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

PREMISES AFFECTED: 3411 Arapahoe Street
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S): Platte Valley Homes, LLP., by Corey Anderson, Denver Housing Authority, 777 North Grant Street, Denver, CO, 80203

APPEARANCES:
APPELLANT: Ryan Tobin and Corey Anderson. Denver Housing Authority, 777 North Grant Street, Denver, CO, 80203
Power of Attorney filed
Letter of Support (Curtis Park Neighbors, Inc., May 20, 2020)
Letter of Support (Sam Leger, June 22, 2020)

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

SUBJECT:
Appeal of an order to discontinue maintaining a detached accessory structure (transformer) encroaching approximately 5 feet into the 5 foot side street setback, built without permits, in a G-MU-3 UO-3 zone

ACTION OF THE BOARD:
The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the transformer to remain in place, according to the testimony at the hearing, with the condition that the Appellants install the landscaping and site improvements as shown in Exhibit 13, and with the condition that the Appellants apply for any and all required Denver permits within 30 days, or by August 27, 2020. Questions about any required permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. 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
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)