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

PREMISES AFFECTED: 2341 North Lafayette Street
LEGAL DESCRIPTION: Lot 25 & South 1/2 Lot 26, Block 31, Schinners Addition

APPELLANT(S) Patrick Fischer & Marnie Ward, 2341 North Lafayette Street, Denver, CO 80205
Filed By: Maggie Janco, 1624 South Leyden Street, Denver, CO 80224

APPEARANCES:
APPELLANT: Patrick Fischer & Marnie Ward, 2341 North Lafayette Street, Denver, CO 80205
Maggie Janco, 1624 South Leyden Street, Denver, CO 80224
Letter of Support (Whittier Neighborhood Association, April 9, 2018)
Seven (7) Letters of Support

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

SUBJECT: Appeal of a denial of a permit to erect an Accessory Dwelling Unit (ADU) with a building footprint of 704 square feet, exceeding the maximum allowed building footprint by 54 square feet (650 square foot maximum building footprint permitted), in a U-SU-B1 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 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
Tim Camarillo, 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.