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

PREMISES AFFECTED: 833 East Evans Avenue  
LEGAL DESCRIPTION: West 37.5 Feet of Lots 22 to 24, Block 5, Mountain View Place

APPLICANT(S): Theresa (Hauser) Underwood, 833 East Evans Avenue, Denver, CO 80210  
Filed By: Tim Underwood, 833 East Evans Avenue, Denver, CO 80210

APPEARANCES:  
APPLICANT: Theresa & Tim Underwood, 833 East Evans Avenue, Denver, CO 80210  
Aaron Cleveland, 17 South Grant Street, Denver, CO 80209  
Five (5) Letters of Support

FOR THE CITY: Nicholas Hufford, Zoning Representative  
Breena Meng, Senior Assistant City Attorney

SUBJECT: Request for a Variance for an addition to an Urban House building form encroaching 6 feet into the 7-foot east side interior setback for 41 feet 4 7/8 inches, encroaching 18 feet 11 1/2 inches into the 20 foot rear setback for 30 feet 9 inches, with a second story addition in the rear 35% of the zone lot exceeding the maximum number of stories by 1 story (maximum of 1 story permitted in the rear 35%), with the second story addition in the rear 35% of the zone lot exceeding the maximum height by 4 feet 6 inches (maximum of 17 feet height permitted in the rear 35%), projecting 10 ¾ inches through the west bulk plane in the rear 35% of the zone lot, projecting 10 feet 8 3/4 inches through the east bulk plane in the rear 35% of the zone lot, projecting 6 feet 1 inch through the east bulk plane in the front 65% of the zone lot, resulting in a total building coverage of 1,787 square feet (63.53%) exceeding the maximum allowed building coverage by 732.21 square feet (26.04%) (37.5% of 1,054.68 square foot maximum building coverage permitted); and with a 6 foot high solid fence forward of the Primary Street facing facade (4 foot fence permitted), in a U-SU-C zone (AS AMENDED 5/10/24)

ACTION OF THE BOARD: CASE CONTINUED to a date certain to allow the Applicants to explore alternative plans that reduce the cited violations. THE APPLICANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to re-post on the new posting date, when the new hearing and posting dates are determined. The Applicant should call the Board’s staff at 720-913-3050, to set up a new hearing date when they are ready to proceed. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720-913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Jeremy Haywood, 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.