

Case No.: 36-2023

Decision Date: 6/6/2023

Hearing History:

Hearing 06/06/2023

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

PREMISES AFFECTED: 2347 North King Street
LEGAL DESCRIPTION: Lots 3 & 4, Block 34, Witter & Cofields Subdivision

APPELLANT(S) William and Amanda Pinkston, 2347 North King Street, Denver, CO 80211

APPEARANCES:

APPELLANT: William & Amanda Pinkston, 2347 North King Street, Denver, CO 80211
Eight (8) Letters of Support
Eleven (11) Signatures of Support

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

SUBJECT:

Appeal of an order to discontinue maintaining a shed encroaching 4 feet 8 inches into the 5 foot north side interior setback, built without permits, in a U-TU-C zone

ACTION OF THE BOARD:

The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the shed to remain as built, according to the testimony at the hearing, with the condition that the Appellants apply for any and all required Denver permits for the structure within 30 days, or by July 6, 2023. Questions about any required permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977.

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.