REQUEST FOR A VARIANCE FOR A DUPLEX BUILDING FORM DEFICIENT 196 SQUARE FEET OF LIVE PLANTING MATERIAL FOR ALL APPLICABLE OPEN AREA (A MINIMUM OF 50% OR 840 SQUARE FEET OF THE APPLICABLE AREA SHALL BE LANDSCAPED WITH LIVE PLANTING MATERIAL), IN A G-RH-3 ZONE

ACTION OF THE BOARD:
THE VARIANCE IS GRANTED under the Permits Issued in Error variance criteria, to allow the planting material to remain as-built, according to the testimony at the November 7, 2023 hearing. The Board acknowledges that it has received the required Power of Attorney form from Priscilla Stoll to Brad O’Neil, who appeared at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax, 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.

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.)