

Case No.: 32-2023

Decision Date: 4/25/2023

Hearing History:

Hearing 04/25/2023

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

PREMISES AFFECTED: 3607 North Lowell Boulevard

LEGAL DESCRIPTION: Lot 42 & North 1/2 of Lot 41, Block 2, Cumberland

APPELLANT(S) Eriberto Cervantes & Kathy Luna, 3607 North Lowell Boulevard, Denver, CO 80211

FOR THE CITY: Request to Reschedule (Ron Jones, April 20, 2023)

SUBJECT:

Appeal of an order to discontinue maintaining a Detached Garage projecting 1 foot through the south bulk plane, and exceeding the maximum height by 4.5 inches (17 foot maximum height permitted), not built according to the approved plans, in a U-SU-B1 zone

ACTION OF THE BOARD:

CASE RESCHEDULED to a date certain at the request of CPD staff. CPD has recently determined that the project may be eligible for consideration through an Administrative Adjustment (AA), which is an in-house review done at the staff level. CPD believes the Appellants may have a higher chance of approval through the AA process and recommends that the Appellants pursue this path prior to any appearance in front of the Board of Adjustment. If the Appellants are successful with the AA process and no longer need to pursue the appeal with the Board of Adjustment, they are asked to notify the Board's staff in writing as soon as possible to request a withdrawal. NOTE: Questions regarding this decision may be addressed to Austin Keithler, at the Board of Adjustment at 720-913-3056.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Jeremy Haywood, 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.