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

PREMISES AFFECTED: 2480 North Xavier Street  
LEGAL DESCRIPTION: Lot 16 & 17, Excluding Rear 8 Feet to City, Block 4, Sloan Lake Park

APPELLANT(S) Rodney & Amy Hopfe, 2480 North Xavier Street, Denver, CO 80212,  
Filed By: Claire Carwell, 3721 North Fillmore Street, Denver, CO 80205

APPEARANCES:    
APPELLANT: Rodney & Amy Hopfe, 2480 North Xavier Street, Denver, CO 80212  
Claire Carwell, 3721 North Fillmore Street, Denver, CO 80205

FOR THE CITY: Ron Jones, Zoning Representative  
Scott Wisniewski, Zoning Representative  
Adam Hernandez, Senior Assistant City Attorney

SUBJECT: Appeal of a denial of a permit to erect an Accessory Dwelling Unit with a building footprint of 912 square feet, exceeding the maximum building footprint by 262 square feet (650 square foot maximum building footprint permitted), projecting 8.4 feet horizontally beyond the south bulk plane, and with a second story deck (second story deck not allowed with Accessory Dwelling Unit building form), in a U-SU-C1 zone

ACTION OF THE BOARD: The denial is found to be proper. However, THE VARIANCE IS GRANTED IN PART to allow the new Accessory Dwelling Unit with a building footprint of 864 square feet, according to the testimony at the hearing. The request for variance is DENIED as to the bulk plane encroachment and the second story deck for failure of the request to meet all the conditions required for a variance under Sections 12.4.7.5 and 12.4.7.6 of the Denver Zoning Code. The Appellants have 20 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court. Questions about this decision may be addressed to Austin Keithler, 720-913-3050, at the Board's office.

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.