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

PREMISES AFFECTED: 2443 East 33rd Avenue  
LEGAL DESCRIPTION: Lots 16 and 17, Block 5, Ullman's Addition  
APPELLANT(S) 33rd & Columbine LLC., by Tanner Curry and Zion Spurgeon, 3779 South Grove Street, Englewood, CO, 80110  

APPEARANCES:  
APPELLANT: Tanner Curry and Zion Spurgeon, 3779 South Grove Street, Englewood, CO, 80110  
Petition of Support (6 Signatures)  
Two (2) Letters of Support  
FOR THE CITY: Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative  

SUBJECT: Appeal of a denial of a permit to amend/divide one zone lot into two, resulting in a Primary Structure encroaching approximately 9 feet 6 inches into the 20 foot rear setback, 16 feet 6 inches into the 20 foot Primary Street block sensitive front setback, 5 feet into the 5 foot west side interior setback, approximately 12 inches through the west bulk plane in the rear 35% of the lot, and resulting in a total building coverage of 1,489 square feet, exceeding the maximum permitting building coverage by 364 square feet (37.5% or 1,125 square foot maximum building coverage permitted), in a U-SU-A1 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  
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)