

Case No.: 214-17

Decision Date: 2/13/2018

Hearing History:

Hearing 02/06/2018

Decision Released 02/13/2018

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

**PREMISES AFFECTED:** 2063 South Logan Street  
**LEGAL DESCRIPTION:** Lots 31 and 32, Block 11, The Second Santa Fe Addition  
**APPELLANT(S)** Dean and Katherine McClelland, 2063 South Logan Street, Denver, CO, 80210, Filed  
By: Sarah Murrow, Republic Garages, 747 Sheridan Boulevard #1E, Lakewood, CO,  
80214

**APPEARANCES:**

**APPELLANT:** Power of Attorney filed

**FOR THE CITY:** Nathan Lucero, Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect a detached garage encroaching 4.8 inches into the 5 foot rear setback, exceeding the maximum allowed building coverage by 237 square feet for a total of 2,581 square feet (37.5% or 2,344 square feet permitted), and exceeding the maximum allowed number of detached accessory structures with vehicle access doors for a single unit dwelling (maximum of 1 per dwelling unit), in a U-SU-B1 zone

**ACTION OF THE BOARD:**

The denial is found to be proper. However, THE VARIANCE IS GRANTED to allow the proposed garage to encroach 4.8 inches into the 5 foot rear setback, and to exceed the maximum allowed building coverage by 237 square feet, with the condition that the curb cut along South Logan Street is removed and the vehicle access doors are removed from the workshop, according to the plans submitted to the Board (Exhibit 6), and the testimony at the February 6, 2018, hearing. The Board acknowledges that it has received the required Co-Owner Power of Attorney from Katherine McClelland to Dean McClelland, who appeared at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax, 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.

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**