

Case No.: 43-2022

Decision Date: 6/21/2022

Hearing History:

Hearing 06/21/2022

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

**PREMISES AFFECTED:** 217 North Bannock Street  
**LEGAL DESCRIPTION:** South 25 Feet of Lot 13, & North 5 Feet of Lot 12, Block 10, Broadway Terrace  
**APPELLANT(S)** Andrew Hicks & Sean Jiro Gim Iwamoto, 217 North Bannock Street, Denver, CO 80223  
**APPEARANCES:**  
**APPELLANT:** Andrew Hicks, 217 North Bannock Street, Denver, CO 80223  
Six (6) Letters of Support  
**FOR THE CITY:** Ken Brewer, Zoning Representative  
Adam Hernandez, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect an Accessory Dwelling Unit (ADU) projecting 2 feet 7 inches through the south bulk plane in the rear 35% of the zone lot, and projecting approximately 5 feet through the north bulk plane in the rear 35% of the zone lot, in a U-RH-2.5 zone

**ACTION OF THE BOARD:**

DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of a Co-Owner Power of Attorney form from Sean Jiro Gim Iwamoto to Andrew Hicks, who appeared at the hearing. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than July 21, 2022. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Tim Camarillo, Chair

*Austin Keithler*

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Austin E Keithler

**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.**