

Case No.: 210-17

Decision Date: 1/9/2018
Hearing History:
Hearing 01/09/2018

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

PREMISES AFFECTED: 1866 South Pennsylvania Street
LEGAL DESCRIPTION: Lots 17 and 18, Block 11, Grant Subdivision
APPELLANT(S) Cherie Shaw, 1866 South Pennsylvania Street, Denver, CO, 80210, Filed By: Hee Yun,
Zione Arch. Group, Inc., 2323 South Troy Street #5-250, Aurora, CO, 80014

APPEARANCES:

APPELLANT: David Min Lee, 2323 South Troy Street, #65-250, Aurora, CO, 80014
Cherie Shaw, 1866 South Pennsylvania Street, Denver, CO, 80210
Mike Colton, 45578 Coal Creek Road, Parker, CO, 80138

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:

Appeal of a denial of a permit to convert an existing detached garage to a 2 story detached accessory dwelling unit (ADU), exceeding the permitted number of stories (1.5 story ADU permitted), encroaching 2 feet into the 5 foot north side interior setback, and located 20 feet from the south setback line (location adjoining south setback for ADUs exceeding 1 story or 17 feet in height), in a U-SU-B1 zone

ACTION OF THE BOARD:

The denial is found to be proper. However, THE VARIANCE IS GRANTED 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, 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
Penny Elder, Chair



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 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. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1