

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

**PREMISES AFFECTED:** 2525 California Street (part of 2523 California Street)  
**LEGAL DESCRIPTION:** Lot 22, Block 149, Stiles Addition

**APPELLANT(S)** Gerald Horner and Robert Price, 2523 California Street, Denver, CO, 80205, Filed By:  
Adrian Weatherby, Zaga Design Group, 3628 West 32nd Avenue, Denver, CO, 80211

**APPEARANCES:**

**APPELLANT:** Robert Price and Gerald Horner, 2523 California Street, Denver, CO, 80205  
Rebecca Aldaco and Adrian Weatherby, Zaga Design Group, 3628 West 32nd Avenue,  
Denver, CO, 80211  
John Hayden, Curtis Park Neighbors, 2418 Champa Street, Denver, CO, 80205  
Letter of Support (Curtis Park Neighbors, Design Review Chair)  
Letter of Support (Curtis Park Neighbors)  
Four (4) Letters of Support

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

**SUBJECT:**

Appeal of a denial of a permit to erect an Accessory Dwelling Unit (ADU) encroaching 1 foot 2 inches into the 3 foot south side interior setback, in a U-RH-2.5 UO-1, UO-2, CO-2 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, 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  
Penny Elder, Chair



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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 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. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1**