Case No.: 182-19

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

File By: Chad Jasanu, Fresh Baked Colorado, 5073 North Xenia Street, Denver, CO, 80238

APPEARANCES:

APPELLANT: Five (5) Power of Attorney forms received

FOR THE CITY: Nathan Lucero, Assistant City Attorney

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:

The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the transformer to remain as built, according to the testimony at the February 4, 2020 hearing, with the condition that the Appellants provide opaque screening to block view of the transformer from the street, and with the condition that the Appellants apply for any and all required Denver permits within 30 days, or by April 9, 2020. The Board acknowledges that it has received the required Power of Attorney forms 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 Chad Jasanu, who appeared at the hearing. Questions about any required permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

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)