

Case No.: 24-18

Decision Date: 4/10/2018
Hearing History:
Hearing 04/03/2018
Decision Released 04/10/2018

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

PREMISES AFFECTED: 160 West Maple Avenue
LEGAL DESCRIPTION: Lot 16 and the West 2 Feet of Lot 15, Excluding the Rear 8 Feet to City Block 47, Byers S
APPELLANT(S) Dena Stuart and Filip Stribral, 160 West Maple Avenue, Denver, CO, 80223, Filed By:
Roger J. Day, 219 South Bannock Street, Denver, CO, 80223

APPEARANCES:
APPELLANT: Two (2) Power of Attorney forms filed
FOR THE CITY: Nathan Lucero, Assistant City Attorney

SUBJECT:
Appeal of a denial of a permit to erect a 2 story Accessory Dwelling Unit (ADU) (One and a half story ADU permitted), projecting approximately 6 feet through the east and west bulk planes, 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 April 3, 2018 hearing. The Board acknowledges that it has received the required Co-Owner Power of Attorney forms from Dena Stuart and Filip Stribral to Roger Day, who appeared 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