

Case No.: 57-20

Decision Date: 8/4/2020

Hearing History:

Hearing 08/04/2020

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

**PREMISES AFFECTED:** 370 North Dahlia Street  
**LEGAL DESCRIPTION:** Lots 22 and 23, Block 43, Malone & Dubois Subdivision  
**APPELLANT(S)** Marisa Dolan and Jason Blauwet, 370 North Dahlia Street, Denver, CO, 80202, Filed  
By: Patrick Cashen, 2160 South Milwaukee Street, Denver, CO, 80210

**APPEARANCES:**

**APPELLANT:** Jason Blauwet and Marisa Dolan, 370 North Dahlia Street, Denver, CO, 80202  
Patrick Cashen, 2160 South Milwaukee Street, Denver, CO, 80210  
Seven (7) Letters of Support

**FOR THE CITY:** Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative

**SUBJECT:**

Appeal of a denial of a permit to amend/combine two zone lots into one zone lot, resulting in an existing structure encroaching approximately 7 feet 2 inches into the 10 foot north side interior setback, 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 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  
James Keavney, Chair

*Austin Keithler*

---

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**