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

PREMISES AFFECTED: 2305 West 49th Avenue
LEGAL DESCRIPTION: The East 58 Feet of Lots 25 to 28 Excluding the North 10 Feet of Lot 28, Block 8, North Denver Heights
APPELLANT(S): Kennedy Homes, LTD., 3875 Pierson Court, Wheat Ridge, CO, 80033, Filed By: Hussein Garcia, 4905 Wyandot Street, Denver, CO, 80221

APPEARANCES:
APPELLANT: Hussein Garcia, 4905 Wyandot Street, Denver, CO, 80221
FOR THE CITY: Adam Hernandez, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to erect an Urban House building form on a corner lot with the short side of an oblong block as the Primary Street (for corner lots on oblong blocks, the long side of the oblong block to be the Primary Street), in an E-SU-DX zone

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board ( Exhibit 8), and the testimony 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.

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)