

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

PREMISES AFFECTED: 741 ADAMS STREET.
(Lengthy Legal.)

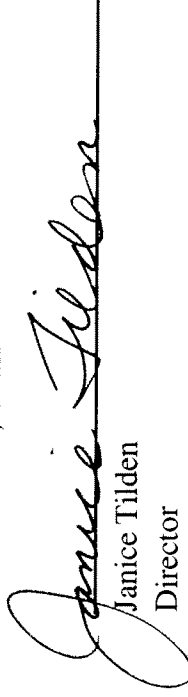
APPELLANT(S): MICHAEL AND DEBRA ROADS, 741 Adams Street, Denver, CO 80206.

APPEARANCES:
Appellant: Request for Rescheduling .

SUBJECT: Appeal of a denial of a permit to erect an addition to an attached garage creating a garage 66 feet long and with 1,716 square feet of area (36 foot maximum horizontal dimension, 1,000 square feet of area permitted) with a 2nd story deck in Area B (not permitted), both additions creating an Area B open space deficit of 46 square feet (1,250 square feet required) and a total open space deficit of 139 square feet (3,719 square feet required), in an R-0 zone. (AS AMENDED)

ACTION OF THE BOARD: CASE RESCHEDULED at the Appellants' request to a date to be determined, to allow them to prepare alternate plans, preferably ones that eliminate the current violations. The Appellants are directed to take down and save the notification sign to repost on the new posting date when decided. Peel and stick changes for the sign will be mailed when new violations are determined, and in time for reposting. **NEW PLANS SHOULD BE SUBMITTED TO CPD STAFF AS SOON AS POSSIBLE TO ALLOW FOR RESCHEDULING OF THE CASE TO AN APPROPRIATE DATE.**
NOTE: The Appellants should call Janice Tilden at the Board of Adjustment, 720-913-3050, to set up a new hearing date when they have completed their plans. If the Appellants decide not to pursue the appeal, they are requested to notify the Board's staff in writing as soon as possible to request a withdrawal.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Sharron Klein, Chair


Janice Tilden
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 IF ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.