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

PREMISES AFFECTED: 156 North Colorado Boulevard
LEGAL DESCRIPTION: Plot 2 Excluding Rear 6 Feet to City, Block 33, The Eastern Capitol Hill Subdivision
APPLICANT(S) Hal Cole III & Ashwini Nayak, 156 North Colorado Boulevard, Denver, CO 80206
Filed By: Hayley Selden, 340 Third Street, Castle Rock, CO 80104
Tom Martinez, 340 Third Street, Castle Rock, CO 80104

APPEARANCES:
APPLICANT: Hayley Seldon, 2255 Sheridan Boulevard, Edgewater CO 80214
Hal Cole & Ashwini Nayak, 156 North Colorado Boulevard, 80206
Tom Martinez, 1398 Candelleglow Street, Castle Rock, CO 80109
Alexis Suggs, 6343 East Girard Place, Denver, CO 80222

FOR THE CITY: Nicholas Hufford, Zoning Representative
Paige Arrants, Senior Assistant City Attorney

SUBJECT: Request for a Variance for a Detached Garage with an attached deck encroaching 1.92 feet into the 5-foot north side interior setback for structures not located entirely in the rear 35% of the zone lot, and exceeding the maximum overall structure length by 10 feet 1.5 inches (36-foot maximum overall structure length permitted), in an E-SU-D zone

ACTION OF THE BOARD: THE VARIANCE IS GRANTED under the Permits Issued in Error 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.)