

Case No.: 31-17

Decision Date: 8/15/2017

**Hearing History:**

Action 08/15/2017  
Hearing 07/11/2017  
Hearing 04/25/2017

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

**PREMISES AFFECTED:** 2601 South Acoma Street  
**LEGAL DESCRIPTION:** Lot 48 and the North 1/2 of Lot 47, Block 7, Fisk's Broadway Addition

**APPELLANT(S)** Scott Harcus, 2601 South Acoma Street, Denver, CO, 80223

**APPEARANCES:**

**APPELLANT:** Request for Modification

**SUBJECT:**

Appeal of a denial of a permit to erect a Tandem House building form encroaching approximately 2 feet 10 inches into the 5 foot side interior setback space, located on a 37.5 foot wide, 4,687.5 square foot zone lot (50 foot wide, 5,500 square foot zone lot required), in a U-TU-C zone (AS AMENDED 8/15/17)

**ACTION OF THE BOARD:**

The request for modification is GRANTED BUT WITHHELD to allow for proper public notice of the amended subject matter. The corrections for re-posting the notification sign will be available to pick up on August 16, 2017. The Appellant is to leave the corrected notification sign in place for supplemental posting from August 17, 2017, through August 27, 2017. If no negative comments are received by August 27, 2017, the decision will be released on the Supplemental Agenda on August 29, 2017. Questions about this decision may be directed 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.**