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

PREMISES AFFECTED: 2323 South Lipan Street
LEGAL DESCRIPTION: Lots 29 to 48 Inclusive, Block 54, Breenlowpark, & East 1/2 Vacated Alley Adjacent to Lt
APPELLANT(S) Stratton Oak II, LLC, by Lawrence Gustafson, 950 South Cherry Street, Denver, CO, 80246, Filed By: Ted Tinsman, 8335 Fairmount Drive #1-107, Denver, CO, 80247

APPEARANCES:

SUBJECT:
Appeal of an order to discontinue maintaining 4 detached accessory structures (transformer) encroaching 10 feet into the 10 foot side street setback, in an I-B UO-2 zone

ACTION OF THE BOARD:
The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the transformers to remain as built, according to the testimony at the 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. The Board notes that portions of the transformers are located with the Public Right of Way, which will require the approval from Public Works / Transportation. Questions about this decision may be addressed to Austin Keithler, 720-913-3050, at the Board’s office.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Penny Elder, Chair

Austin E Keithler, 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 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)