

Case No.: 40-2023

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: 2963 North Yates Street

LEGAL DESCRIPTION: Lots 37 to 40 Inclusive, Block 8, Delappe Place

APPELLANT(S) Aileen Karamaroudis, 2963 North Yates Street, Denver, CO 80212

Filed By: Phil Workman, 1480 North Humboldt Street, Denver, CO 80218

APPEARANCES:

APPELLANT: Manuel & Aileen Karamaroudis, 2963 North Yates Street, Denver, CO 80212

Phil Workman, 7523 East 8th Place, Denver, CO 80230

Three (3) Letters of Support

FOR THE CITY: Ron Jones, Zoning Representative

Dana Sparks, Zoning Representative

Nathan Lucero, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to amend / divide the bounds of one zone lot into two zone lots with an existing Compliant Primary Structure on zone lot 'A', resulting in an increase to an existing Nonconforming and/or Compliant element of the existing Compliant Primary Structure (zone lot amendments shall not increase an existing Nonconforming or Compliant Primary Structure's degree of nonconformity with the Code's standards), with the Compliant Primary Structure exceeding the maximum allowed height by 6 feet 3 inches (30 foot maximum height permitted), in a U-SU-C1 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.