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

PREMISES AFFECTED:  5044 North Lincoln Street
LEGAL DESCRIPTION:  Lots 13, 14, & 15, Block 1, R H Wren Subdivision 02154

APPELLANT(S):  5044 Lincoln LLC, 5044 Lincoln Street, Denver, CO 80216
Filed By:  Mariano Velasco, 414 14th Street, Suite 50, Denver, CO 80202

APPEARANCES:
APPELLANT:  Mariano Velasco and Kevin Ritter, 414 14th Street, Suite 50, Denver, CO 80202
Nick and Kayla Otis, 2286 Boarhead Road, Indian Hills, CO 80454

FOR THE CITY:  Ron Jones, Zoning Representative
Venus Boatner, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:
Appeal of a denial of a permit to amend / divide one zone lot into two zone lots with one zone lot 27.9 feet in width (50 foot minimum lot width required) and 3,540.41 square feet in lot size (6,000 square foot minimum lot size required), and with the second zone lot with 47.26 feet in zone lot width (50 foot minimum lot width required), in an E-SU-D zone (AS AMENDED 11/22/22)

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.B.), 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
Tim Camarillo, 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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS.