

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

**PREMISES AFFECTED:** 2144 South Delaware Street  
**LEGAL DESCRIPTION:** Lengthy Legal  
**APPELLANT(S)** 2100D, LLC., by Phil Peterson, 1760 Williams Street, Denver, CO, 80218, Filed By:

**APPEARANCES:**

**APPELLANT:** Phil Paterson, 1600 South Elizabeth Street, Denver, CO, 80210  
Michael Fiebig, 906 Timbervale Trail, Littleton, CO, 80129  
Darryn McLaughlan, PO Box 12693, Denver, CO, 80212  
Letter of Support (Josh Russell, Evans Station Lofts, March 14, 2018)

**FOR THE CITY:** Josh Roberts, Assistant City Attorney  
Ron Jones, Zoning Representative  
Leah Dawson, Community Planning and Development

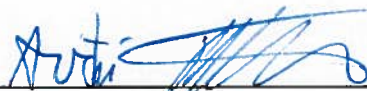
**SUBJECT:**

Appeal of a denial of a permit to erect a general building form with 0% of the Street Level building frontage occupied by Street Level Active Uses (100% of building frontage required to be occupied by Street Level Active Uses), in a C-MX-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 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



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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**