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

PREMISES AFFECTED: 3360 Quivas Street  
LEGAL DESCRIPTION: The North 43 Feet of Lots 1 to 4 Inclusive, Block 12, H Witter’s North Denver Addition, I  
APPELLANT(S): Granville Lloyd, 3360 Quivas Street, Denver, CO, 80211, Filed By: Alexander Bender, Tomecek Studio Architecture, 3222 Tejon Street, Denver, CO, 80211

APPEARANCES:  
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Alexander Bender, Tomecek Studio Architecture, 3222 Tejon Street, Denver, CO, 80211  
Letter of Approval (Highland United Neighbors, Inc., August 8, 2020)

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

SUBJECT: Appeal of a denial of a permit to convert an existing detached garage into an Accessory Dwelling Unit with proposed additions resulting in increased compliant elements and new violations to the existing structure (compliant structures may be altered or enlarged if no existing compliant element of the structure is increased and no new compliant element or nonconformity is created), increasing the south side bulk plane encroachment from 3 foot 10 inches to 12 foot 10 inches, encroaching 3 feet 8 inches into the 5 foot rear setback, increasing the 2nd floor space from 290 square feet to 363 square feet, located on a 3,870 square foot zone lot (4,500 square foot minimum lot size for ADUs), resulting in 1,548 square feet of total building coverage, exceeding the maximum building coverage by 97 square feet (37.5% or 1,451 square foot maximum building coverage permitted), with a 2nd story deck in the rear 35% of the zone lot (2nd story decks prohibited in rear 35%), and not complying with all building form standards for ADU building form, in a U-TU-B DO-4 zone

ACTION OF THE BOARD:  
CASE CONTINUED to a date certain to allow the Appellants to continue to work with HUNI to develop the proposal, to pursue alternate plans that reduce or eliminate some of the cited violations, and to resubmit the proposal as a garage rather than an ADU building form, as discussed at the hearing. One copy of new detailed plans should be resubmitted to the City and an additional copy should be resubmitted to the Board of Adjustment's office. THE APPELLANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Appellants should contact the Board’s staff, at 720-913-3050, to set up a new hearing date when they are ready to proceed. NOTE: Questions regarding this decision may be addressed to Austin Keithler at the Board of Adjustment, 720-913-3050.

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.