

Case No.: 18-2022

Decision Date: 5/10/2022

Hearing History:

Hearing 05/10/2022

**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*

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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.**