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

PREMISES AFFECTED: 866 Navajo Street (aka 890 Navajo Street)
LEGAL DESCRIPTION: Lots 1 to 20 Inclusive, Block 34, Hunts Addition
APPELLANT(S): Tejon Commercial Properties, LLC., by Good Meds, 1801 West Irvington Place, Denver, CO, 80223, Filed By: John Jennings, Ireland Stapleton Pryor & Pascoe, P.C., 717 17th Street, Suite 2800, Denver, CO, 80203

APPEARANCES:
APPELLANT: Grace Knowl, 866 Navajo Street, Denver, CO, 80204
John Jennings, Ireland Stapleton Pryor & Pascoe, P.C., 717 17th Street, Suite 2800, Denver, CO, 80202
Power of Attorney filed

INFORMATION: Tom Martinez, 25 Kalamath Street, Denver, CO, 80223

FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT: Appeal of an order to discontinue maintaining a detached accessory structure (transformer) encroaching approximately 8 feet 10 inches into the 20 foot front setback, built without permits, and a second detached accessory structure (transformer) encroaching approximately 17 feet 6 inches into the 20 foot front setback, built without permits, in an I-A 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, with the following conditions: 1. The Appellants must install a fence or wall at least 5 feet in height to screen the transformers from the street, and 2. The Appellants must obtain any and all required Denver permits for the transformers and the screen wall within 3 months, or by March 17, 2020. Questions about any required permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977.

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)