PREMISES AFFECTED: 1721 Roslyn Street
LEGAL DESCRIPTION: Lots 29 and 30, Excluding the Rear or West 8 Feet, Block 2, East Montrose 2nd Filing
APPELLANT(S) Chaundra Price, 1721 Roslyn Street, Denver, CO, 80220, Filed By: Ken Relyea, Affordable Garages, 177 North Alameda Avenue, Denver, CO, 80223

SUBJECT: Appeal of a denial of a permit to erect a detached garage resulting in a total building coverage of 2,538 square feet, exceeding the maximum allowed building coverage by 138 square feet (2,400 square feet or 37.5% maximum building coverage permitted), in an E-SU-DX zone

ACTION OF THE BOARD: The denial is found to be property. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), the testimony at the November 19, 2019 hearing, and upon receipt of the fourth concurring vote required to decide in favor of the applicant. See Section 12.2.6.9.A. DZC.
NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax Avenue, Dept. 201, Denver CO, 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

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 WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1