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

PREMISES AFFECTED: 1935 West 12th Avenue  
LEGAL DESCRIPTION: Lengthy Legal  
APPELLANT(S)  
ABARCA NINE LLC - Adrianna Abarca, 2645 West 7th Avenue, Denver, CO 80204  
Filed By: Tania Salgado, 1350 31st Street, Denver, CO 80205

APPEARANCES:  
APPELLANT: Tania Salgado, 1350 31st Street, Denver, CO 80205  
Alfredo Reyes, 2645 West 7th Avenue, Denver, CO 80204  
Adrianna Abarca, 2645 West 7th Avenue, Denver, CO 80204

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

SUBJECT: Appeal of a denial of a permit to erect a canopy addition encroaching 18 feet into the 20 foot Primary Street setback, in an I-B UO-2 zone

ACTION OF THE BOARD: DECISION TO GRANT A VARIANCE WITHHELD pending the vote of the final two Board members. Four concurring votes are required to reverse any determination of the Zoning Administration, in whole or in part, or to decide in favor of an applicant. See Section 12.2.6.9.A. DZC. The recording of the hearing and copies of the exhibits will be given to two selected Board members for review prior to the casting of their votes on the record at a later hearing.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Nancy Burkhart, 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.