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

PREMISES AFFECTED: 3901 Wyandot Street (AKA 2319 West 39th Avenue)
LEGAL DESCRIPTION: Lot 16 and the South 1/2 of Lot 17, Block 2, Hanmer’s Addition
APPELLANT(S) Miles Dake, 1855 South Logan Street, Denver, CO, 80210

APPEARANCES:
APPELLANT: Miles Dake, 1855 South Logan Street, Denver, CO, 80210
OPPOSITION: Two (2) Letters of Opposition
FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to erect a Tandem House building form located on a 37.5 foot wide, 4,687 square foot zone lot (50 foot minimum zone lot width, 5,500 square foot minimum zone lot area required for Tandem House building form), with vehicle access from the side street (alley access required), in a U-TU-C 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.

Penny Elder, 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.