

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

PREMISES AFFECTED: 370 Ash Street
LEGAL DESCRIPTION: Lots 23 and 24 and the North 1/2 of Lot 22 and the South 1/2 of Lot 25, Block 49, Malo
Subdivision
APPELLANT(S) Oskar Nooij and Liselore VanThoor, 370 Ash Street, Denver, CO, 80220

APPEARANCES:

APPELLANT: Oskar Nooij and Liselore VanThoor, 370 Ash Street, Denver, CO, 80220
Patrick Cashen, 4155 East Jewell Avenue #1106, Denver, CO, 80222
Power of Attorney filed
Six (6) Letters of Support

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones Zoning Representative

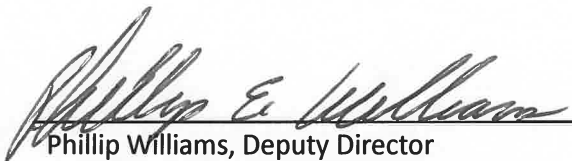
SUBJECT:

Appeal of a denial of a permit to erect an attached garage addition encroaching approximately 1 foot 10 inches into the required 5 foot north side interior setback, in an E-SU-D 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 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


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 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