

Case No.: 69-2023

Decision Date: 8/29/2023

Hearing History:

Hearing 08/29/2023

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

**PREMISES AFFECTED:** 201-203 North Garfield Street

**LEGAL DESCRIPTION:** Lengthy Legal

**APPELLANT(S)** Garfield Development LLC - Michael Fancher, 61 Jackson Street, Unit F, Denver, CO 80206.

**Filed By:** Audrey Gibson, 121 Adams Street, Denver, CO 80206 Jason Kenell, 121 Adams Street, Denver, CO 80206

**APPEARANCES:**

**APPELLANT:** Michael Fancher, 61 Jackson Street, Unit F, Denver, CO 80206  
Jason Kennell & Carlos Alvarez, 121 Adams Street, 80206  
Articles of Amendment Filed  
Articles of Organization Filed  
Operating Agreement Filed

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

**SUBJECT:**

Request for a Variance for an attached garage for one of two condos with vehicle access from East 2nd Avenue (alley access required), in a G-RH-3 zone

**ACTION OF THE BOARD:**

THE VARIANCE IS GRANTED under the Unusual Physical Condition or Circumstances variance criteria, 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

Jeremy Haywood, Chair

*Austin Keithler*

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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.**