

Case No.: 44-2022

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: 3309 North Julian Street
LEGAL DESCRIPTION: Lot 3, Block 53, 2nd Filing of a portion of Highland Park, Clawsons Subdivision
APPELLANT(S) Christopher Ferguson and Michelle Ferguson, 3309 North Julian Street, Denver, CO 80211

APPEARANCES:

APPELLANT: Christopher Ferguson and Michelle Ferguson, 3309 North Julian Street, Denver, CO 80211
One (1) Letter of Support

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

SUBJECT:

Appeal of a denial of a permit to erect a second story addition encroaching 1 foot 11 inches into the 3 foot north side interior setback, in a U-SU-A 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
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.