

Case No.: 21-2022

Decision Date: 4/26/2022

Hearing History:

Hearing 04/26/2022

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

PREMISES AFFECTED: 528, 532, 534, & 536 South Gaylord Street
LEGAL DESCRIPTION: Lots 7 through 10 Inclusive, Block 18, Broadway Heights 2nd Filing
APPELLANT(S) 8340 Investments LLC, Robert Jones, 8802 South Iris Court, Littleton, CO 80128
Filed By: Grant Wells, 1665 East Mexico Avenue, Denver, CO 80210

APPEARANCES:

APPELLANT: Grant Wells, 1665 East Mexico Avenue, Denver, CO 80210
Mike Jones, 8802 South Iris Court, Littleton, CO 80128
Bryan Gunn, 501 South Cherry Street, Suite 1100, Denver, CO 80246
One (1) Letter of Support (Washington Park East Neighborhood Association, May 6, 2022)

INFORMATION: Thomas Clark, 525 South Gaylord Street, Denver, CO 80209
Dave Baker

FOR THE CITY: Ron Jones, Zoning Representative
Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to amend/divide the boundaries of one zone lot containing two Primary Structures each of which contain a 2 unit dwelling uses in an SU zone into two zone lots (zone lots containing two unit dwelling uses in SU zone districts may not be reduced expanded or enlarged), in a U-SU-C 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 as a portion of Exhibit 7, 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

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.