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

PREMISES AFFECTED: 2719 West Yale Avenue
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S): Duong Hoang and Thuy Do, 2719 West Yale Avenue, Denver, CO, 80219, Filed By: Jorge Eguiarte, 863 Santa Fe Drive, Denver, CO, 80204

APPEARANCES:
APPELLANT: Power of Attorney received
Revised Plans received

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to erect a detached garage encroaching approximately 1.5 feet into the 5 foot rear setback, exceeding the maximum building footprint by 968 square feet (1,000 square foot maximum building footprint permitted, exceeding the maximum horizontal dimension by 14.29 feet (north to south) and by 12.58 feet (east to west) (36 foot maximum horizontal dimension permitted), in an S-SU-F1 zone

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED IN PART according to the revised plans submitted to the Board as Exhibit 9, the testimony at the February 25, 2020 hearing, and with the following conditions: 1. The garage may exceed the maximum building footprint and the maximum horizontal dimensions, provided it is modified to comply with the 5 foot rear setback, 2. This relief is personal to this Recreational Vehicle, and the garage must be brought into compliance with the Code when the vehicle is sold or if the Appellants no longer reside at the property. The Board acknowledges that it has received the required Power of Attorney form from Thuy Do to Duong Hoang, who appeared at the hearing. Questions about this decision may be directed to Austin Keithler, at the office of the Board, 720-913-3050. NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax, 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 E Keithler, Director

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

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.