

Case No.: 25-2022

Decision Date: 5/10/2022

Hearing History:

Hearing 05/10/2022

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

PREMISES AFFECTED: 3704 North Quitman Street

LEGAL DESCRIPTION: Lot 23 & the South 5 Feet of Lot 22, Block 1, Chilcott Place

APPELLANT(S) Gayle E. Warner and Lynne Warner, 3704 North Quitman Street, Denver, CO 80212

Filed By: Jorge Eguiarte, 863 North Sante Fe Drive, Denver, CO 80204

APPEARANCES:

APPELLANT: Gayle Warner, 3704 North Quitman Street, Denver, CO 80212

Lynne Warner, 2226 Franklin Road, Fort Collins, CO 80524

Jorge Eguiarte, 863 North Sante Fe Drive, Denver, CO 80204

Two (2) Letters of Support

FOR THE CITY: Ron Jones, Zoning Representative

Nathan Lucero, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect an addition exceeding the maximum height in the rear 35% of the zone lot by 4 feet 6 inches (17 foot maximum height permitted in rear 35%), encroaching approximately 1 foot into the 3 foot south side interior setback, and projecting approximately 1 foot 10 inches through the south side bulk plane in the rear 35% of the zone lot, in a U-SU-B zone (AS AMENDED 5/4/22)

ACTION OF THE BOARD:

The request for a Variance is DENIED for failure of the Appellants to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellants have 20 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Nancy Burkhart, Chair

Austin Keithler

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.