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

PREMISES AFFECTED: 370 North Dahlia Street  
LEGAL DESCRIPTION: Lots 22 and 23, Block 43, Malone & Dubois Subdivision  
APPELLANT(S): Marisa Dolan and Jason Blauwet, 370 North Dahlia Street, Denver, CO, 80202, Filed By: Patrick Cashen, 2160 South Milwaukee Street, Denver, CO, 80210

APPEARANCES:  
APPELLANT: Jason Blauwet and Marisa Dolan, 370 North Dahlia Street, Denver, CO, 80202  
Patrick Cashen, 2160 South Milwaukee Street, Denver, CO, 80210  
Seven (7) 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/combine two zone lots into one zone lot, resulting in an existing structure encroaching approximately 7 feet 2 inches into the 10 foot north side interior setback, 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 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)