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

PREMISES AFFECTED: 734 North Perry Street
LEGAL DESCRIPTION: The North 68 Feet of the West 47 Feet of the East 55 Feet of Lots 23 to 25, Block 14, W
APPELLANT(S)
Philip Weathers, 2064 South Sherman Street, Denver, CO, 80210

APPEARANCES:
APPELLANT: Philip Weathers, 2064 South Sherman Street, Denver, CO, 80210
FOR THE CITY: Adam Hernandez, Assistant City Attorney
Ron Jones, Zoning Representative
Ryan Anderson, Community Planning and Development
Mikaela Firnhaber, Community Planning and Development

SUBJECT:
Appeal of a denial of a permit to amend/divide one zone lot into two, resulting in a zone lot not abutting a named or numbered street (not permitted), with 3,196 square feet in area (6,000 square foot minimum lot size required); and an appeal of a denial of a permit to convert an existing structure to an urban house building form 1.5 stories in height in the rear 35% of the zone lot (1 story maximum in rear 35% of zone lot), encroaching 2.5 feet into the 12 foot rear setback, and with an attached patio encroaching 5 feet into the 5 foot west side interior setback, in an E-SU-D1 zone

ACTION OF THE BOARD:
The request for a Variance is DENIED for failure of the Appellant 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 Appellant has 30 days in which to request a Reconsideration if he believes 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
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.