PREMISES AFFECTED: 3942 South Pinehurst Circle
LEGAL DESCRIPTION: Lot 8, Block 6, Pinehurst Estates Country Club Addition

APPLICANT(S) Sean Smith Trust, 2265 South Lupin Street, Lakewood, CO 80228
Filed By: Chad Wallace, 675 Meadow View Drive, Evergreen, CO 80439
Jay Noga, 5633 Tabor Court, Arvada, CO 80002

APPEARANCES:
APPLICANT: Sean & Abigail Smith, 2265 South Lupin Street, Lakewood, CO 80228
Chad Wallace, 675 Meadow View Drive, Evergreen, CO 80249
Certificate of Trust Filed

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

SUBJECT:
Request for a Variance for a driveway with 1,670 square feet in area or approximately 55% coverage within the Primary Street setback, exceeding the maximum allowed coverage by 665 square feet, (33% or 1,005 square foot maximum drive lot coverage permitted within the Primary Street setback), in an S-SU-IX zone

ACTION OF THE BOARD:
CASE CONTINUED to a date certain to allow the Applicants to explore alternative plans that reduce the cited violations. THE APPLICANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to re-post on the new posting date, when the new hearing and posting dates are determined. The Applicant should call the Board's staff at 720-913-3050, to set up a new hearing date when they are ready to proceed. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720-913-3050.

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.