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

PREMISES AFFECTED: 5750 East Exposition Avenue
LEGAL DESCRIPTION: The West 90 Feet of the North 145 Feet of Lot 3, Cassell Subdivision
APPELLANT(S) Ben and Jessica Wiederholt, 6750 East Exposition Avenue, Denver, CO, 80224

APPEARANCES: 
APPELLANT: Ben and Jessica Wiederholt, 6750 East Exposition Avenue, Denver, CO, 80224  
Aimee Becker  
Two (2) Letters of Support  
Petition of Support (7 Signatures)
OPPOSITION: Letter of Opposition (John Hupp, August 24, 2020)  
Letter of Opposition (Winston Downs Community Association, August 31, 2020)
FOR THE CITY: Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative  
Alicia Bock, Community Planning and Development

SUBJECT: Appeal of a denial of a permit to expand an existing suburban house with an attached garage located beyond the Primary Street facing façade comprising 65% of the total width of the Primary Structure enclosing the Primary Use, and encroaching 1.7 feet into the 23.9 foot Primary Street block sensitive setback, in an S-SU-F 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)