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

PREMISES AFFECTED: 363 North High Street
LEGAL DESCRIPTION: Lots 40 and 41 and the North 3/4 of Lot 39 and the South 1/2 of Lot 42, Block 3, Country Club Place
APPELLANT(S) David and Stephanie Tryba, 363 North High Street, Denver, CO, 80218, Filed By: Daniel Nelson, 1620 Logan Street, Denver, CO, 80203

APPEARANCES:
APPELLANT: David and Stephanie Tryba, 1690 Logan Street, Denver, CO, 80210
Daniel Nelson, 1620 Logan Street, Denver, CO, 80203
Letter of Approval (County Club Historic District, December 18, 2019)
Three (3) Letters of Support

FOR THE CITY: Adam Hernandez, Assistant City Attorney
Ron Jones, Zoning Representative
Certificate of Appropriateness (Brittany Bryant, Denver Landmark Preservation, May 21, 2020)
Letter of Historic Hardship (Brittany Bryant, Denver Landmark Preservation, February 13, 2020)

SUBJECT:
Appeal of a denial of a permit to expand an existing urban house building form encroaching 8 feet 2.5 inches into the 10 foot north side interior setback, exceeding the maximum number of stories in the rear 35% of the zone lot by 1 story (1 story permitted in rear 35%), exceeding the maximum height in the rear 35% of the zone lot by 9 feet 9 3/8 inches (17 foot maximum height permitted in rear 35%), with proposed wall alterations 8 feet high forward of the Primary Street facing Primary Structure facade (4 foot fence permitted), and 8 feet high behind the Primary Street facing Primary Structure facade (6 foot fence permitted), in a U-SU-E 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. The Board notes that no new work is proposed to the wall forward of the Primary Street facing Primary Structure facade and that the relief is solely to allow the existing wall to remain in place. 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
Penny Elder, Chair

Austin Keithler
Austin E Keithler, Director

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1

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.