

Case No.: 198-17

Decision Date: 1/16/2018
Hearing History:
Hearing 01/16/2018

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

PREMISES AFFECTED: 1827 South Canosa Court
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) Can1827 LLC., by Muy Benker, 858 Eastwood Drive, Golden, CO, 80401

APPEARANCES:

APPELLANT: Thanh Le, Muy Benker and Benjamin Benker, PO Box 19193, Denver, CO, 80219
Three (3) Letters of Support

FOR THE CITY: Adam Hernandez, Assistant City Attorney
Ron Jones, Zoning Representative
Robbin Bruning, Neighborhood Inspection Services

SUBJECT:

Appeal of an order to discontinue maintaining a carport made of unapproved materials (metal), encroaching 5 feet into the 5 foot south side interior setback (5 foot setback required for detached accessory structures not located entirely within the rear 35% of the zone lot), with a horizontal dimension of 46 feet (36 foot maximum horizontal dimension permitted), erected without permits, in an E-SU-DX zone. (AS AMENDED AT 1/16/18 HEARING)

ACTION OF THE BOARD:

The order is found to be valid. However, THE VARIANCE IS GRANTED IN PART, to allow the Appellants to maintain the carport made of unapproved materials, with the condition that it be moved to a compliant location, reduced to a compliant length, and that the Appellants apply for any and all required Denver permits for the carport within 30 days, or by FEBRUARY 15, 2018. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 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.

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