

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

PREMISES AFFECTED: 6 South Grant Street
LEGAL DESCRIPTION: Lots 20 and 21, Block 165, South Division of Capitol Hill

APPELLANT(S) Michael R. Reid, 6 South Grant Street, Denver, CO, 80209

APPEARANCES:

APPELLANT: Michael Reid, 6 South Grant Street, Denver, CO, 80209
Gertrude Grant, 242 South Lincoln Street, Denver, CO, 80209
Power of Attorney form filed
Two (2) Letters of Support
Letter of Support (West Washington Park Neighborhood Association)
Petition of Support (7 Signatures)

FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:

Appeal of a denial of a permit to erect a detached garage resulting in total building coverage of 1,842 square feet (1,776 square feet or 37.5% maximum building coverage allowed), in a U-TU-B2 UO-3 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 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)