Case No.: 75-2023               Decision Date: 10/24/2023
Hearing History: Hearing 10/24/2023

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

PREMISES AFFECTED:  2690 North Birch Street
LEGAL DESCRIPTION:  Lots 1 & 2 & North 10 Feet of Lot 3, Block 2, Second Addition to Park Hill Heights

APPLICANT(S):  Julie Swatosch, 2690 North Birch Street, Denver, CO 80207
               Filed By: Thomas Hart

APPEARANCES:  
               APPLICANT: Julie Swatosch, 2690 North Birch Street, Denver, CO 80207
               Tom Hart, 8932 East Wesley Avenue, Denver, CO 80231
               Janet Bloom, 2820 North Birch Street, Denver, CO 80207

               INFORMATION: Brandy Lucero, 3145 West 97th Avenue, Apt. 305, Westminster, CO 80031

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

SUBJECT: Request for a Variance for a Detached Garage resulting in a total of 2,159.75 square feet in building coverage, exceeding the maximum allowed building coverage by 254.5 square feet (37.5% or 1,875 square foot maximum building coverage permitted), in a U-SU-C zone

ACTION OF THE BOARD: THE VARIANCE IS GRANTED under the Neighborhood Compatibility variance criteria, 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 Avenue, 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.

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.)