Hearing History:
Hearing 06/11/2024

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

PREMISES AFFECTED: 577 South Grant Street
LEGAL DESCRIPTION: Lot 29 & North ½ of Lot 28, Block 3, Exposition Addition

APPLICANT(S) Hagen Telg & Claudia Ihm, 577 South Grant Street, Denver, CO 80209
Filed By: Abbey Lyon, 3966 South Jersey Street, Denver, CO 80237

APPEARANCES:
APPLICANT: Hagen Telg & Claudia Ihm, 577 South Grant Street, 80209
Abbey Lyon, 3966 South Jersey Street, Denver, CO 80237

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

SUBJECT:
Request for a Variance for an existing unpermitted garage with 468.44 square feet in area, exceeding the maximum allowed building coverage by 196.8 square feet (4.2%) (37.5% or 1,758.75 square foot maximum building coverage allowed), and a proposed 121 square foot residential addition increasing the existing maximum building coverage up to 317.8 square feet (6.8%) (37.5% or 1,758.75 square foot maximum building coverage allowed), in a U-SU-B2 zone

ACTION OF THE BOARD:
The VARIANCE IS GRANTED under the Unusual Physical Conditions variance criteria, to allow the garage to remain as built, according to the testimony at the hearing. The VARIANCE IS GRANTED in part under the Neighborhood Compatibility variance criteria to allow the rear porch to be demolished and redesigned with the same building coverage as the existing condition, according to the testimony at the hearing. Questions about this decision may be addressed to Austin Keithler, Board of Adjustment, at 720-913-3050.

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!! VARIANCES AUTHORIZING CONSTRUCTION WILL EXPIRE UNLESS START OF CONSTRUCTION HAS OCCURRED WITHIN 3 YEARS AND IS COMPLETED WITHIN 5 YEARS FROM THE DATE THE VARIANCE WAS GRANTED. (FOR EXTENSIONS, SEE SECTION 12.4.4.7.A.2.)