

Case No.: 64-2023

Decision Date: 7/18/2023  
Hearing History:  
Hearing 07/18/2023

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

**PREMISES AFFECTED:** 100 South Glencoe Street  
**LEGAL DESCRIPTION:** Lot 1 and West 1/2 Adjacent Alley (Judgement 2022135743), Block 14, East Capitol Hill Sub-Division Filing 2  
**APPELLANT(S)** David Schwartz & Louise Sparks, 100 South Glencoe Street, Denver, CO 80246,  
**Filed By:** Kristin Nothwehr, 1701 15th Street, Unit B, Denver, CO 80202  
**APPEARANCES:**  
**APPELLANT:** David Schwartz, 100 South Glencoe Street, Denver, CO 80246  
Kristin Nothwehr, 1701 15th Street, Boulder, CO 80302  
John Zuckert, 101 South Grape Street, Denver, CO 80246  
Harvey Hine, 1701 15th Street, Boulder, CO 80302  
Power of Attorney Filed  
Five (5) Letters of Support

**FOR THE CITY:** Ron Jones, Zoning Representative  
Breena Meng, Senior Assistant City Attorney

**SUBJECT:**  
Appeal of a denial of a permit to erect a second story addition to a Suburban House building form encroaching 6.8 feet 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 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*

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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.**