Board of Adjustment Zoning Appeals
City and County of Denver
201 West Colfax Avenue, Department 201
Denver CO, 80202

Premises Affected: 235 North Cherokee Street
Legal Description: East 1/2 of Lot 11 & 12, Block 10, Fairmont
Appellant(s): Aaron Ray & Janelle Vigil, 235 North Cherokee Street, Denver, CO 80223
Filed By: Lawrence Sykes, 1057 North Emerson Street, Unit A, Denver, CO 80218

Appearances:
Appellant:
Aaron Ray & Janelle Vigil, 235 North Cherokee Street, Denver, CO 80223
Lawrence Sykes, 1057 North Emerson Street, Unit A, Denver, CO 80218
One (1) Letter of Support (Baker Historic Neighborhood Association, December 5, 2022)
Four (4) Letters of Support

For the City:
Ron Jones, Zoning Representative
Krystal Marquez, Landmark Preservation Commission
Adam Hernandez, Senior Assistant City Attorney

Subject:
Appeal of a denial of a permit to erect an addition to an Urban House building form and a canopy addition
an existing detached garage exceeding the maximum permitted building coverage by 191 square feet (37.5%
or 1,173 square foot maximum building coverage permitted), in a U-RH-2.5 zone (AS AMENDED 12/8/22)

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), 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.