THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

AGENDA OF APPEALS RELATING TO THE ZONING CODE IN PUBLIC HEARING. IN AN EFFORT TO ENCOURAGE SOCIAL DISTANCING, HEARING WILL BE HELD VIRTUALLY THROUGH ZOOM WHICH MAY BE ACCESSED THROUGH BOA'S WEBSITE. MEMBERS OF THE PUBLIC UNABLE TO JOIN ONLINE MAY COME TO WEBB BUILDING AT 201 WEST COLFAX AVENUE, DENVER, ROOM 2.H.14, TO COMMENT VIA COMPUTER IN PERSON
TUESDAY, AUGUST 30, 2022

9:00 AM  
CASE NO. 54-2022

PREMISES:  2073 South Clarkson Street
Lots 30 and 31, Block 7, The Second Santa Fe Addition

APPELLANT(S):  Alex and Jennifer Schroeder, 2073 South Clarkson Street, Denver, CO 80210

SUBJECT:  Appeal of an order to discontinue maintaining an AC unit encroaching 4 feet into the 5 foot north side interior setback, installed without permits, in a U-SU-C1 zone

ORDINANCE:  1.1.3.2A; 12.4.1.2; 5.3.4.5C

REMEDIES:  Variance; Time (6 Months)

CD:  7 - Jolon Clark  
RNO's:  406, 208, 87

9:30 AM  
CASE NO. 55-2022

PREMISES:  1650 East 7th Avenue
Lots 43 and 44, Block 156, South Division of Capitol Hill

APPELLANT(S):  Andrew Sumners, 1650 East 7th Avenue, Denver, CO 80218

SUBJECT:  Appeal of a denial of a permit to erect a new two and a half story single family residence creating a total building coverage of 2,422 square feet, exceeding the maximum allowed building coverage by 78 square feet (37.5% or 2,344 square feet permitted), exceeding the maximum height in the front 65% of the zone lot by 3 feet 6 inches (30 foot maximum height permitted), exceeding the maximum height in the rear 35% of the zone lot by 18 feet 4 1/2 inches (17 foot maximum height permitted), exceeding the maximum number of stories in the rear 35% by 1.5 stories (1 story permitted in rear 35%), projecting approximately 3 inches through the bulk plane in the rear 35% of the zone lot, with an upper story space encroaching 2 feet into the 12 foot rear setback, with a roof overhang projecting 1 foot 11 inches beyond the rear boundary of the zone lot, and with a front porch encroaching 10 feet 5 inches into the 24 foot 9 1/2 inch Primary Street block sensitive front setback, in a U-SU-C zone (AS AMENDED 8/19/22)

ORDINANCE:  5.3.4.5.A; 5.3.3.3.A; 1.2.3.4.B

REMEDIES:  Variance

CD:  District 10 – Chris Hinds  
RNO's:  47, 17, 567, 87