Case No.: 47-2022  
Decision Date: 7/26/2022  
Hearing History:  
Hearing 07/26/2022

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

PREMISES AFFECTED: 397 North Emerson Street  
LEGAL DESCRIPTION: Lot 40 & North 1/3 of Lot 39, Block 24, Arlington Park  
APPELLANT(S) Greg & Laura L’herault, 397 North Emerson Street, Denver, CO 80218  
Filed By: Sarah Murrow, 6708 West 44th Avenue, Unit B, Wheat Ridge, CO 80033  
APPEARANCES:  
APPELLANT: Greg & Laura L’Herault, 397 North Emerson Street, Denver, CO 80218  
One (1) Letter of Support (Alamo Placita Neighbors Association, July 25, 2022)  
FOR THE CITY: Tony Felts, Zoning Representative  
Martin Plate, Senior Assistant City Attorney  

SUBJECT: Appeal of a denial of a permit to erect a detached garage resulting in a total building coverage of 1,634.5 square feet, exceeding the maximum building coverage by 72 square feet (37.5% or 1,562 square foot maximum building coverage permitted), in a U-SU-B zone

ACTION OF THE BOARD:  
The request for a Variance is DENIED for failure of the Appellants to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. 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.

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.