

Case No.: 13-2022

Decision Date: 3/22/2022

Hearing History:

Hearing 03/22/2022

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

PREMISES AFFECTED: 1426 & 1432 South Elizabeth Street
LEGAL DESCRIPTION: Lots 7 to 10, Block 13, Electric Heights

APPELLANT(S) Bryan Wykoff Leach & Jennifer Leach Gaudiani, 1426 & 1432 South Elizabeth Street, Denver, CO 80211
Filed By: Samir Patel, P.O. Box 406562, Denver, CO 80246

APPEARANCES:

APPELLANT: Bryan Wykoff Leach & Jennifer Leach Gaudiani, 1432 South Elizabeth Street, Denver, CO 80211
Samir Patel, 1445 South Elizabeth Street, Denver, CO 80211
Patrick Gubitose, 3458 Eliot Street, Denver, CO 80219
Four(4) Letters of Support

FOR THE CITY: Ron Jones, Zoning Representative
Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to amend/combine two zone lots into one zone lot, resulting in an existing primary structure encroaching approximately 4.7 feet into the 10 foot south side interior setback, in an E-SU-DX 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, with the condition that the north side of the property be subject to a 15 foot setback rather than a 10 foot setback. Questions about this decision may be directed to Austin Keithler at the Board of Adjustment, 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
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.