

Case No.: 48-2023

Decision Date: 8/1/2023

Hearing History:

Hearing 07/11/2023

Action 08/01/2023

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

PREMISES AFFECTED: 327 South Gilpin Street

LEGAL DESCRIPTION: Lot 42 & North 1/2 of Lot 41, Block 8, Broadway Heights, 2nd Filing

APPELLANT(S) Enrique & Claudia Escalante, 1091 Spruce Street, Denver, CO 80230,

Filed By: Margarita Gonzalez, 863 Santa Fe Drive, Denver, CO 80204

APPEARANCES:

APPELLANT: Request for Reconsideration (Mark Barnes, July 28, 2023)

SUBJECT:

Appeal of a denial of a permit to erect a Detached Garage resulting in a total building coverage of 2,325 square feet, exceeding the maximum allowed building coverage by 427 square feet (37.5% or 1,896 square foot maximum building coverage permitted), in a U-SU-C zone

ACTION OF THE BOARD:

The request for reconsideration is DENIED. The Board finds no basis for a Reconsideration. The Board found that while there was some new evidence submitted as required by the Board's 2020 Revised Rules of Procedure at Article VI., Para. 1, that it did not change their evaluation of the hardship. Questions about this decision may be addressed to Austin Keithler at the Board of Adjustment, 720-913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Tim Camarillo, 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.