

Case No.: 33-2022

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:** 845 South Quitman Street  
**LEGAL DESCRIPTION:** Lot 10, Block 7, Wood Subdivision 2nd FLG  
**APPELLANT(S)** 845 South Quitman LLC - Douglas Dawson, 10500 West 22nd Place, Lakewood, CO 80215

**APPEARANCES:**

**APPELLANT:** Douglas Dawson, 10500 West 22nd Place, Lakewood, CO 80215

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

**SUBJECT:**

Appeal of a denial of a permit to amend/divide one zone lot into two zone lots resulting in two zone lots with 46 feet in lot width (50 foot minimum zone lot width required), in an E-TU-C 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.**