

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

PREMISES AFFECTED: 152 South Corona Street
LEGAL DESCRIPTION: Lot 14 and the South 1/2 of Lot 13 and the North 1/2 of Lot 15, Block 12, Shackelton Pl; Subdivision
APPELLANT(S) Kelly Kosky Family Trust, 152 South Corona Street, Denver, CO, 80209, Filed By: Gerhard Scholten, 29 East Bijou #15, Colorado Springs, CO, 80903

APPEARANCES:

APPELLANT: Kelly Kosky, 152 South Corona Street, Denver, CO, 80209
Gerhard Scholten, 29 East Bijou #15, Colorado Springs, CO, 80903
Power of Attorney filed
Letter of Support (Robert and Janet Krier, May 21, 2018)

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

SUBJECT:

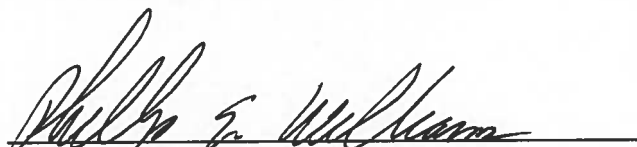
Appeal of a denial of a permit to erect an addition to an existing residence encroaching approximately 1 foot 5 inches into the 5 foot north side interior setback, projecting 3 feet through the north bulk plane, and increasing the existing excess building coverage from 2,584 sq. ft. to 2,613 sq. ft. (37.5% or 2,373 sq. ft. 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


Phillip Williams, Deputy 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