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

PREMISES AFFECTED: 3830 North Tejon Street  
LEGAL DESCRIPTION: South 2/3 of Lot 38 and North 2/3 of Lot 39, Block 9, Sunnyside Addition

APPLICANT(S): Jasper Gray, 3830 North Tejon Street, Denver, CO 80211  
Filed By: Jonas DiCaprio, P.O. Box 460446, Glendale, CO 80246

APPEARANCES: Jonas DiCaprio, 4505 East Montana Place, Denver, CO 80222  
Jasper Gray & Christine Sweredoski, 3830 North Tejon Street, Denver, CO 80211  
Letter of Support (Sunnyside United Neighbors Inc., September 15, 2023)

FOR THE CITY: Ron Jones, Zoning Representative  
Nicholas Hufford, Zoning Representative  
Martin Plate, Senior Assistant City Attorney

SUBJECT: Request for a Variance for a 2nd story addition above the existing compliant north side wall encroaching 2 feet into the 3-foot north side interior setback, for a 2nd story addition with an extension of the structure and the roof encroaching 2 feet into the 3-foot north side interior setback, and a new 1st story porch and 2nd story balcony encroaching 11 inches into the 3-foot north side interior setback, 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 plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, 720-913-3050. 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, 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!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS.