Case No.: 9-2024               Decision Date: 4/30/2024
Hearing History:
Hearing 04/30/2024
Rescheduled 03/12/2024

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
APPEARANCES:  Matthew & Candace Wickstrom, 969 Detroit Street, Denver, CO 80206
                Jayme Ciacio, 1509 Wasington Avenue, Golden, CO 80401
                Power of Attorney Filed
FOR THE CITY:  Ron Jones, Zoning Representative
               Nicholas Hufford, Zoning Representative
               Martin Plate, Senior Assistant City Attorney

SUBJECT:  Request for a Variance to erect a 2nd story addition encroaching 13 feet 3 inches into the 20 foot rear setback, increasing the degree of a compliant element, 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), in an E-SU-G zone (AS AMENDED AT 4/30/24 HEARING)

ACTION OF THE BOARD:  THE VARIANCE IS GRANTED under the Unusual Physical Conditions or Circumstances variance criteria, according to the plans submitted to the Board (Exhibit 7), and the testimony at the hearing.  NOTE:  A digital copy of the Board-approved plans may be obtained by contacting the Board’s staff.  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
Ignacio Correa-Ortiz, Chair

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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!! 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.)