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

PREMISES AFFECTED: 3624 Raleigh Street
LEGAL DESCRIPTION: Lots 5 and 6, Block 3, Brown’s First Addition to New Home
APPELLANT(S): Nicholas and Kelli Sommer, 3624 Raleigh Street, Denver, CO, 80212, Filed By: Jonas DiCaprio, Built X Design, LLC., PO Box 460446, Glendale, CO, 80246

APPEARANCES:
APPELLANT: Request for Modification (Jonas DiCaprio, Build X Design, LLC., February 25, 2020)
FOR THE CITY: Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to erect a second story addition onto a compliant structure encroaching 3 feet into the 5 foot north side interior setback, in a U-SU-B zone

ACTION OF THE BOARD:
The Modification is granted according to the revised plans submitted on this date as Exhibit 10. Because the changes do not alter the violations considered by the Board, they are deemed a minor modification of the Variance granted on May 21, 2019, and the modification approved on November 19, 2019. 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. Under the terms of the Variance Code Section 12.4.7.7. DZC, THE APPELLANTS MUST BEGIN SUBSTANTIAL CONSTRUCTION WITHIN 3 YEARS FROM THE DATE THE VARIANCE WAS GRANTED (or by May 21, 2022) AND COMPLETE IT WITHIN 5 YEARS FROM THE DATE THE VARIANCE WAS GRANTED (or by May 21, 2024.)

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)