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

PREMISES AFFECTED:  
1853 South Ivy Street  
Lot 15, Block 2, Lynwood Number 1  

LEGAL DESCRIPTION:  

APPELLANT(S):  
David Richardson, 1853 South Ivy Street, Denver, CO, 80202  
Filed By: Melissa Baker, 3064 Whitman Drive, Evergreen, CO, 80439  

APPEARANCES:  
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David Richardson, 1853 South Ivy Street, Denver, CO, 80202  
Melissa Baker, 3064 Whitman Drive, Evergreen, CO, 80439  
Adrian Kinney, 5765 East Colorado Avenue, Denver, CO, 80224  
Two (2) Letters of Support  

OPPOSITION:  
Letter of Opposition (Carla Idrogo, 1734 South Ivy Street, July 7, 2020)  

FOR THE CITY:  
Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative  

SUBJECT:  
Appeal of a denial of a permit to erect two single story additions and a second story addition to an existing structure (58% of exterior walls of existing structure voluntarily demolished), resulting in the proposed structure encroaching 2.2 feet into the 7.5 foot north side interior setback, and an attached garage located beyond the Primary Street facing facade comprising 65% of the total width of the Primary Structure enclosing the Primary Use, in an S-SU-D 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 6), 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  
Penny Elder, 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