

Case No.: 41-2023

Decision Date: 5/9/2023

Hearing History:

Hearing 05/09/2023

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

PREMISES AFFECTED: 3982 South Chase Way
LEGAL DESCRIPTION: Lot 15, Block 5, Pinehurst Estates Country Club Addition

APPELLANT(S) Douglas & Patricia McKinnon, 3982 South Chase Street, Denver, CO 80235
Filed By: Miles Dake, 3435 South Inca Street, Suite C, Englewood, CO 80110

APPEARANCES:

APPELLANT: Douglas McKinnon, 3982 South Chase Way, Denver, CO 80235
Miles Dake, 3435 South Inca Street, Suite C, Englewood, CO 80110
Power of Attorney Filed
Seven (7) Letters of Support

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

SUBJECT:

Appeal of a denial of a permit to erect a Detached Garage exceeding the maximum horizontal dimension by 6 feet (36 foot maximum horizontal dimension permitted), exceeding the maximum height by 3 feet 8 inches (17 foot maximum height permitted), and located 59 feet 6 inches forward of 75% of the total width of the Primary Street facing Primary Structure facade (location 10 feet behind facade required), in an S-SU-I X 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 Avenue, 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.