

Case No.: 20-2022

Decision Date: 4/26/2022

Hearing History:

Hearing 04/26/2022

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

**PREMISES AFFECTED:** 7684 East Mercer Place

**LEGAL DESCRIPTION:** Lot 15, Block 4, Park Vista Filing No 2

**APPELLANT(S)** Christopher Bauman & Kelly Canfield, 7684 East Mercer Place, Denver, CO 80247

**APPEARANCES:**

**APPELLANT:** Christopher Bauman & Kelly Canfield, 7684 East Mercer Place  
One (1) Letter of Support

**FOR THE CITY:** Ron Jones, Zoning Representative  
Martin Plate, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect an Other Detached Accessory Structure (Shed) encroaching 2 feet into the 5 foot south side interior setback, and located 8 feet behind 75% of the total width of the Primary Street facing Primary Structure façade (location 10 feet behind facade required), in an S-SU-D 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, 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

James Keavney, 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.**