

Case No.: 215-16

Decision Date: 8/15/2017

Hearing History:

Action 08/01/2017
Decision Released 08/15/2017
Action 05/16/2017
Hearing 01/24/2017

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

PREMISES AFFECTED: 2545 North Clarkson Street
LEGAL DESCRIPTION: Lot 29, Block 2, Horner's Addition

APPELLANT(S) Daniel Sawyer and Michelle Rehm Sawyer, 2680 South Holman Street, Lakewood, CO, 80228, Filed By: Patrick Simpson, Goban Saor Design, 2721 South Utica Street, Denver, CO, 80236

APPEARANCES:

SUBJECT:

Appeal of a denial of a permit to erect a new primary dwelling unit 8 feet 6.5 inches through the south side bulk plane and 8 feet 7 inches through the north side bulk plane in the front 65% of the zone lot; and a detached accessory dwelling unit (ADU) over a garage encroaching 2 feet into both the 5 foot north and south side interior setbacks (5 foot minimum side setbacks required), and 9 inches through the north and south bulk planes in the rear 35% of the zone lot, in a U-SU-A1, UO-1, UO-2 zone. (AS AMENDED 8/1/17)

ACTION OF THE BOARD:

THE MODIFICATION IS GRANTED according to the revised plans submitted to the Board on July 28, 2017 and marked as Exhibit 15, upon the successful reposting of the property with the notice of the ADU bulk plane violations from August 2, 2017, through August 12, 2017. Questions about this decision may be directed to Austin Keithler at the Board of Adjustment, 720-913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Penny Elder, Chair



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 ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1