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

PREMISES AFFECTED: 2444 Tremont Place and 2442 Tremont Place
LEGAL DESCRIPTION: Lot 6, Block 217, Clement’s Addition and Stile’s Addition 02341
APPELLANT(S) LNWS Investments, LLC., by Mike Nguyen, 3161 Johnson Lane, Erie, CO, 80516, Filed By: Loc Nguyen, Oculus Architecture LLC., 6632 Larsh Drive, Denver, CO, 80221

APPEARANCES:

SUBJECT: Appeal of a denial of a permit to erect a Tandem House building form located on a 25.08 foot wide, 3,136 square foot zone lot (35 foot minimum lot width, 4,500 square foot minimum zone lot area required for Tandem House building form), with Primary Structure #2 projecting approximately 7 feet 6 inches through the south bulk plane, and approximately 9 foot 6 inches through the north bulk plane, in a U-RH-2.5 UO-3 zone

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED IN PART to allow a new Tandem House building form to be located on a 25.08 foot wide, 3,136 square foot zone lot, according to the testimony at the December 3, 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. The request for Variance is DENIED as to Primary Structure #2 projecting approximately 7 feet 6 inches through the south bulk plane and approximately 9 foot 6 inches through the north bulk plane. Questions about this decision may be addressed to Austin Keithler, 720-913-3050, at the Board’s office.

Penny Elder, Chair

Austin E Keithler, Director

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)