

Case No.: 38-2023

Decision Date: 5/9/2023
Hearing History:
Hearing 05/09/2023

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

PREMISES AFFECTED: 4582 North Shoshone Street
LEGAL DESCRIPTION: Lot 27 & North 1/2 Lot 26, Block 23, North Highlands Bowlands Resubdivision and Lot 25 & South 1/2 Lot 26, Block 23, North Highlands Bowlands Resubdivision.

APPELLANT(S) Michael DeWitt, 3300 East 1st Avenue, #615, Denver, CO 80206

APPEARANCES:

APPELLANT: Michael Dewitt, 3300 East 1st Avenue, #615, Denver, CO 80206

FOR THE CITY: Ron Jones, Zoning Representative
Nicholas Hufford, Zoning Representative
Nathan Lucero, 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 4,681 square feet is zone lot area (6,000 square foot minimum zone lot area required), in an E-SU-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 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

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.