

Case No.: 106-19

Decision Date: 8/27/2019

Hearing History:

Hearing 08/13/2019

Decision Released 08/27/2019

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

PREMISES AFFECTED: 395 North Dexter Street

LEGAL DESCRIPTION: Lots 1 and 2 and the North 10 Feet of Lot 3, Block 45, Malone and Dubois Subdivision

APPELLANT(S) Carl and Susan Bickert, 395 Dexter Street, Denver, CO, 80220

APPEARANCES:

APPELLANT: Power of Attorney filed

FOR THE CITY: Martin Plate, Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a 6 foot fence forward of the Primary Street facing Primary Structure façade (4 foot permitted), in an E-SU-DX 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 August 13, 2019 hearing, with the condition that the fence be rebuilt in the same style as the existing fence (approximately 5 feet solid with the top 1 foot at least 50% open) as shown in a portion of Exhibit 8. The Board acknowledges that it has received the required Power of Attorney form from Carl Bickert to Susan Bickert, who appeared at the hearing. NOTE: The Board approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, 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 WHETHER 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