

TO: Denver Zoning Board of Adjustment

FROM: Tina Axelrad, CPD Zoning Administrator

HEARING DATE: April 12, 2022

RE: BOA Case #15-2022: 1401 North Fairfax Avenue – Appeal of Administrative Decision on Property’s Legally Established Use

1401 N. Fairfax is a verified zone lot under the Denver Zoning Code, comprised of a single assessor’s parcel and legally described as Lots 25-30, Block 7, of the Bellevue subdivision. The total land area of the subject property is approximately 18,200 square feet. According to assessor records, the existing multi-unit dwelling structure on the subject property was constructed in 1938.



In 1937-1938, the subject property was in a Residential “B” zone district, which allowed a multi-unit dwelling unit use, provided there was a minimum of 3,000 square feet of lot area per unit. See Exhibit A for the applicable Denver Zoning Code provisions in 1937-1938. Therefore, on an 18,200 square foot development site under the Residential “B” zoning rules, only 6 units would be allowed on the subject property ($18,200 / 3,000 = 6$). On **November 2, 1937**, the Denver Board of Zoning Adjustment approved a variance to allow establishment of a 7-unit dwelling use, exceeding the maximum 6-unit dwelling use set by the zoning code in effect at that time (BOA Case number 82-37-Z). Nearly 20 years later, on

August 31, 1954, the Board of Adjustment Zoning denied a variance to allow a new 2-unit dwelling structure and use to be built on “6 lots now improved with a 7 unit apartment” (BOA Case number 162-54-Z).

Both the 1937 and 1954 BOA cases were decided prior to the adoption of Former Chapter 59 in 1955, and clearly demonstrate that only 6-units were permitted on the subject property, hence the specific variance required in 1937 to allow a 7th unit. CPD could not find a code-compliant path to legally establishing an 8th unit on the subject property prior to 1955 without an additional variance from the BOA. Therefore, if an 8th unit was established prior to the adoption of Former Chapter 59, it could not be considered a legally established unit. Accordingly, the zoning administrator finds that as of the BOA decision in August 1954, just 6 months before adoption of Former Chapter 59 in February 1955, the legally established zoning use on the property was a multi-unit dwelling of no more than 7 units.

With the adoption of Former Chapter 59 in February 1955, the subject property was rezoned from “Residential B” to a new “R-2” zone district. The R-2 zone district allowed multi-unit dwellings subject to meeting zone lot requirements including minimum zone lot width and area. Specifically, a multi-unit dwelling use was allowed provided the zone lot contained at least 6,000 square feet for the first 2 units plus an additional 3,000 square feet for each unit above 2 units. Therefore, under the subject property’s R-2 zoning in effect from 1955 to 2010, a conforming 8-unit multi-unit dwelling use would need to have a zone lot area of at least 24,000 square feet. The subject property’s zone lot has an area of approximately 18,200 square feet and therefore would not meet the minimum requirements to have more than 6-units legally established under Former Chapter 59. However, the 1937 BOA case that allowed the legal establishment of 7-units at 1401 N. Fairfax Street would still apply to allow the 7-unit dwelling on the subject property to continue operating “as was” provided it met the standards for a nonconforming use adopted in the new Former Chapter 59.

The relevant nonconforming use standards are found in Article 9 of Former Chapter 59, which defines a non-conforming use as:

“A nonconforming use shall be any use which:

- a. On November 8, 1956, was lawfully operated in accordance with the provisions of any prior zoning ordinance, but which use is not a use by right, as established by this chapter, in the district in which the use is located; or
- b. On or after November 8, 1956, was lawfully operated in accordance with the provisions of this chapter, but which use, by reason of amendment to this chapter, is not a use by right in the district in which the use is located; provided, however, an existing use classified as a conditional use and located in any zone district shall not be classified as a nonconforming use; or (Ord. No. 583-94, eff. 8-5-94)
- c. Is an enumerated use by right, use by special review or a conditional use for the district in which the use is located, but which use does not comply with the provisions of this chapter related to:
 1. Permitted home occupations; or
 2. Separation of certain uses established for the district in which the use is located (except for separation requirements relating to liquor stores and drugstores licensed to sell package liquors, which shall be subject to paragraph (a)(4) of this section); or (Ord. No. 350-97, eff. 8-31-97)
 3. The nonreducible spacing requirement as provided in all distance requirements of section 59-283, except requirement D5.”

Under the above Former Chapter 59, Article 9 provisions, the 7-unit multi-unit dwelling use at 1401 N. Fairfax was lawfully operated in accordance with the pre-1955 “Residential B” zoning standards (including the approved variance) but did not meet the newly adopted R-2 standards for a multi-unit dwelling use given the minimum zone lot area requirements for the use. Accordingly, as of **November 8, 1956**, the 7-unit dwelling use on the subject property became a legal nonconforming use under Former Chapter 59.

In **June 2010**, the subject property was rezoned into the Denver Zoning Code and assigned to a U-TU-C zone district. In the U-TU-C zone district, a multi-unit dwelling use is allowed if the use meets the limitations stated in Section 11.2.3, which requires the existing multi-unit dwelling use to have been “legally established and continuously maintained” on the zone lot. The section also states that the number of dwelling units on the zone lot “shall not be increased above the number of dwelling units that existed when the use was legally established.” DZC, Section 11.2.3.1.B.3. In addition, variances are prohibited that would increase the number of dwelling units on the zone lot above the number of units that existed when the multi-unit dwelling use was legally established. DZC, Section, 11.2.3.1.D.

Zoning research completed in 2021 and 2022 found two Denver County assessor’s cards (1958 and 1972) that provide some evidence that an 8th unit may have been established on the subject property either prior to 1958 or prior to 1972 (depending on the interpretation of the information found on the cards). However, an entry on an assessor’s card has never and does not currently confirm the legal establishment of a use under the city’s zoning codes. While an assessor’s card will sometimes provide useful information in confirming the established use of a property in Denver, that card’s purpose is solely to ensure the correct property tax assessment. The information on that card is not reviewed or in any way “approved” by CPD for zoning compliance purposes. CPD’s research did not uncover other BOA cases, zoning or building permits, or any other form of zoning approval or determination suggesting an 8th unit was legally permitted on the subject property at any time between 1955 and 2022.

In sum, **as of 1955 or 1956, the best evidence in the record is that the “legally established” use on the subject property was a 7-unit multi-unit dwelling use.** There is no evidence in the record that the subject property ever got a zoning permit or zoning variance to legally establish an 8th unit under either its pre-1955 “Residential B” zoning or post-1955 “R-2” Former Chapter 59 zoning, both of which allowed no more than 6 units by-right. Similarly, there are no permit or variance records that suggest an 8th unit was somehow approved under the subject property’s post-2010 U-TU-C zoning under the Denver Zoning Code. Therefore, regardless of any evidence that an 8th unit exists in fact on the subject property, or that the assessor’s records may show evidence of an 8th unit on the subject property, an 8th unit could never have been “legally established” under Denver’s zoning rules at any time since 1937.

Based on the analysis above and the evidence presented, the Zoning Administrator’s final decision is that the current, legally established and continuously maintained conforming use on the zone lot located at 1401 N. Fairfax Street is a **7-unit multi-unit dwelling use.**

Attachments:

1. Copy of Denver Zoning Ordinance effective in 1937-1938; specifically, Residential “B” Zone District use allowances and minimum lot area requirements for a multi-unit dwelling use.
2. Packet of all relevant zoning use research documents and evidence.

OFFICIAL COPY

**CITY AND COUNTY OF DENVER
COLORADO**

**BUILDING ZONE ORDINANCE
AND
ZONE MAP
AND
AMENDMENT TO THE CITY CHARTER
ADOPTED MAY 15, 1923**

Passed by the City Council Feb. 9, 1925
Approved by the Mayor Feb. 10, 1925
Published and Effective Feb. 11, 1925
Revised to Jan. 1, 1935

ness, morals, best interests and general welfare of the inhabitants of the City and County of Denver, and of the public and to encourage and facilitate the orderly growth and expansion of said municipality.

Section 2. General. Zoning regulations and districts as herein set forth are approved and established. The zoning map which accompanies this ordinance is hereby declared to be a part hereof. No building or premises shall be erected, structurally altered or used except in conformity with the regulations herein prescribed.

ARTICLE II

Use District Regulations:

(As amended by Ordinance No. 19, Series of 1934.)

Section 3. Residence District Uses: A. Residence "A" District. In a residence "A" district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- (1) Single family dwelling. Two family dwelling. Multiple dwelling.
- (2) Church. College. Community building. Public library. Public museum. School; provided, however, that the word school as used in this connection shall not include vocational or trade schools, so-called schools for abnormal adults or children, and institutions other than those for children required by the laws of the State of Colorado to attend primary, secondary and high schools as that term is ordinarily used.
- (3) Public park. Public playground. Public recreation building. School or college stadium or athletic field. Golf course. Polo field. Water supply reservoir, well, tower or filter bed.
- (4) Railway right of way, not including railway yards. Passenger station.
- (5) Farming. Nursery. Truck gardening. Non-commercial conservatory for plants and flowers.
- (6) Private garage as provided in Section 10.
- (7) Private club, excepting a club the chief activity of which is a service customarily carried on as a business.
- (8) Philanthropic institution other than a penal or correctional institution. Hospital or sanitarium other than for contagious or infectious diseases and other than for the insane or feeble-minded.
- (9) Telephone exchange where no public business office and no repair or storage facilities are maintained.

B. Residence "B" and "C" District. In a residence "B" or residence "C" district no building or premises shall be used, and no building shall be erected or structurally altered which

is arranged, intended or designed to be used for other than one or more of the following uses:

- (1) A use permitted in a residence "A" district.
- (2) Hotel. Dormitory. Sorority or fraternity house. Boarding or rooming house.

C. Residence "D" and "E" District. In a residence "D" or residence "E" district no building or premises shall be used, and no building shall be erected or structurally altered which is arranged, intended or designed to be used for other than one or more of the following uses:

- (1) A use permitted in a residence "A," residence "B," or residence "C" district.
- (2) Office. Studio.
- (3) Vocational or trade school and school or institution of similar character.

Section 4. Business District Uses. In a business "A," business "B," or business "C" district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for other than one or more of the following uses:

- (1) A use permitted in a residence district.
- (2) Commercial greenhouse. Bank. Fire Station. Ice delivery station for retail trade.
- (3) Commercial billboard or advertising sign.
- (4) Store for retail trade. Shop for custom work. Shop for the making of articles to be sold at retail on the premises. Restaurant. Theater. Moving picture house. Assembly hall. Mortuary.
- (5) Electric substation.
- (6) Motor vehicle display and sales building. Lot for display and sale of second hand motor vehicles.
- (7) Garage or gasoline or motor fuel filling station as provided in Section 9.
- (8) Any use not provided for as a permitted use in any other district, provided such use is not noxious or offensive by reason of the emission of dust, odor, smoke, gas, fumes, noise or vibration.

Section 5. Commercial District Uses. In a commercial "A," commercial "B" or commercial "C" district no building or premises shall be used, and no building shall be erected or structurally altered which is arranged, intended or designed to be used, for other than one or more of the following uses:

- (1) A use permitted in a residence district or a business district.
- (2) Lodging house. Wholesale business.
- (3) Storage in bulk of, or warehouse for, such material as building material, contractor's equipment, clothing, cotton, drugs, dry goods, feed, fertilizer, food, fuel, furniture, hardware, ice, machinery, metals, oil and petroleum in quantities less than tank car lots, paint and paint materials, pipe, rubber, shop supplies, tobacco or wool.

conformity with the provisions of this ordinance. A non-conforming use shall not be extended but the extension of a continuing use to any portion of a building which portion was arranged or designed for such non-conforming use at the time of the passage of this ordinance shall not be deemed the extension of a non-conforming use. A building arranged, designed and devoted to a non-conforming use at the time of the passage of this ordinance may not be reconstructed or structurally altered to an extent exceeding in aggregate cost during any ten year census period sixty (60) per cent of the then fair value of the building unless the use of said building is changed to a conforming use. A non-conforming use shall not be changed unless changed to a more restrictive use. A non-conforming use if changed to a conforming use may not thereafter be changed back to any non-conforming use. For the purpose of this ordinance a use shall be deemed to be changed if changed from a use listed in Sections 3, 4, 5 or 6 hereof to a use not listed in such sections; such change shall be deemed a change to a more restrictive use if the new use is one that is listed in any paragraph of a preceding section. An amusement park, fair grounds, cemetery, crematory, commercial greenhouse, ice house, sand pit, sewage disposal or treatment plant, public utility plant, hospital, sanitarium, correctional institution or municipal or state building or institution existing in any use district at the time of the passage of this ordinance or any industrial "A" district use so existing in a commercial district or any industrial "B" district use so existing in an industrial "A" district shall be deemed a conforming use upon the plot devoted to such use at the time of the passage of this ordinance.

ARTICLE III

Height Regulations

Section 12. Height Regulations: A. General. No multiple dwelling, unless of fire resistive construction shall be erected to a height of more than three stories. A basement designed for occupancy by one or more families other than the family of a janitor or caretaker shall be deemed a story for the purpose of this section.

B. Residence Districts. In a residence "A" or a residence "B" district no dwelling shall be erected to a height in excess of 35 feet and no building shall be erected to a height in excess of 50 feet. In a residence "C" district no building shall be erected to a height in excess of 50 feet. In a residence "D" district or a residence "E" district no building shall be erected to a height in excess of 80 feet.

C. Business Districts. (As amended by Ordinance No. 163, Series of 1928.) In a Business "A" district, no garage building shall be erected to a height in excess of one story; no store and dwelling building or multiple dwelling shall be erected to a height in excess of two stories; and no building shall be erected to a height in excess of 50 feet. In a Business "B" district, no building shall be erected to a height in excess

of 50 feet. In a Business "C" district, no building shall be erected to a height in excess of 80 feet.

D. Commercial Districts. In a commercial "A" district no building other than a grain elevator or a gas holder shall be erected to a height in excess of 50 feet. In a commercial "B" district no building other than a grain elevator or a gas holder shall be erected to a height in excess of 80 feet. In a commercial "C" district no building of non-fireproof construction shall be erected to a height in excess of 80 feet, and no building of fireproof construction shall be erected to a height in excess of 150 feet.

E. Industrial Districts. In an industrial "A" district or an industrial "B" district no building other than a grain elevator or a gas holder shall be erected to a height in excess of 80 feet.

F. Exceptions. (1) The provisions of this section shall not apply to restrict the height of a church spire, tower or belfry, or a flagpole, wireless tower, monument, chimney, water tank, elevator bulkhead, stage tower or scenery loft.

(2) Nothing in these regulations shall apply to prevent the erection above the height limit of a parapet wall or cornice for ornament and without windows, extending above such height limit not more than 5 feet.

(3) Any portion of a building may be erected to a height in excess of the respective height limits as herein prescribed provided such portion of such building is set back from all street, alley and required yard lines, 1 foot for each 3 feet of such additional height if in an industrial or commercial district, and 1 foot for each 2 feet of such additional height if in a business or residential district.

ARTICLE IV

Area Regulations

Section 13. Lot Area. (As amended by Ordinance No. 163, Series of 1928, and Ordinance No. 124, Series of 1931.) For buildings hereafter erected or altered to accommodate or make provisions for additional families, the required lot area per family housed shall be as follows: (1) 6,000 square feet within a residence "A" district; (2) 3,000 square feet within a residence "B" district or an industrial "B" district; (3) 1,000 square feet within a residence "C" district or an industrial "A" district; 750 square feet within such district for buildings of fire resistive construction; (4) 1,000 square feet within a business "A" or a business "B" or commercial "A" district except where the building is used exclusively for the housing of families in which case the area regulations as provided for a residence "D" district shall govern.

Provided that in any district a single family dwelling may be erected on any lot in separate ownership at the time of the passage of this ordinance. A lot less than 120 feet in depth extending to a rear alley shall be deemed to extend to the

Zoning Use Research Docs

Conclusions:

-zone lot and parcel match as of 7/27/20
-conforming zone lot
-MUD (7 units) in 2-unit district (subject to DZC limitations 11.2.3)
Ryann Anderson, ACP

1401 N FAIRFAX ST

Owner	1401 FAIRFAX KR LLC 2308 BELLAIRE ST DENVER , CO 80207-3119
Schedule Number	06061-06-013-000
Legal Description	L 25 TO 30 INC BLK 7 BELLEVUE WILLIAM EARL REIDS
Property Type	RESIDENTIAL 4 THRU 8 UNITS
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	10636
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1938	Basement/Finish:	0/0
Lot Size:	18,200	Zoned As:	U-TU-C
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land	\$877,800	\$62,760	\$0
Improvements	\$1,505,100	\$107,620	
Total	\$2,382,900	\$170,380	

Prior Year			
Actual	Assessed	Exempt	
Land	\$877,800	\$62,760	\$0
Improvements	\$1,505,100	\$107,620	
Total	\$2,382,900	\$170,380	

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			5/19/2020
Original Tax Levy	\$6,143.57	\$6,143.56	\$12,287.13
Liens/Fees	\$20.00	\$0.00	\$20.00
Interest	\$61.44	\$61.44	\$122.88
Paid	\$6,225.01	\$6,205.00	\$12,430.01
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$9,472.57**

Assessed Value for the current tax year

Assessed Land	\$62,760.00	Assessed Improvements	\$107,620.00
Exemption	\$0.00	Total Assessed Value	\$170,380.00

File copy
Copies to
Jackson
Mayor
C.B.I.
Petitee
Holland.

BOARD OF ADJUSTMENT
ZONING
CITY AND COUNTY OF DENVER
ROOM 382 CITY AND COUNTY BUILDING

APPLICANT }
APPELLANT } Mrs. Irene Jackson, 1401 Fairfax Street.
OWNER Same

APPEARANCES
For Applicant:

Mrs. Irene Jackson
Lilly D. Cowden, 1401 Fairfax St.

For Opposition:

None

SUBJECT:

Application for permit to erect a 2 unit dwelling on 6
lots now improved with a 7 unit apartment, in Res. "B"
Zone.

PREMISES AFFECTED:

#1401 Fairfax Street, NW corner Fairfax St. & E. 14th Ave.
(Lots 29-30, Reid's Resub of Block 7, Bellevue.)

ACTION OF BOARD:

Application denied.

BOARD OF ADJUSTMENT - ZONING

Harry W. Bundy, Chairman

By
Fred W. Ameter, Secretary-Engineer.

Zone Case No. 162-54- Z

Filed August 10, 19 54

Application for Variation
from the Requirements of the
Zoning Ordinance

BOARD OF ADJUSTMENT ZONING
CITY AND COUNTY OF DENVER

Room 382 City and County Building

NAMES AND ADDRESSES

Applicant Mrs. Irene Jackson Address 1401 Fairfax St. Ea 2-6359
Owner Address
Lessee Address

TO THE BOARD OF ADJUSTMENT:

Application by Mrs. Irene Jackson is hereby made for a variation from
611.2-3 &
the requirements of Section 613.2-2, Zoning Ordinance, in Revised Municipal Code, under the discretionary
power vested in your Board

by Section 616.5 to permit erection alteration maintenance conversion of a 2 unit dwelling on 6 lots now
improved with a 7 unit apartment - see zone case #82-37-7.

DATE OF HEARING: TUESDAY, AUGUST 31, 1954, at 10:00 o'clock A. M.

PREMISES AFFECTED are situate on the NW side of
distant feet of the corner formed by the intersection of
Fairfax Street and E. 14th Ave. known as
No. 1401 Fairfax Street Street, Denver, Colorado. Attached hereto is a copy of recom-
mendation (or otherwise) of decision rendered by the Chief Building Inspector on August 10
19 54 Lots 29-30, Block - Reid's Resub. of Block 7, Bellevue.

DESCRIPTION OF PROPOSED EXISTING BUILDING

(1) Size of Building:

proposed At street level 34 feet front 45 feet deep. 2 story

existing At typical floor level 68 feet front 38.5 feet deep. 4 story

Height Stories Feet.

(2) Occupancy: (of each floor)

housing

(The property is located in)

(3) Res. "B" Use District

(4) Date of erection

(5) Date of present use

(6) Character of construction

Frame:

Ordinary brick:

Fireproof:

(7) Court summons served or action pending
affecting this matter.

(8) There has been no previous application or appeal under Zoning Ordinance made by this applicant affecting these premises except as follows:

Case #82-37-Z - A. C. Nicholson, - approved 7th unit.

(9) There is no { school
church
hospital
library
sanatorium
orphanage } or playground within _____ feet on either side of street except

as follows:

(10) If work constitutes an alteration, briefly describe: _____

I hereby affirm that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

Applicant.

August 10th, 1954

Hon. A. B. Holland,
Councilman District #5,
Midland Savings Building,
Denver 2, Colorado.

Dear Sir:

The following case, the location of which is in your District, will be heard by the Board at a regular meeting to be held in Room 469, City and County Building, on Tuesday, August 31st, 1954, at 10:00 o'clock A. M.:

Case #162-54-2

Applicant: Mrs. Irene Jackson, 1401 Fairfax Street.

Subject: Application for permit to erect a 2 unit dwelling on 6 lots now improved with a 7 unit apartment, in Res. "B" Zone.

Premises: #1401 Fairfax Street, NW corner Fairfax St. & E. 14th Ave. (Lots 29-30, Reid's Resub of Block 7, Bellevue)

NOTICE TO BE POSTED ON PREMISES.....10.....DAYS BEFORE HEARING BY
BOARD OF ADJUSTMENT, ZONING

48"

Denver Colo.,.....August 21....., 19..54.....

To Whom It May Concern:

Application has been made to the Board of Adjustment to permit on these premises

in Res. "B" Zone, 2 unit dwelling in addition to present 7 unit multiple on

6 lots.

All protests must be made at or before a public hearing Tuesday forenoon,.....August 31.....

19.....54....., at 10:00 o'clock, in Room.....469....., City and County Building.

Sign for above notice must not be less than four (4) feet long and three (3) feet high with black lettering not less than three (3) inches high on white background. Sign must be posted on a conspicuous place on the premises by applicant.

36"

NOTICE TO APPLICANT

BOARD OF ADJUSTMENT ZONING

CITY AND COUNTY OF DENVER
Room 382 City and County Building

Dated.....August 10....., 19 54

Name.....Mrs. Irene Jackson.....

Address.....1401 Fairfax Street.....

SIRS:

Your application for a variance from the terms of the Zoning Ordinance, in re premises located at.....

.....#1401 Fairfax Street.....has been given Zone Case No. 162-54-Z

You are notified to appear before the Board of Adjustment, either in person or by agent or attorney, for a hearing on the merits of your application on Tuesday, August 31, 1954 at 10:00 A. M., in Room 469....., City and County Building.

Respectfully,

BOARD OF ADJUSTMENT

BUILDING DEPARTMENT

CITY AND COUNTY OF DENVER

DENIAL

Of Permit Application Dated 8/10/54Date Of This Denial 8/10/54

Reference

Address 1401 Fairfax St.Lot Nos. 29 & 30Block No. Reid's Re-Subdiv BlkAddition 7 - Bellevue

To
(Applicant) M. Irene Jackson
(Applicant's
Address) 1401 Fairfax St
Denver, Colo.

Phone EA 2-6359

Your application for permit to
Erect ☒ Convert ☐ Maintain ☒ 2 Family Duplex House
at reference address (above, right) is denied under section 61.2-37, 61.2-2
of the zoning ordinance in the revised municipal code for the
following reason:

Permit for present 7 fam. apt house
was on 6 lots was approved under
Zone Case 82-37-L.
Applicant proposes to erect on north
2 lots of 6 lot site, a 2 family
Duplex House.

An appeal from this decision may be taken to the Board of Adjustment (Zoning),
City and County Building, within five days of the date of this decision.
Further instructions and form for taking the appeal may be obtained from the Office
of the Board of Adjustment (Zoning).

Yours very truly,

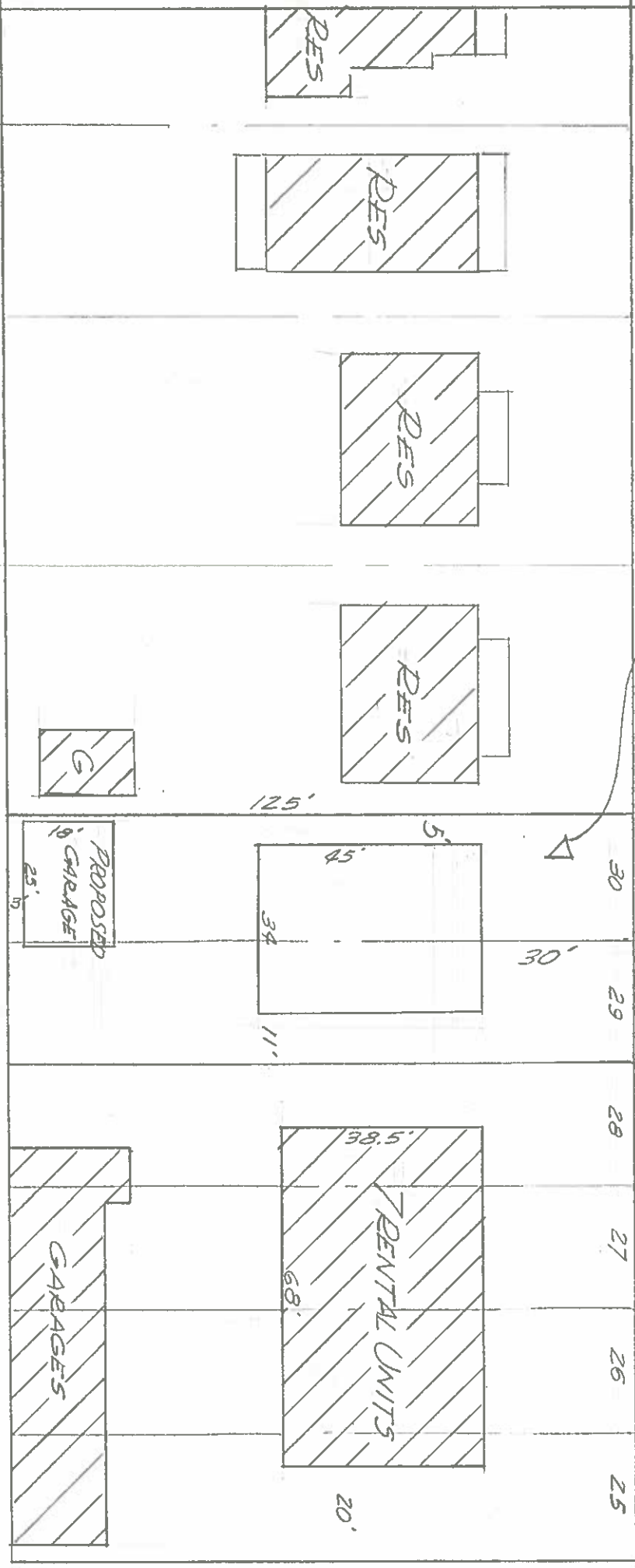
W.D. Petter
For the Chief Building Inspector
Zoning Admin.
Boyd

APPLICANT: Irene Jackson
PREMISES: *1401 Fairfax St.
NWCOR: Fairfax St & E 14
th Ave. Scale 1"=30'

FAIRFAX ST. RES "B"

PROPOSED
2 FAM. RES.

ZONE CASE # 82-37-E 150'



14TH AVE.

RES "A"

August 31, 1954

MRS. IRENE JACKSON
Erect 2 unit dwelling on 6 lots
improved with 7 unit apartment
Res. "B" Zone.

Case #162-54-Z

NAME

ADDRESS

JACKSON
DOUBLE ON
6 LOTS NOW
IMPROVED
WITH 7 unit
APARTMENT
RES. "B"
1401 Fairfax

FOR

Mrs Irene Jackson 1401 Fairfax St -
Lilly & Cowden 1401 Fairfax St -

AGAINST

**BOARD OF ADJUSTMENT
ZONING**

**CITY AND COUNTY OF DENVER
ROOM 382 CITY AND COUNTY BUILDING**

APPLICANT— }
APPELLANT— } A. C. Nicholson, 1401 Fairfax Street

OWNER

A. C. Nicholson
APPEARANCES—

For Applicant:

Mr and Mrs. A. C. Nicholson, 1401 Fairfax Street
Jos. Martin, Contractor

For Opposition:

None

PREMISES AFFECTED:

1401 Fairfax Street (Lots 25 to 30 incl.,
Blk 7, Bellevue)

SUBJECT:

Application for a permit to erect in a 6 family apartment
house located in a Residence "B" Zone on a lot having an area of
18,750 sq. ft. one additional housekeeping unit in basement.

ACTION OF BOARD:

Application approved. MELVIN J. SOWLE

Chairman

By

Secretary-Engineer

October 28th 1937

C. M. Stafford, Councilman
District #4
1668 Pennsylvania Street
Denver, Colorado

Dear Sir:

The following cases, the location of which are in your district will be heard by the Board at a regular meeting to be held Tuesday November 2nd 1937, in Room 382, City and County Building at 11:00 o'clock A. M.

CASE #82-37-Z

Applicant: A. C. Nicholson, 1401 Fairfax Street

Owner of Premises: A. C. Nicholson

Subject: Application for a permit to erect in the basement of a six family apartment house one (1) additional apartment said building being located in a Residence "B" Zone on a lot having a frontage of 150 feet and an area of 18,750 sq. ft.

Premises: Lots 25 to 30 incl., Blk 7, Bellevue (#1401 Fairfax Street N. W. corner of Fairfax Street and East 14th Avenue).

CASE #83-37-Z

Applicant: Estelle Wheaton, 857 Clarkson Street

Owner of Premises: Estelle Wheaton

Subject: Application for a permit to remodel and convert a single family residence located in a Residence "A" Zone on a lot 50 feet by 125 feet in size into a seven (7) family multiple dwelling.

C. M. Stafford - Councilman

multiple dwelling.

Premises: Lots 3 and 4, Blk 125, South Division of Capitol Hill (#857 Clarkson Street west side of Clarkson Street distant 50 feet south of 9th Avenue).

Very respectfully yours

Secy-Engineer

FWA/ g c

NOTICE TO APPLICANT

BOARD OF ADJUSTMENT ZONING

CITY AND COUNTY OF DENVER
ROOM 382 CITY AND COUNTY BUILDING

Dated Oct. 28th, 19 37

Name A. C. Nicholson

Address 1401 Fairfax Street

SIRS:

Your application for a variance from the terms of the Zoning Ordinance, in re premises located at 1401 Fairfax Street has been given Zone Case No. 82-37-2

You are notified to appear before the Board of Adjustment, either in person or by agent or attorney, for a hearing on the merits of your application on Tuesday Nov. 2nd 1937 at 11:00AM., in Room 382, City and County Building.

Respectfully,

BOARD OF ADJUSTMENT

By Fred W. Ginter
Sec'y.-Engineer.

Zone Case No. 82-37- Z

Filed Oct. 22nd 1937

(8) There has been no previous application or appeal under Zoning Ordinance made by this applicant affect-

ing these premises except as follows:

Application for Variation from the Requirements of the Zoning Ordinance

BOARD OF ADJUSTMENT ZONING



CITY AND COUNTY OF DENVER
Room 382 City and County Building

Note: This application must be typewritten and filed in duplicate within fifteen days of the date of the order or ruling, accompanied by necessary data. (See reverse side of this sheet.)

NAMES AND ADDRESSES

Applicant A.C. Nicholson Address 1401 Fairfax St.
Owner A.C. Nicholson Address 1401 ✓
Lessee _____ Address _____

TO THE BOARD OF ADJUSTMENT:

Application by A.C. Nicholson is hereby made for a variation from
the requirements of Section 13, Zoning Ordinance, under the discretionary power vested in your Board

by Section 24B to permit erection alteration maintenance conversion of a in additional apartment

in the Basement of a 6 Fam- ily Apt. House located on a lot having an area of 14875037 sq. ft. in a "Residence" B-3 zone.

PREMISES AFFECTED are situate on the west side of 14th Ave distant 100 feet at of the corner formed by the intersection of

Fairfax St. and E. 14th Ave known as

No. 1401 Fairfax Street, Denver, Colo. Attached hereto is a copy of recom-

mendation (or otherwise) of decision rendered by the Chief Building Inspector on Oct. 7th

1937 Lot 75 to 30 inc Blk 7 Bellevue

DESCRIPTION OF { PROPOSED } BUILDING { EXISTING }

(1) Size of Building:

At street level 3868 feet front 38 feet deep.

At typical floor level 68 feet front 38 feet deep.

Height 3 Stories 35 Feet.

(2) Occupancy: (of each floor) 2 Families (6) Character of construction -

(The property is located in)

Frame:

Ordinary Brick: ✓

(3) Res "B" Use District

Fireproof:

(4) Date of erection

(7) Court summons served or action pending affect-
ing this matter.

(5) Date of present use

(8) There has been no previous application or appeal under Zoning Ordinance made by this applicant affecting these premises except as follows:

(9) There is no { school
church
hospital
library
orphanage
sanatorium } or playground within _____ feet on either side of street except

as follows:

(10) If work constitutes an alteration, briefly describe:

I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

Sworn and subscribed before me this 22 day of Oct, 1937.

Notary Public. Applicant.

My commission expires April 25, 1940.

AFFIDAVIT OF OWNERSHIP

STATE OF COLORADO, }
City and County of Denver, } ss. _____ being duly sworn, deposes
and says that he resides at _____, in the City of _____
in the County of _____ in the State of _____ that he is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City and County of Denver aforesaid and known and designated as Number _____, and that he
hereby authorizes _____ to make the annexed
application in his behalf, and that the statements of fact contained in said application are true.

Sworn to before me this _____ day of _____, 19____.

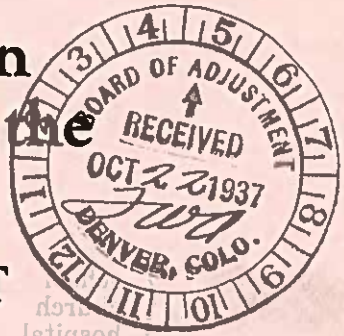
(OVER)
Fireproof: _____
Frame: _____
Ordinary Brick: _____
(7) Court summons served or action pending affecting this matter.
(4) Date of erection
(5) Date of present use
(8) Use District
(2) Occupancy: (of each floor)
(3) Height
(6) At typical floor level.
(1) At street level.

Zone Case No. 82-37-Z

Filed Oct. 22nd 1937

Application for Variation
from the Requirements of the
Zoning Ordinance

BOARD OF ADJUSTMENT
ZONING



CITY AND COUNTY OF DENVER
Room 382 City and County Building

Note: This application must be typewritten and filed in duplicate within fifteen days of the date of the order or ruling, accompanied by necessary data. (See reverse side of this sheet.)

NAMES AND ADDRESSES

Applicant A.C. Nicholson Address 1401 Fairfax St.
Owner A.C. Nicholson Address 1401 ✓
Lessee _____ Address _____

TO THE BOARD OF ADJUSTMENT:

Application by A.C. Nicholson is hereby made for a variation from
the requirements of Section 13, Zoning Ordinance, under the discretionary power vested in your Board

by Section 24B to permit erection alteration & maintenance of an additional apartment

in the Basement of a 6 Family Apt. House located on a Lot having an area of 1875037 ft. in a Residence "B" zone Fairfax St.

PREMISES AFFECTED are situate on the west side of Fairfax St.
distant _____ feet at the corner formed by the intersection of

Fairfax St. and E 14th Ave. known as

No. 1401 Fairfax Street, Denver, Colo. Attached hereto is a copy of recommendation (or otherwise) of decision rendered by the Chief Building Inspector on Oct. 7th

19 37. Lot 75 to 30 inc. Blk. 7, Bellevue.

DESCRIPTION OF { PROPOSED } BUILDING
{ EXISTING }

- (1) Size of Building:
At street level 3868 feet front 38 feet deep.
At typical floor level 68 feet front 38 feet deep.
Height 3 Stories 35 Feet.
- (2) Occupancy: (of each floor) 2 Families (6) Character of construction
(The property is located in) _____ Frame: _____ Ordinary Brick: ☒
- (3) Res "B" Use District _____ Fireproof: _____
- (4) Date of erection _____ (7) Court summons served or action pending affecting this matter.
- (5) Date of present use _____

(8) There has been no previous application or appeal under Zoning Ordinance made by this applicant affecting these premises except as follows:

(9) There is no { school
church
hospital
library
orphanage
sanatorium } or playground within _____ feet on either side of street except as follows:

(10) If work constitutes an alteration, briefly describe:

I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

Sworn and subscribed before me this 22 day of Oct, 1937.

Willie Fleks
Notary Public.

My commission expires April 25 1940

A.C. Nicholson
Applicant.

AFFIDAVIT OF OWNERSHIP

STATE OF COLORADO, }
City and County of Denver, } ss. _____ being duly sworn, deposes
and says that he resides at _____, in the City of _____,
in the County of _____, in the State of _____, that he is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City and County of Denver aforesaid and known and designated as Number _____, and that he
hereby authorizes _____ to make the annexed
application in his behalf, and that the statements of fact contained in said application are true.

Sworn to before me this _____ day of _____, 19____.

(OVER)

NOTICE TO BE POSTED ON PREMISES 10 DAYS BEFORE HEARING BY
BOARD OF ADJUSTMENT, ZONING

Denver, Colo., Oct. 9th, 1937

To Whom It May Concern:

Application has been made to the Board of Adjustment to permit the ~~use~~ ^{erection on} of these premises ~~as~~ ^{of}

36"
an additional apartment in the
Basement of a 6 Family Apartment House
located in a Residence "B" Zone on a lot having
an area of 18,750 sq. ft. (150' x 125')

All protests must be made at or before a public hearing Tuesday forenoon, Oct. 19th

1937, at 11:00 o'clock, in Room 382, City and County Building.

X Sign for above notice must not be less than four (4) feet long and three (3) feet high with black lettering not less than three (3) inches high on white background. Sign must be posted on a conspicuous place on the premises by applicant.

CITY AND COUNTY OF DENVER

OFFICE OF

Chief Building Inspector

Room 385 City and County Building

Decision of Chief Building Inspector

TO:

A. C. Nicholson
1401 Fairfax

DEAR SIR:



YOUR APPLICATION DATED

FOR PERMIT UNDER

~~N.B.~~

ALT.

FOR

Converting basement

rooms into Apartment

AT PREMISES DESIGNATED AS

1401 Fairfax St.
Lots 25-30 Block 7 - Bellevue.

IS HEREBY DISAPPROVED ON THIS DATE *Oct. 7*

19 *37*

UNDER SEC. *13* PAR.

OF THE ZONING ORDINANCE

FOR THE REASON THAT:-

There are at present 6 Apts on 6 lots
(18750 sq. ft). Additional Apt. will be over limit
of lot area.

An appeal from this decision may be taken to the Board of Adjustment as provided in the Zoning Ordinance. If you desire to take such an appeal, call at Room 382 for necessary forms, fill out and sign in duplicate and file one with Chief Building Inspector and one with the Board of Adjustment at Room 382, City and County Building, within five (5) days of the date of this decision.

Further instructions and forms for taking the appeal may be obtained from the Office of the Board of Adjustment.

Yours truly,

W. T. HEDGCOCK,
Chief Building Inspector.

By

W. T. Hedgcock.

NOTICE OF APPEAL
TO THE
BOARD OF ADJUSTMENT
ZONING

TO: THE BOARD OF ADJUSTMENT ZONING
ROOM 382, CITY & COUNTY BUILDING
DENVER, COLORADO

FROM:

A. C. Nicholson
1401 Fairfax St.



GENTLEMEN:

REFERRING TO MY APPLICATION DATED *Oct. 22-37*

FOR PERMIT UNDER ~~N.B.~~ ^{ALT.}

FOR *1 additional housekeeping*

unit in basement of 6 Fam. Apt. Hse. located
in a Res. "B" Zone on a lot 150' x 125' (18750 sq ft)
AT PREMISES DESIGNATED AS *Bellevue (#1401 Fairfax St. - N.W. Cor. at E. 14 Ave.)*

WHICH WAS DISAPPROVED ON *Oct. 22nd*

193*7*.

UNDER SEC. *13* PAR. _____ OF THE ZONING ORDINANCE

FOR THE REASON THAT:-

Applicant lot contains
sufficient lot area for 6 families
and 7500 additional

Notice of an appeal from this decision is hereby given
within five (5) days from the date of the decision as
required by the rules of the Board of Adjustment.

I will file within the prescribed time limit, an
appeal on proper form, a copy of decision of Chief
Building Inspector and blue-prints as required.

When you have set a date for hearing the appeal, I
will post notice to property owners affected on premises
as required by your Board.

Respectfully,

Date

Oct. 22-37

A. C. Nicholson

Signature of Applicant

ASSESSOR - PARCEL &
APPRAISAL DATA

1401 NORTH FAIRFAX STREET

SUPPLEMENTAL APPRAISAL DATA

CITY AND COUNTY OF DENVER

Date	Transferred From	Date	Transferred To	J. V. No.

Year	Phase	Remarks and Computation Instructions	C	V	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Land	Imps.	Total	C	V	Init.	Date
1971	AGP	Code 65490 MKT 91700 TAV 72000 R	V	L																										
1972	2-8 REV	FLOH = TAV 75,600 - CODE REV 5/12/72	V	B																										
1972	2-8 REV	HELP - 42 - 1 CODE - 200 - 50 - 60 - HSD	V	L																										
1972	5-8 REV	THU 8720 - TMP 70420 - 04/1/72	V	B																										
1978	5-8 REV	CODE CHG - ADD ITEMS 3rd 7/1/78	V	B																										
1982	1-REV	CODE TRAFFIC CODE ODE 16/82 - 50	V	L																										
1983	REV	LAND VAL F = 1.57	V	L																										
1983	REV	IMPS COST 125300 - MARKET 144900 TAV 151700 WITH 3/1/83	V	B																										

Bldr:	Depreciation	YOC 1923	Adj YOC	Add. Items	Base Cost	108900
Model:	ALLOW FOR NO ELEV - 1590			50 - 1000	Pibg.	
Style:	CONDITION - 15	REFLECTED IN 3 CLASS		50 - 200	Bsmt.	
BP:	CHG - 580			100 - 240	Bsmt. Fin.	
SP: 4/20/79 SP. 50000				100 - 1440	Garages	5400
PV: 10/20/79 SP. 11979				5 - 1400	Add. Items	1400
APV: 10/20/79 SP. 11979				COM - A - 200	RCN	115700
				UNIT - 2670	N % 72 S % 30	42
					Depr. RCN	48590

Yes No

SIX

Purchase Date

B. INTERIOR DATA

Finish

3. EXTERIOR DATA

☐ ☒ Porches/Patios _____☐ ☒ Other Add Items _____

☐ Are there any other special conditions?

Schedule No. 6021-06-12

Address 1701 E. 7th St.

Name

Date _____

Scale: 1 in. = 1 ft.

5.14	UNITS @	9.35/mo	ONE	FIR	MS	THICKEN
ONE	"	\$90/mo	"	"	1.6	1.1
"	"	"	"	"	"	"
"	"	\$50/mo	"	"	1.6	1.6

- shows evidence of 8 units ($6 + 1 + 1$)

SWT 9/12/72

APPRAISAL CHECK LIST

GENERAL INFORMATION

SIX

Owner Occupied — Purchase Price: \$ _____
 Purchase Date _____

Rentant Occupied — Monthly Rent is \$135

INTERIOR DATA

No. Bedrooms 3 No. Bathrooms 1

Remodeled Bathrooms _____

Basement — Area _____
 Finish _____

Remodeled Kitchen _____

Built-in Appliances _____

Rating 1 P 2

DIAGRAM OF BUILDING		Schedule No.
Location of Imps.	Address	
	Bldg. No.	
	Name	Date
	Scale: 1 i	
<p>SIX UNITS @ \$135 / Mo. ONE F.R. W.P.S. DISCREP.</p> <p>ONE " " " \$70 / Mo. " " " " " "</p> <p>" " " " \$50 / Mo. " " " " " "</p>		

shows evidence of 8 units (6 + 1 + 1)

TRANSFERRED FROM			TRANSFERRED TO			PRICE			SCHEDULE NO. 6061-06-13							
Date	Schedule Number	Card No.	Date	Schedule Number	Card No.	Per F.F.	Per S.F.	Per Acre	LEGAL:	L 25 to 30 Inc Blk 7 Bellevue William Earl Reid's Resub						
9/8/58	6061-06-13	1				Frontage 145.7										
						Sq. Ft.										
						Acres										
						Depth 125										
						D. Factor 1090										
						Corner										
						Discount										
						Reason										
REMARKS						J. V. No.			Yr. of Const. 38							
1959 Ann. Rev: Hghts + dimension corrected. Terrace added. Use 20% of 1st flr. for 50% of CB area. Use 50% for 50% of CB area. PHS						59 211			1401 Fairfax St							
1964 ANN REV: PHBG, ADM, TEN, @ PLAS, C.D.F-52						64 500										
						691116										
DEPRECIATION																
Year of Const.		Year of Appraisal	Effective Year	Normal			Observed			Adjusted % Good						
Actual	Adjusted			Age	Life	% Good	Condition	Functional	Economic	% ±						
1938		1959		21	51	65					65					
1938		1964		26	51	58	-5			-3	55					
COMPUTATION OF LAND VALUE																
Year	Computer	Price	M.F.	Adj. Price	Frontage	Value	C.I.	Disc.	Adj. Value	Assessed Value						
1955	Copy	40.00	1.090	43.60	145.7	6352	320		6672	6670						
1964	B9	50.00	1.090	54.50	145.7	7941	400		8341	8340						
1965	P	160.00	1.090	174.40	145.7	25410	1440		26850	26850						
1970	K	90.00	1.000	90.00	145.7	13113				13100						
1971	K	115.00	1.000	115.00	145.7	16760			16760	16760						
CLASS 11.30																
COMPUTATION OF IMPROVEMENTS VALUE																
Heating: Yes No																
YEAR 1959 1964 1969 19																
COMPUTED BY 10.911 B9 AN 4B																
Item	T	Hgt.	Area	Volume	Rate	Factor	Adj. Rate	Cost	Hgt.	Area	Volume	Rate	Factor	Adj. Rate	Cost	Cost
Unf. Semi Bsmt.		8.5	1329	11397	2.35	50	103	2247								
Fin. Semi Bsmt.		8.9	1330	11837	2.35	50	103	3149								
First Floor		10	2459	24590	2.35	50	103	10870								
Second Floor		10	2459	24590	2.35	50	103	9751								
Third to Roof		10	2459	24590	2.35	50	103	9644								
Bldg. Above Roof																
Plumbing								4660								
Additional Items								1710								
Replacement Cost New								42031								
Adjusted % Good								65								
Assessed Value								27320								
Adjusted Assessed Value								27320								
COMPUTATION OF MODIFYING FACTOR																
1 2 3 4 5 6 7 8 9 10 11 12																
2 4 1 0 * 7 9 6 13 8 * *																
13 14 15 16 17																
DN N 9 R 9 * 7 13 14																
FLR (S)	TOT. AREA	FACTOR	RCN-AREA													
Unf. SB	1329	50	664													
Fin. SB	1330	50	665													
1	2459	2	2459													
2+3	5318	2	5318													
TOTALS:	9361		9626													

TYPE and USE		
11. Comm. Apt.	✓	18. Drive-in-Rest.
12. Hotel Bldg.		19. Service Station
13. Office Bldg.		20. Public Garage
14. Store Bldg.		21. Factory Bldg.
15. Bank Bldg.		22. Warehouse
16. Theatre Bldg.		23. Loft Bldg.
17. Frat Club Bldg.		24. Comm. Greenhse
		25. Misc. Office

FOUNDATION				
Brick	Stone	Concrete	✓ Reinf. Conc.	
Condition: Poor		Fair	Good	↘

EXTERIOR WALLS						
STRUCTURE	C	A	G	OUTSIDE FIN.	C	A
Wood Frame				Metal		
Metal Frame				Aluminum		
Cinder Block				Wood Siding		
Conc. Block				Asbestos		
Hollow Tile				Stucco		
Com. Brick			✓	Com. Brick		
Stone				Face Brick		✓
Reinf. Conc.				Cut Stone		
Struc. Steel				Cinder Block		

Wall Thickness:

FLOORS				WINDOWS			
STRUCTURE	C	A	G	KIND	C	A	G
Conc. on Grade				Wood Frame			
Masonry				Steel Frame			
Wood Joist			✓	Alum. Frame			
Steel Joist							
Conc. Slab							
Sub Floor: Yes	✓	No		W'thprfd: Yes	✓	No	

ROOF						
STRUCTURE	C	A	G	COVERING	C	A
Wood Joist			✓	Built-up		
Wood Beams				Metal		
Wood Truss				Tar & Gravel		
Steel Joist				Comp. Roll		
Steel Beams				Comp. Sh'gle		✓
Steel Truss				Wood Sh'gle		
Conc. Slab				Tile		
				Asbestos		

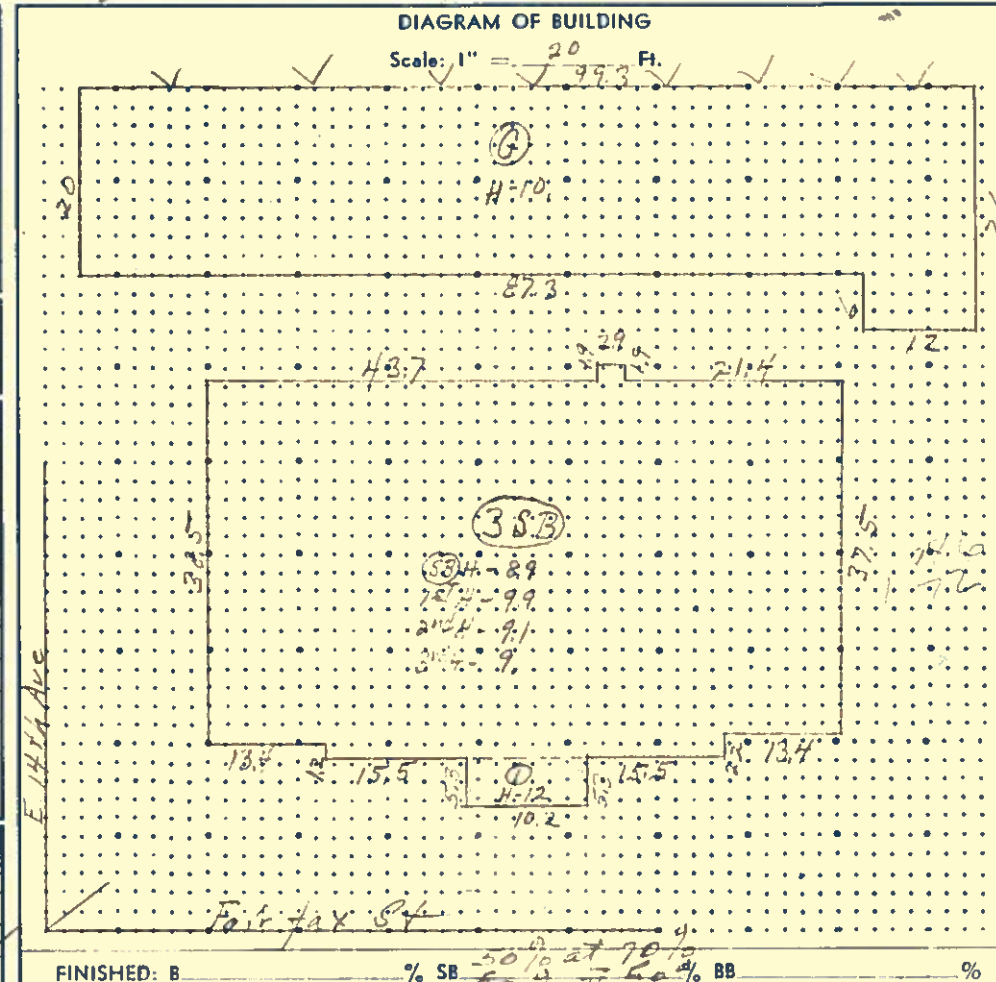
Design: Flat ☒ Shed ☐ Gable ☐ Hip ☐

Gambrel ☒ Monitor ☐ Sawtooth ☐ Arched ☐

WIRING and LIGHTING FIXTURES

Wiring: Knob and Tube	Conduit
-----------------------	---------

Fixtures: Cheap Average Good ☒ Spectacular

[illegible]

Remarks: *V. f. f.* - Linch C. Tike Flock in bath & adjacent

Feb 27 1975

Quality: Cheap	Average	Good	✓ Condition: Poor	Fair	Good
----------------	---------	------	-------------------	------	------

Quantity: Cheap	Average	Good	Excellent: 100%	Full	Good
Fire resisting Construction: Yes	No		Semi fire resisting Construction: Yes	No	

Fire-Resisting Construction: Yes ☐ No ☒ Semi-Fire Resisting Construction: Yes ☐ No ☒

LOCATION
L 25 to 30 Inc. Bldg Bellevue
William Earl Reid's Resub.
Year of Const. 1938

REMARKS

Tile floor - Train. Down tile below in
Vent fans in kitchen. No trim
entrance - an above door. Section
in network + const. Thru
* The rest of the work is finished
1964 ANN BLDG. JH 10-14-63
ALLOW O.D.E FOR NO FLEW IN BLDG.
JH 10-14-63
Nylon 3500 lb. 12-15 GP
PUDELON APTS

TOPOGRAPHY		STREET IMPS.		UTILITIES	
Level	<input checked="" type="checkbox"/>	Unimproved	<input type="checkbox"/>	Water	<input type="checkbox"/>
Sloping	<input type="checkbox"/>	Surfaced	<input type="checkbox"/>	Sewer	<input type="checkbox"/>
High	<input type="checkbox"/>	Curb	<input type="checkbox"/>	Electric	<input type="checkbox"/>
Low	<input type="checkbox"/>	Sidewalk	<input checked="" type="checkbox"/>	Gas	<input checked="" type="checkbox"/>
Ravine	<input type="checkbox"/>				

PLUMBING				
TYPE	DESCRIPTION	No.	UNIT	COST
3-Fixture Bath	1/2"	8	450	360
2-Fixture Toilet				
Lavatory				
Toilet				
Urinal				
Bath Tub				
Shower Stall				
Sink	1/2"	8	120	960
Laundry Tub	1/2"	1		100
Hot Water Heater	* 40-GAL	1		100
Garbage Disposal				
Dishwasher				
Drinking Fountain				
UTILE	500	1		150
TOTAL				4600

HEATING	
Heated: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Kind: <u>Gas Forced Air</u>	