PREMISES AFFECTED: 2001 East 24th Avenue
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) Samuel Scutchfield, 2001 East 24th Avenue, Denver, CO, 80205, Filed By: Jonathan McNamara, 2352 Race Street, Denver, CO, 80205

APPEARANCES:
APPELLANT: Samuel Scutchfield, 2001 East 24th Avenue, Denver, CO, 80205
Jonathan McNamara, 2352 Race Street, Denver, CO, 80205
Petition of Support (18 Signatures)

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

SUBJECT:
Appeal of a denial of a permit to expand an existing nonconforming urban house building form resulting in new nonconformities to the existing nonconforming structure (nonconforming structures may be altered or enlarged so long as no existing nonconformity is increased, and no new nonconformity is created), encroaching 14 feet 9 inches into the 22.9 foot block sensitive primary street setback, in a U-SU-B1 zone

ACTION OF THE BOARD:
The request for a Variance is DENIED for failure of the Appellants to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellants have 30 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Penny Elder, Chair

[Signature]
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.