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

PREMISES AFFECTED: 5931 East 6th Avenue Parkway
LEGAL DESCRIPTION: Lot 16 to 19 Inclusive, Block 46, Porter & Raymonds Montclair
APPLICANT(S): Richter LLC, 969 Detroit St, Denver, CO 80206,
Filed By: TKP Architects, 1509 Washington Ave, Golden, CO 80401
FOR THE CITY: Ron Jones, Zoning Representative
Nicholas Hufford, Zoning Representative
Nathan Lucero, Senior Assistant City Attorney

SUBJECT: Request for a Variance to erect an addition to an existing attached garage encroaching 4 feet 7 1/2 inches into the 35.5-foot Primary Street setback, increasing an existing compliant element; with the garage located forward of 100% of the Primary Street-facing facade comprising 65% of the total width of the Primary Structure enclosing the Primary Use (attached garage shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing facade comprising at least 65% of the total width of the Primary Structure enclosing the Primary Use), increasing the degree of a nonconforming element; with the addition of a new garage door which will cause the garage doors to constitute 48% of the Primary Street-facing facade (Primary Street-facing attached garage door width in front 50% of zone lot depth is 35% of the entire width of the Primary Street-facing facade of the Primary Structure or 16 feet, whichever is greater); and a 2nd story addition encroaching 13 feet 2 1/4 inches into the 20 foot rear setback, increasing the degree of a compliant element, in an E-SU-G zone

ACTION OF THE BOARD: CASE RESCHEDULED to a date certain at the request of Community Planning and Development (CPD) staff. CPD has discovered additional information which will change the scope of the violations under review with the application. CPD staff will need an opportunity to work with the Applicants before the request can appear in front of the Board. THE APPLICANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Applicants should contact the Board’s staff to set up a new hearing date once CPD has determined that the case is ready to proceed. NOTE: Questions regarding this decision may be addressed to Austin Keithler, at the Board of Adjustment at 720-913-3056.

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.