

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

**PREMISES AFFECTED:** 977 FILLMORE STREET.  
(Lot 1 and North 1/2 of Lot 2, Block 7, Chamberlin's Capitol Heights Addition.)

**APPELLANT(S):** RIGHT ANGLE, L.L.C., 201 Fillmore Street, Denver, CO 80206, by Rick Graeff, 2850 Ash Street, Denver, CO, 80207.

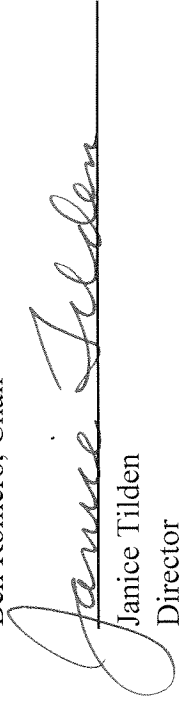
**APPEARANCES:**  
**Appellant:** Rick Graeff, 2850 Ash Street, Denver, CO, 80207.  
Power of Attorney Filed .

**For the City:** Patrick Wheeler, Assistant City Attorney.  
Vince Gomez- Ferrer, Zoning Representative.

**SUBJECT:** Appeal of a denial of a permit to erect a garage accessed from East 10th Avenue (alley access required), in an R-0 zone.

**ACTION OF THE BOARD:** THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing, with the condition that the Appellant must obtain Right of Way approval for the new curb cut on 10th Avenue.

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.**