

Case No.: 25-2023

Decision Date: 4/11/2023

Hearing History:

Hearing 04/11/2023

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

**PREMISES AFFECTED:** 3450 West Dakota Avenue  
**LEGAL DESCRIPTION:** Lot 21 & 22, Block 9, Adams Park

**APPELLANT(S)** Habitat for Humanity of Metro Denver - Rose Reuling, 3450 West Dakota Avenue, Denver, CO 80219

**APPEARANCES:**

**APPELLANT:** Kory Whitaker, 7535 East Hampden Avenue, Suite 600, Denver, CO 80231  
Rose Reuling, 7535 East Hampden Avenue, Suite 600, Denver, CO 80231  
Power of Attorney Filed

**FOR THE CITY:** Ron Jones, Zoning Representative  
Nate Lucero, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect a Tandem House building form located on a zone lot deficient in lot width by 7 feet 1 inch (50 foot minimum zone lot width required for Tandem House building form), in an E-TU-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 (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  
Ignacio Correa-Ortiz, Chair

*Austin Keithler*

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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.**