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

PREMISES AFFECTED: 2326 North Eliot Street
LEGAL DESCRIPTION: Lots 25 and 26, Block 23, CH Walkers Resubdivision, Town of Highlands
APPELLANT(S): David and Karen Goldin-Dubois, 2518 Akron Street, Denver, CO, 80238, Filed By:
Sam Day, Tomecek Studio Architecture, 3222 Tejon Street, Unit C, Denver, CO, 80211

APPEARANCES: APPELLANT: John and Denise Goldin-Dubois, 2518 Akron Street, Denver, CO, 80238
Brad Tomecek, Tomecek Studio Architecture, 62 Jasmine Street, Denver, CO, 80220
Mike and Kelly Nordini, 2557 Xanthia Court, Denver, CO, 80238
Nancy Maysmith, 2517 Akron Court, Denver, CO, 80238
Letter of Support (Moises Salgado, 2330 Eliot Street, Denver, CO, 80211)
Power of Attorney received

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT: Appeal of a denial of a permit to erect a new 3 unit dwelling (apartment building form) located on a 43 foot wide zone lot (50 foot minimum zone lot width required for apartment building form), with a basement level access stair encroaching 2 feet 6 inches into the 10 foot front setback, in a G-MU-3 UO-3 zone

ACTION OF THE BOARD: The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

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.

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