

Case No.: 21-2023

Decision Date: 4/18/2023
Hearing History:
Hearing 04/04/2023
Decision Released 04/18/2023

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

PREMISES AFFECTED: 770 North Grant Street
LEGAL DESCRIPTION: Lots 11 to 14 Inclusive, Block 20, Arlington Heights Addition 05039, & the South 137.5 Feet of the North 250 Feet of the West 125 Feet of the Unplatted Portion of Block 20

APPELLANT(S) 720 Grant St LLC, 2700 Broadway, Suite 200, Englewood, CO 80113, Woodspear Sleek LLC, 5050 South Syracuse Street, Suite 900, 80237,
Filed By: Sara White, 2700 South Broadway Street, Suite #200, Englewood, CO 80113

APPEARANCES:

APPELLANT: Power of Attorney Filed
Statement of Authority Filed

FOR THE CITY: Breena Meng, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to amend / divide one zone lot into two zone lots, resulting in the 60-unit Dwelling, Multi-unit use deficient 5 of the required 41 vehicle parking spaces, in a C-MX-8 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 April 4, 2023, hearing. The Board acknowledges that it has received the required Power of Attorney form from 720 Grant St. LLC to Sara White, who appeared 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
Ignacio Correa-Ortiz, 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.