

Case No.: 40-2022

Decision Date: 6/21/2022

Hearing History:

Hearing 06/21/2022

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

PREMISES AFFECTED: 4801 West Byron Place

LEGAL DESCRIPTION: Lot 25 & 26 Excluding Rear 8 Feet to City Block 4, Sloan's Lake Park

APPELLANT(S) Melody Harris, 4801 West Byron Place, Denver, CO 80212

APPEARANCES:

APPELLANT: Melody Harris, 4801 West Byron Place, Denver, CO 80212

FOR THE CITY: Ken Brewer, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:

Appeal of an order to discontinue maintaining a driveway expansion with access from the side street (West Byron Place) (alley access required), expanded without permits and inconsistent with the previously approved plans, in a U-SU-C1 zone

ACTION OF THE BOARD:

The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the driveway to remain as built, according to the testimony at the hearing and with the condition that the Appellant applies for any and all required Denver permits for the driveway within 30 days, or by July 21, 2022. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720-913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Tim Camarillo, 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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS AND COMPLETED WITHIN FIVE (5) YEARS.