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

PREMISES AFFECTED: 4116 West 22nd Avenue
LEGAL DESCRIPTION: The West 62 Feet of Lots 1 through 3, Block 7, Tuxedo Park Addition
APPELLANT(S): Parker Blayne Fales and Margaret Elise McLagan, 4116 West 22nd Avenue, Denver, CO, 80212

APPEARANCES:
APPELLANT: Request for Modification (Brian Martin, Studio Slate Architecture, January 13, 2020)
FOR THE CITY: Ron Jones, Zoning Representative

SUBJECT: Appeal of a denial of a permit to erect a new urban house building form (existing structure voluntarily demolished) encroaching 10 feet 8 inches into the 20 foot primary street setback, in a U-SU-C zone

ACTION OF THE BOARD:
The request for modification is GRANTED according to the revised plans submitted to the Board on this date as Exhibit 10. Because the changes do not increase the violations considered by the Board, they are deemed a minor modification of the Variance granted on February 19, 2019 and modified on August 20, 2019. 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. NOTE: Under the terms of the Variance Code Section 12.4.7.7. DZC, THE APPELLANTS MUST BEGIN SUBSTANTIAL CONSTRUCTION WITHIN 3 YEARS FROM THE DATE THE VARIANCE WAS GRANTED (or by February 19, 2022) AND COMPLETE IT WITHIN 5 YEARS FROM THE DATE THE VARIANCE WAS GRANTED (or by February 9, 2024).

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Penny Elder, Chair

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