

Case No.: 10-18

Decision Date: 4/10/2018

Hearing History:  
Hearing 04/10/2018

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

**PREMISES AFFECTED:** 1390 South Grant Street (part of 1384-1396 South Grant Street)  
**LEGAL DESCRIPTION:** Lots 21 to 24 Inclusive, Excluding the North 21 7/8 Feet of Lot 21, Block 21, Sherman St  
**APPELLANT(S)** Jennifer Blair Property Management, by Jennifer Blair, 2443 South University Boulevard, Denver, CO, 80210

**APPEARANCES:**

**APPELLANT:** Jordan May, Frasca Joiner Goodman and Greenstein, P.C., 4750 Table Mesa Drive, Boulder, CO, 80305

**FOR THE CITY:** Nathan Lucero, Assistant City Attorney  
Ron Jones, Zoning Representative

**SUBJECT:**

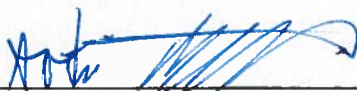
Appeal of an order to discontinue maintaining a garage converted to a dwelling unit in a nonconforming three-unit dwelling without required Zoning or Building permits, removing 1 of 4 required parking spaces, creating a Row House unit without the required street -facing access door, and expanding the number of dwelling units above the number legally established (not permitted), in a U-RH-2.5 zone.

**ACTION OF THE BOARD:**

CASE RESCHEDULED TO MAY 15, 2018 at the request of the Appellant. THE APPELLANT IS DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on Saturday, May 5, 2018. Corrections to the sign will be emailed to the Appellant the week of April 30, 2018. NOTE: Questions about this decision may be addressed to Austin Keithler at the Board of Adjustment, 720-913-3050.

**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.**