

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

PREMISES AFFECTED: 151 West 1st Avenue
LEGAL DESCRIPTION: West 34 Feet of Lots 4 to 6 Inclusive, Block 14, Broadway Terrace
APPELLANT(S) Dawn and Jacob McNulty, 151 West 1st Avenue, Denver, CO, 80223

APPEARANCES:

APPELLANT: Dawn McNulty, 151 West 1st Avenue, Denver, CO, 80223
Bill, 5335 West 48th Avenue, Denver, CO, 80212
Power of Attorney filed
Letter of Approval (Baker Historic Neighborhood Association, February 9, 2018)
Three (3) Letters of Support
Petition of Support (18 Signatures)

FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative
Certificate of Appropriateness (Jennifer Cappeto, Landmark Preservation, October 19, 2017)

SUBJECT:

Appeal of a denial of a permit to convert a detached garage to a 2 story Accessory Dwelling Unit (ADU) (One and a half story ADU permitted), encroaching 5 feet into the 5 foot east side interior setback, in a U-RH-2.5 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 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