

CITY AND COUNTY OF DENVER - BOARD OF ADJUSTMENT FOR ZONING APPEALS
201 WEST COLFAX AVENUE, DEPARTMENT 201
DENVER, COLORADO 80202 - PHONE 720-913-3050
ZONING APPEAL APPLICATION

NOTIFICATION OF APPEAL:

Case No. **222-08** Date Filed: **11-14-2008**

Date Of Denial: **November 14, 2008**

Premises: **832 Garfield Street**

Legal Description:
Lengthy Legal

Applicant(s)(Landowners):
John and Amy McCawley

Address: **832 Garfield Street**
Denver, CO

ZIP: **80206** Tele: (Home) (Work)

Filed By: **Jon Hindlemann**

Address: **1501 Wazee Street, Suite 1-C**
Denver, CO

ZIP: **80202** Tele: **303-623-1010** (Home) (Work)

SUBJECT:

Appeal of a denial of a permit to convert a portion of a front porch to a front foyer, encroaching 4 feet, with new porch roof eaves 5 feet 4 inches, into the 21 foot Garfield Street average front setback; and to erect a roof modification approximately 3 feet 6 inches into the 5 foot north side setback in an R-1 zone

Ordinance Section(s): **59-120(b)(1); 59-120(b)(3)**

Possible Remedies: **Variance**

APPLICANT STATEMENT:

See Attached Statement

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: **January 27, 2009**

Hearing Time: **11:00 O'Clock AM**

201 West Colfax Avenue, Room 2.H.14
Webb Municipal Office Bldg, Denver, CO

Pick Up Sign Week of: **January 12, 2009**
Post Sign, Saturday: **January 17, 2009**

Filing Fee: (Section 59-57 R.M.C.)

Amount: **\$200.00** Category: **(4)b**

Receipt No: **346799** Date: **11-14-2008**

Amount Total: **\$200.00**

Registered Neighborhood Organization

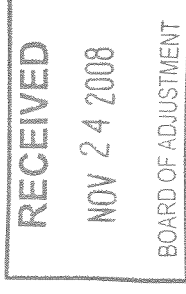
No(s): **17 35 87 185 315**

City Councilperson: **Robb**

Signed: **John and Amy McCawley**
Owner(s)

By: **Jon Hindlemann**
Architect

Members of the Board of Adjustment for Zoning
Webb Municipal Building
Denver, Colorado



Re: Variance request for removal and replacement of existing roof in the side setback at
832 Garfield Street.

Dear Members of the Board;

We are appearing before you today to request a variance which would allow us to accomplish construction of a new upper floor addition and to partially restore the original 'open front porch' to our residence on Garfield Street. In your consideration of our request, we ask that you please consider the following:

- The north setback roof violation is due to the fact that the north wall and a portion of the existing roof are already within the side setback (having been constructed in 1923).
- None of the new second floor living space is within the front or side setbacks but the entire roof of the home must be removed to facilitate construction of the upper area.
- When the roof is reconstructed, there are no bulk plane violations and the side form of the roof at the area in question resembles that which is existing.
- The area of the front porch roof within the front setback is the same distance and will retain the bungalow character of the porch roof we are replacing.
- With the alteration of the covered front porch we are removing fifty percent of the enclosed portion of the porch and restoring its 'open relationship' to the front yard and sidewalk to better converse with our longtime neighbors on the block.
- We have reviewed our design and plans with our neighbors and they are as excited as we are about our project.

We respectfully thank you for your consideration in this request.

Amy and John McCawley

BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION

ORGANIZATION(S) NOTIFIED:

87 Inter-Neighborhood Cooperation (INC) Karen Cuthbertson
P. O. Box 181009, Denver, CO 80218
(H) 303-936-9206

17 Capitol Hill United Neighborhoods, Inc. Roger Armstrong
1290 Williams Street, Suite 101, Denver, CO 80218
(W) 303-830-1651 (F) 303-830-1782

35 Congress Park Neighbors Inc. Mr. Brent Hladky
P. O. Box 18571, Denver, CO 80218
(H) 303-393-9072 (W) 303-860-2075

185 Cherry Creek Chamber of Commerce (The) Christine DesEnfants
P.O. Box 6449, Denver, CO 80206
(W) 303-388-6062

315 CommUNITY Renaissance Neighbors (C.O.R.N.) Mr. Nicholas Walker
P.O. Box 5872, Denver, CO 80217
(H) 303-366-0401 (W) 303-587-9238

NOTICE TO ORGANIZATION:

The Neighborhood Organization registration ordinance at Section 12-96(b) D. R. M. C. requires that you be notified the attached application **Case No. 222-08** , has been filed with this agency on the issue cited.

The Board of Adjustment will hear this appeal in public hearing in its office at the time and date indicated (see application), and render a decision as set out in Section 59-54 of the Zoning Code. Your organization will receive a written copy of the decision.

NOTE: Section 12-97(a) of the above ordinance requires that testimony by a Registered Neighborhood Organization shall include, in addition to the organization's name, boundaries, and number of people/households and basis of membership: **"(4) The time and date of the meeting when the organization decided its position; (5) The nature of the meeting, whether the same was a meeting of the board, of a membership subcommittee, or of the general membership; (6) The number of persons present; (7) A description of the process for reaching the decision, including if and how neighborhood citizens were informed and if and how they were invited to participate; and (8) The votes cast for and against the proposed position."**

NOTICE TO APPLICANT:

As required by Section 12-96(a), D. R. M. C., you are hereby notified that your property is within the boundaries (or within 200 feet) of a Registered Neighborhood Organization and that the organization(s) listed above has (have) been notified of your appeal.

Copies: Organization(s)
Applicant
File