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

PREMISES AFFECTED: 2828 and 2832 West 44th Avenue
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) Todd Taylor, 2828 and 2832 West 44th Avenue, Denver, CO 80211  
Filed By: Dave Marquez, 4251 North Kipling Street, Suite 250, Wheatridge, CO 80033

APPEARANCES:
APPELLANT: Todd Taylor, 4380 Easley Road, Golden, CO 80403  
Dave Marquez, 4291 North Kipling Street, Suite 250, Wheatridge, CO 80033  
Four (4) Letters of Support
OPPOSITION: One (1) Letter of Opposition (Sunnyside United Neighbors Inc.)
FOR THE CITY: Ron Jones, Zoning Representative  
Adam Hernandez, Senior Assistant City Attorney

SUBJECT: Appeal of a denial of a permit to erect a three story structure encroaching 1 foot into the 10 foot west side interior setback adjacent to a protected district, 9 5/8 inches into the east side interior setback adjacent to a protected district, 10 feet into the 25 foot west side upper story setback adjacent to a protected district, and 10 feet into the 25 foot east side interior setback, in a U-MS-3 zone

ACTION OF THE BOARD: The request for a variance is DENIED by operation of law, for failure of the motion in favor of the request to obtain the four concurring votes required to overturn the administrator or to decide in favor of the applicant under Section 12.2.6.9.A. DZC. The Appellants have 20 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court. Questions regarding this decision, including possible appeals and reconsideration, may be addressed to Austin Keithler at the Board of Adjustment, 720-913-3050.

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.