

Case No.: 34-2022

Decision Date: 5/24/2022

Hearing History:

Hearing 05/24/2022

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

PREMISES AFFECTED: 6100 East 3rd Avenue

LEGAL DESCRIPTION: Lots 14 & 15, Block 15, Crestmoor Park 2nd Filing, Dif. Book 1494-453

APPELLANT(S) Brendon Reineke & Joanna Chitko, 6100 East 3rd Avenue, Denver, CO 80220

Filed By: Kevin Anderson, Arcwest Architects, Inc., 1525 Raleigh Street, Suite 320, Denver, CO 80204

APPEARANCES:

APPELLANT: Brendon Reineke & Joanna Chitko, 6100 East 3rd Avenue, Denver, CO 80220
Kevin Anderson & Cody Van Holland, 1525 Raleigh Street, Suite 320, Denver, CO 80204
Letter of Support (Crestmoor Park (2nd Filing) Homes Association
Six (6) Signatures of Support

FOR THE CITY: Ron Jones, Zoning Representative
Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a one story addition encroaching 7 feet 9 inches into the 20 foot rear setback, in an E-SU-G 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, 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.