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

PREMISES AFFECTED: 1326 North Detroit Street  
LEGAL DESCRIPTION: Lot 27 & North 1/2 of Lot 26 & South 1/2 of Lot 28, Excluding Rear 8 Feet to City, Block 9, Murray Hill  
APPLICANT(S): Diana Rae Bevis, 1326 North Detroit Street, Denver, CO 80206  
APPEARANCES:  
APPLICANT: Diana Rae Bevis, 1326 North Detroit Street, Denver, CO 80206  
Andy Peters, 1327 North Fillmore Street, Denver, CO 80206  
Five (5) Letters of Support  
FOR THE CITY: Alek Miller, Zoning Representative  
Adam Hernandez, Senior Assistant City Attorney  

SUBJECT:  
Request for a Variance for a Second Story Deck with a Detached Accessory Dwelling Unit building form with the Second Story Deck extending 26 feet from the rear property line (Second Story Deck must be sited entirely within 15 feet of the rear zone lot line abutting an alley), with a walking surface of 200 square feet, exceeding the maximum walking surface by 100 square feet (maximum upper walking surface of 100 square feet permitted), in a U-RH-3A UO-3 zone

ACTION OF THE BOARD:  
THE VARIANCE IS GRANTED under the Neighborhood Compatibility 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  
Jeremy Haywood, Chair

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.)