

Case No.: 32-2022

Decision Date: 5/17/2022
Hearing History:
Hearing 05/17/2022

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

PREMISES AFFECTED: 2700 Wewatta Way
LEGAL DESCRIPTION: Lot 1, Block 6, Denargo Market Subdivision Filing Number 2
APPELLANT(S) JV Denargo LLC - Laura Newman, PO Box 19950, Boulder, CO 80308
Filed By: Andy Rockmore, 1550 Wynkoop Street, Suite 100, Denver, CO 80202 Rivet Development Partners – Shannon Cox Baker, PO Box 19950, Denver, CO 80308

APPEARANCES:
APPELLANT: Shannon Cox Baker, PO Box 19950, Boulder, CO 80308
Laura Newman, PO Box 19950, Boulder, CO 80308
Patrick Bohler & Sean Jursnick, 1550 Wynkoop Street, Suite 100, Denver, CO 80202
Alex Gano, 1801 13th Street, Suite 300, Boulder, CO 80302
Robert Peebles, 1275 North Washington Street, Unit 18, Denver, CO 80203
Adam Ross, 115 West Towne Ridge Parkway, Sandy, UT 84070
Anne Perizzolo
David Seely
Power of Attorney Filed
One (1) Letter of Support

FOR THE CITY: Ron Jones, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:
Appeal of a denial of a permit to erect a 5 story mixed use structure providing 61% Primary Street Built-to between 0 and 15 feet of the Primary Street zone lot line (70% build-to within 0 to 15 feet of the Primary Street zone lot line required), in a C-MX-16 DO-7 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. 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

Phillip Williams

Phillip Williams, Deputy 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.