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

PREMISES AFFECTED: 735 West Bayaud Avenue (part of 801 West Bayaud Avenue and 80 South Santa Fe Dr)

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S): 7125 Reynolds, LLC. (80 South Santa Fe Drive), 303 South Broadway #200-3, Denver, CO, 80209
Avner and Amnon Gilady, 5461 Western Avenue D, Boulder, CO, 80301
Vincent Vu and Matthew Ha (801 West Bayaud Avenue), 801 West Bayaud Avenue, Denver, CO, 80223
Filed By: Chad Jasanu, Fresh Baked Colorado, 5073 North Xenia Street, Denver, CO, 80238

APPEARANCES:
APPELLANT: Gary Lennox, 513 Hessie Court, Lafayette, CO, 80026
Chad Jasanu, Fresh Baked Colorado, 5077 Valentia Street, Denver, CO, 80238
Stuart Knight, 1401 Lawrence Street, Suite 1900, Denver, CO, 80202
Two (2) Power of Attorney forms filed
Letter of Support (Baker Historic Neighborhood, December 12, 2019)
Letter of Approval (Sam Leger, 7125 Reynolds LLC., February 3, 2020)
Letter of Support (Shaun Hughes, Xcel Energy)

OPPOSITION: Letter of Opposition

FOR THE CITY: Adam Hernandez, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of an order to discontinue maintaining a detached accessory structure (transformer) encroaching approximately 6 feet into the 10 foot side street setback, built without permits, in an I-B UO-2 zone

ACTION OF THE BOARD:
DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of original copies of either Power of Attorney forms or Notarized Letters of Approval from Avner and Amnon Gilady (735 West Bayaud Avenue), Vincent Vu and Matthew Ha (801 West Bayaud Avenue), and 7125 Reynolds, LLC (80 South Santa Fe Drive), to either Chad Jasanu or Stuart Knight, who appeared at the hearing. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than March 5, 2020. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
James Keavney, 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.