

Case No.: 35-2022

Decision Date: 5/24/2022

Hearing History:

Hearing 05/24/2022

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

PREMISES AFFECTED: 4900 North Clarkson Street

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S) Superior Farms Inc., 4900 North Clarkson Street, Denver, CO 80216

Filed By: Brian Connolly, 950 17th Street, Suite 1600, Denver, CO 80202

APPEARANCES:

APPELLANT: Brian Connolly, 950 17th Street, Suite 1600, Denver, CO 80202

Michael Wait, 4900 North Clarkson Street, Denver, CO 80216

Shane Mackenzie, 2530 River Plaza Drive, Suite 200, Sacramento, CA 95388

FOR THE CITY: Ron Jones, Zoning Representative

Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect an addition encroaching 9 feet into the 10 foot side 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 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.