to notify the Board's staff in writing as soon as possible to request a withdrawal.

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.