

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

PREMISES AFFECTED: 2405, 2411, 2415 California Street (part of 721, 731, 741 24th Street)
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) Housing Authority of Denver, PO Box 40305, Denver, CO, 80204, Filed By: Scott Axelrod, Moonstar Investments, LLC., 465 Krameria Street, Denver, CO, 80220

APPEARANCES:

APPELLANT: Sarah Kaplan, 2555 Walnut Street, Denver, CO, 80205
Scott Axelrod, Moonstar Investments, LLC., 465 Krameria Street, Denver, CO, 80220
Ryan Tobin, 777 Grant Street, Denver, CO, 80203
Keith Pryor and John Hayden, 2418 Champa Street, Denver, CO, 80205
Two (2) Power of Attorney forms filed

FOR THE CITY: Tracy Davis, Assistant City Attorney
Ron Jones, Zoning Representative
Letter of Historic Hardship (Jennifer Cappeto, Landmark Preservation Commission, August 17, 2018)

SUBJECT:

Appeal of a denial of a permit to erect a row house building form encroaching 6 feet 6 inches into the 12 foot rear setback, with second story decks located in the rear 35% of the zone lot (second story decks prohibited in rear 35% of zone lot), and with 3 stories in the rear 35% of the zone lot (1 story permitted), 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



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