

Case No.: 33-2023

Decision Date: 5/2/2023
Hearing History:
Hearing 05/02/2023

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

PREMISES AFFECTED: 5044 North Lincoln Street
LEGAL DESCRIPTION: Lots 13, 14, & 15, Block 1, R H Wren Subdivision 02154

APPELLANT(S) 5044 Lincoln Street LLC, 5044 North Lincoln Street, Denver, CO 80216,
Filed By: Mariano Velasco, 414 14th Street, Suite 50, Denver, CO 80202

APPEARANCES:

APPELLANT: Nicholas & Kayla Otis, 22086 Boar Head Road, Indian Hills, CO 80454
Mariano Velasco, 414 14th Street, Suite 50, Denver, CO 80202

FOR THE CITY: Ron Jones, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to amend / divide the boundaries of one zone lot into two zone lots, resulting in two zone lots with 37 feet 6 inches in zone lot width (50 foot minimum zone lot width required), and 4,769 square feet is zone lot area (6,000 square foot minimum zone lot area required), in an E-SU-D 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 Avenue, 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

Phillip Williams

Phillip Williams, Deputy 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.