

Case No.: 18-2022

Decision Date: 5/17/2022

Hearing History:

Hearing 05/10/2022

Action 05/17/2022

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

PREMISES AFFECTED: 1935 West 12th Avenue

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S) ABARCA NINE LLC - Adrianna Abarca, 2645 West 7th Avenue, Denver, CO 80204

Filed By: Tania Salgado, 1350 31st Street, Denver, CO 80205

SUBJECT:

Appeal of a denial of a permit to erect a canopy addition encroaching 18 feet into the 20 foot Primary Street setback, in an I-B UO-2 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 May 10, 2022 hearing, upon receipt of the fourth concurring vote required to decide in favor of the applicant. See Section 12.2.6.9.A. DZC. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, 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.