

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

PREMISES AFFECTED: 1771 South Lincoln Street
LEGAL DESCRIPTION: Lot 29 and the South 1/2 of Lot 30 and the North 1/2 of Lot 28, Block 1, Grant Subdivisi

APPELLANT(S) Nicholas Segile, 1771 South Lincoln Street, Denver, CO, 80210

APPEARANCES:

APPELLANT: Nicholas Segile, 1771 South Lincoln Street, Denver, CO, 80210
Letter of Support (37 East Colorado Avenue)

FOR THE CITY: Tracy Davis, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:

Appeal of a denial of a permit to convert an existing detached garage and shop building into an Accessory Dwelling Unit (ADU), encroaching 4 feet 7 inches into the 5 foot north side setback, 1 foot 7 inches into the 5 foot south side setback, with a building footprint of 1,046 square feet (864 square foot maximum building footprint), and with a horizontal dimension of 46 feet 2 inches (36 foot maximum horizontal dimension permitted), in a U-SU-B1 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