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

PREMISES AFFECTED: 753 North Steele Street
LEGAL DESCRIPTION: Lot 36 and the South 18 Feet of Lot 37, Excluding the Rear 6 Feet to City Block 331, Cap Subdivision, 3rd Filing
APPELLANT(S) Laura Kreitler, 753 Steele Street, Denver, CO, 80206, Filed By: Ken Relyea, Affordable Garages, 177 West Alameda Avenue, Denver, CO, 80223

APPEARANCES:
APPELLANT: Power of Attorney form received
FOR THE CITY: Martin Plate, Assistant City Attorney

SUBJECT:
Appeal of a denial of a permit to erect a detached garage resulting in a total building coverage of 1,967 square feet, exceeding the maximum allowed building coverage by 170.75 square feet (1,796.25 square feet or 37.5% maximum building coverage permitted), in a U-SU-C zone

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the January 21, 2020 hearing. The Board acknowledges that it has received the required Power of Attorney form from Laura Kreitler to Ken Relyea, who appeared at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax Avenue, 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.

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 WHETHER 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