

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

PREMISES AFFECTED: 715 North Glencoe Street
LEGAL DESCRIPTION: Lots 19 & 20, Block 14, Porter & Raymonds 2nd Addition to Montclair
APPELLANT(S) John Guilliams & Jason Buehler, 715 North Glencoe Street, Denver, CO 80220
Filed By: Paden Riley, 950 Spruce Street, Louisville, CO 80027

APPEARANCES:

APPELLANT: John Guilliams, 950 Spruce Street, Suite 2D, Louisville, CO 80027
Paden Riley, 950 Spruce Street, Suite 2D, Louisville, CO 80027
Jason Buehler, 715 North Glencoe Street, Denver, CO 80220

OPPOSITION: Erin Maxwell, 705 North Glencoe Street, Denver, CO 80220
Suzanne Wuerthele, 745 North Glencoe Street, Denver, CO 80220

INFORMATION: Felicia Rodriguez

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

SUBJECT:

Appeal of a denial of a permit to erect a second floor addition to a compliant Urban House building form resulting in new nonconformities to the existing compliant structure (compliant structures may be altered or enlarged if no existing compliant element of the structure is increased and no new compliant element or nonconformity is created), encroaching 4 1/8 inches into the required 5 foot south side interior setback, in an E-SU-DX 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
James Keavney, Chair

Phillip Williams

Phillip Williams, Deputy 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.