

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

PREMISES AFFECTED: 3306 QUIVAS STREET.
(Lengthy Legal.)

APPELLANT(S): AARON AND LYNDSEY GRABER, 1473 27th Street, Denver, CO 80205,
by Brad Pederson, Moonstone Construction, 3289 Cummings Drive, Erie,
CO, 80516.

APPEARANCES:
Appellant: Request for Modification with Revised Plans .

For the City: Ron Jones, Zoning Representative.

SUBJECT: Appeal of a denial of a permit to erect a 2nd story addition and dormer
modification encroaching 2 feet 3 inches into the 5 foot north side setback, 10
feet 3 inches through the north side bulk plane, and 36 feet 3 inches high (32
foot height permitted) in the R-2 zone.

ACTION OF THE BOARD: The request for modification is GRANTED according to the revised plans and
elevations submitted to the Board's office on October 1, 2009. Because the
changes are in compliance with the Zoning Code and do not increase the
violations considered by the Board, they are deemed a minor modification of
the Variance granted on July 14, 2009. NOTE: Under the terms of the
Variance Code Section 59-54(2)a. D.R.M.C., THE APPELLANT MUST
BEGIN CONSTRUCTION WITHIN THREE YEARS OF THE DATE
THAT THE ORIGINAL VARIANCE WAS GRANTED (or by July 14,
2012), or else request a written extension from the Zoning Administrator
before the three years expires. REQUESTING A MODIFICATION DOES
NOT EXTEND THE TIME PERIOD TO BEGIN CONSTRUCTION.

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.**