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

PREMISES AFFECTED: 243 North Inca Street  
LEGAL DESCRIPTION: Lot 32, Block 14, Sumner’s 2nd Addition  
APPELLANT(S): Leana May, 243 North Inca Street, Denver, CO, 80223, Filed By: Tom Hart, Custom Garage Company, 8700 East Jefferson Avenue #370504, Denver, CO, 80237

APPEARANCES:  
APPELLANT: Leana May, 243 North Inca Street, Denver, CO, 80223  
Tom Hart, Custom Garage Company, 8700 East Jefferson Avenue #370504, Denver, CO, 80237  
Two (2) Letters of Support

FOR THE CITY: Josh Roberts, Assistant City Attorney  
Ron Jones, Zoning Representative

SUBJECT: Appeal of a denial of a permit to erect a detached garage resulting in 1,347 square feet in total building coverage, exceeding the maximum allowed building coverage by 35 square feet (50% or 1,312 square foot maximum building coverage permitted), in U-RH-2.5 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