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

PREMISES AFFECTED: 3560 Chestnut Place
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) No. 38 Property, LLC., by Spencer Fronk and Andrew Palmquist, 5449 South Jasmine Street, Greenwood Village, CO, 80111

APPEARANCES:
APPELLANT: Spencer Fronk, 2311 West 45th Avenue, Denver, CO, 80211
Andrew Palmquist, 6182 Xavier Street, Arvada, CO, 80003
Cazin Martin, 3001 Brighton Boulevard, Suite 443, Denver, CO, 80216
Jeremy Bryant
Tracy Weil
Petition of Support (3 Signatures)

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative
Leah Dawson, Community Planning and Development

SUBJECT: Appeal of a denial of a permit to erect a 5 foot 11.5 inch high fence with 7 foot 2 inch high posts exceeding the maximum height allowance of enclosures for outdoor eating and serving areas (42 inch maximum height permitted), in an I-MX-8, I-01, DO-7 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)