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

PREMISES AFFECTED: 4515 West 41st Avenue
LEGAL DESCRIPTION: The West 62.96 Feet of the East 84.96 Feet of Lots 21 to 24, Block 6, Mountain View
APPELLANT(S) Operative Plasterers and Cement, by Paul Miller, 3049 West 24th Avenue, Denver, CO, 80211

APPEARANCES:
APPELLANT: Paul Miller, 3049 West 24th Avenue, Denver, CO, 80211
Forty (40) Letters of support
Power of Attorney form filed

FOR THE CITY: Martin Plate, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to operate a live / work use in an existing Community Public Services classification structure which does not meet the definition of an 'existing business structure' (Primary Nonresidential uses permitted only within existing business structures as defined in 11.4.6.2.C. DZC), and resulting in 2 Primary Uses (1 Primary Use maximum permitted per zone lot), in a U-TU-C zone. (AS AMENDED 7/15/20)

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED to allow the live / work use in an existing Community Public Services classification structure which does not meet the definition of an 'existing business structure' and resulting in 2 Primary Uses (1 Primary Use maximum permitted per zone lot), according to the testimony at the hearing. The CASE IS CONTINUED TO A DATE CERTAIN to allow the Appellant to prepare more detailed and dimensioned site plans and floor plans and for the City to determine any additional violations which may require approval from the Board. One copy of new detailed plans should be resubmitted to the City and an additional copy should be resubmitted to the Board of Adjustment’s office, a minimum of 30 days prior to any new hearing date. THE APPELLANT IS DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Appellant should call the Board’s staff at 720-913-3050, to set up a new hearing date when he is ready to proceed. NOTE: If the Appellant decides not to pursue the appeal, he is requested to notify the Board's staff in writing as soon as possible to request a withdrawal.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
James Keavney, Chair

Austin Keithler
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)