

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

PREMISES AFFECTED: 828 MONROE STREET.
(Lots 10 and 11, Excluding Rear 6 Feet to City, Block 326, Capitol Avenue
Subdivision, Third Filing.)

APPELLANT(S): PAMELA M. PITTOCK, 836 Monroe Street, Denver, CO 80206.

APPEARANCES:

Appellant: Pam Pittock, 836 Monroe Street, Denver, CO, 80206.
Dean Bennett, 3339 Brushwood, Castle Rock, CO, 80109.
Petition of Approval (12 Signatures) .

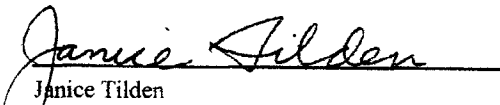
Opposition: Philip Hitchner and Jessica Sampson, 833 Monroe Street, Denver, CO, 80206.
Laura Vimmerstedt and Christian Hopfer, 820 Monroe Street, Denver, CO,
80206.
Three (3) Letters of Opposition Submitted June 12, 2007 .
Three (3) Letters of Opposition Submitted June 24, 2007 .

For the City: Max Taylor, Assistant City Attorney.
Vicente Gomez-Ferrer, Zoning Representative.

SUBJECT: Appeal of a denial of a permit to erect an addition to a single unit dwelling 17
feet 9 inches into the required 37 foot 9 inch Monroe Street average front
setback, in an R-1 zone. (AS AMENDED: OPEN SPACE AND BULK
PLANE VIOLATIONS ELIMINATED)

ACTION OF THE BOARD: The request for a Variance is DENIED for failure of the Appellant to meet all
ten conditions required under Section 59-54 (2)a. D.R.M.C.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Ben Romero, 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.**