

Case No.: 19-2023

Decision Date: 4/11/2023

Hearing History:

Hearing 04/11/2023

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

PREMISES AFFECTED: 2250 North Birch Street

LEGAL DESCRIPTION: Lots 10 & 11 Excluding Rear 6 feet to City, Block 21, Park Hill 01312

APPELLANT(S) Ken Houck & Leslie Adler, 2250 North Birch Street, Denver, CO 80207

Filed By: Sarah Murrow, 6708 West 44th Avenue, Unit B, Wheat Ridge, CO 80033

APPEARANCES:

APPELLANT: Ken Houck & Leslie Adler, 2250 Birch Street, Denver, CO 80207

FOR THE CITY: Ron Jones, Zoning Representative
Nate Lucero, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a detached garage resulting in a total building coverage of 2,314 square feet, exceeding the maximum allowed building coverage by 84 square feet (37.5% or 2,231 square foot maximum building coverage permitted), in a U-SU-C 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

Ignacio Correa-Ortiz, 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.