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

PREMISES AFFECTED: 1400 North Saint Paul Street
LEGAL DESCRIPTION: South 17.95 Feet of Lot 22 & North 19.55 Feet of Lot 23, Block 4, Chamberlins Subdivision
APPLICANT(S) Richard and Christine Stone & Ruth Steele, 1400 North Saint Paul Street, Denver, CO 80206,
Filed By: Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223
APPEARANCES:
APPLICANT: Richard Waller & Christine Stone, 1400 North Saint Paul Street, Denver, CO 80206
Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223
Special Warranty Deed Filed
Power of Attorney Filed
Four (4) Signatures of Support
One (1) Letter of Support
FOR THE CITY: Clay Hartley, Zoning Representative
Paige Arrants, Senior Assistant City Attorney

SUBJECT:
Request for a Variance to erect a new Detached Garage resulting in a total building coverage of 1,932 square feet (40.58%), exceeding the maximum building coverage by 147 square feet (3.08%) (37.5% or 1,785 square foot maximum building coverage permitted), in a U-RH-3A UO-3 zone

ACTION OF THE BOARD:
THE VARIANCE IS GRANTED under the Unusual Physical Conditions or Circumstances variance criteria, according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. 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

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!! 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.)