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

PREMISES AFFECTED: 3922 North Pecos Street
LEGAL DESCRIPTION: Lots 10 to 12 Inclusive, Excluding the West 32.5 Feet to City, Block 17, Downings Addition to North Denver

APPLICANT(S): Tony and Nancy Tham, 3922 North Pecos Street, Denver, CO 80211
Filed By: David Mausolf, 3922 North Pecos Street, Denver, CO 80211

APPEARANCES:
APPLICANT: David Mausolf, 3922 North Pecos Street, Denver, CO 80211
Two (2) Power of Attorney Forms Filed

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

SUBJECT:
Request for a Variance for a 6-foot fence located forward of the Primary Street facing Primary Structure façade (4-foot fence permitted), in a U-TU-C CO-8 zone

ACTION OF THE BOARD:
The Variance is granted under the Unusual Physical Conditions or Circumstances variance criteria, according to the testimony at the hearing, to allow a 6 foot fence to be placed in the location shown on the plans submitted to the Board as part of Exhibit 6 with the condition that the top 2 feet of the fence must be at least 50% open. Questions about this decision may be directed to Austin Keithler, 720-913-3050, at the Board’s office. NOTE: A digital copy of the Board-approved plans may be obtained by contacting the Board’s staff. 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
Ignacio Correa-Ortiz, Chair

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Austin 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!! Variances authorizing construction will expire unless start of construction has occurred within 3 years and is completed within 5 years from the date the variance was granted. (For extensions, see Section 12.4.4.7.A.2.)