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

PREMISES AFFECTED: 2028 and 2030 Julian Street
LEGAL DESCRIPTION: Lots 24 and 25, Block 19, Witter and Cofield’s Subdivision of the Town of Highlands
APPELLANT(S) Julian Project, LLC., 19055 West 53rd Place, Golden, CO, 80403, Filed By: Jeffrey Cline, 11457 West Ken Caryl Avenue #F-195, Littleton, CO, 80121

APPEARANCES:
APPELLANT: Gerard DiManna, 19055 West 53rd Place, Golden, CO, 80403
Marlene and Chuck DiManna, 5265 Tabor Street, Arvada, CO, 80002
Jeff Cline, 11457 West Ken Caryl Avenue #F-195, Littleton, CO, 80121
Christopher Klocke, 1217 East 14th Avenue #1, Denver, CO, 80218

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

SUBJECT:
Appeal of a denial of a permit to erect a duplex located on a 47 foot wide zone lot (50 foot minimum zone lot width required for duplex building form), in a U-TU-C zone

ACTION OF THE BOARD:
DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of either Articles of Incorporation, an Operating Agreement, or some form of verification that Gerard DiManna is authorized to speak on behalf of Julian Project, LLC. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than February 6, 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
Penny Elder, 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.