

Case No.: 214-17

Decision Date: 2/6/2018  
Hearing History:  
Hearing 02/06/2018

**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:** Dean McClelland, 2063 South Logan Street, Denver, CO, 80210

**INFORMATION:** Larry Lof, 2082 South Grant Street, Denver, CO, 80210

**FOR THE CITY:** Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative

**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:**  
DECISION TO GRANT A VARIANCE WITH CONDITIONS WITHHELD pending the receipt of a Co-Owner Power of Attorney from Katherine McClelland to Dean McClelland, who appeared at the hearing. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than March 8, 2018. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Sandra Roberts-Taylor, 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.**