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

PREMISES AFFECTED: 18300 East 66th Avenue
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) DIBC Commercial LLC., 1125 17th Street, #2500, Denver, CO, 80202, Filed By: Garrett Goodlin, 621 Southpark Drive, #1600, Littleton, CO, 80120

APPEARANCES:
APPELLANT: Power of Attorney received
FOR THE CITY: Nathan Lucero, Assistant City Attorney

SUBJECT:
Request for Zoning Permit with Special Exception Review to operate/maintain an Automobile Services, Heavy Use; and an appeal of a denial of a permit to erect a 7 foot 4 inch high fence located forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), in an S-CC-5 AIO zone. (AS AMENDED 6/12/20)

ACTION OF THE BOARD:
The request for A ZONING PERMIT WITH SPECIAL EXCEPTION REVIEW (ZPSE) IS GRANTED under Section 12.4.9.3 DZC, to allow the Applicant to operate an Automobile Services, Heavy, Use, according to the plans (Exhibit 6), the testimony at the June 23, 2020 hearing. The denial is found to be proper. However, THE VARIANCE IS GRANTED IN PART to allow the fence to be built in the location depicted in the plans (Exhibit 6) provided it is lowered to a height of no more than 6 feet 8 inches, according to the testimony at the June 23, 2020 hearing. The Board acknowledges that it has received the required Corporate Power of Attorney from DIBC Commercial, LLC., to Mark Throckmorton, who appeared 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.

Penny Elder, Chair

Austin 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)