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

PREMISES AFFECTED: 1650 East 7th Avenue
LEGAL DESCRIPTION: Lots 43 and 44, Block 156, South Division of Capitol Hill
APPELLANT(S): Andrew Sumners, 1650 East 7th Avenue, Denver, CO 80218

APPEARANCES:
APPELLANT: Andrew Sumners, 1550 East 7th Avenue, Denver, CO 80218
Aaron Hodgin, 1110 East 17th Avenue, Denver, CO 80218
David Wise, 756 North Steele Street, Denver, CO 80206
Thomas Sumners, 660 North St. Paul Street, Denver, CO 80206
Svein Reichborn-Kjennerud, 1331 East 7th Avenue, Denver, CO 80218
Bill Parkhill, 631 North High School, Denver, CO 80218
Dianna O’Neall, 765 North Gilpin Street, Denver, CO 80218
Scott Long, 669 Marion Street, Denver, CO 80218
Greg Larocque
Fifty Two (52) Letters of Support

OPPOSITION: Jill Fielder, 765 North Humboldt Street, Denver, CO 80218
One (1) Letter of Opposition

FOR THE CITY: Ron Jones, Zoning Representative
Tony Felts, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney
Brittany Bryant, Landmark Preservation Commission
Certificate of Appropriateness (Brittany Bryant, Landmark Preservation Commission
 Renewed April 5, 2022)

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)

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 7), 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
Tim Camarillo, 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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS AND COMPLETED WITHIN FIVE (5) YEARS.