

Case No.: 38-2022

Decision Date: 6/14/2022  
Hearing History:  
Hearing 06/14/2022

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

**PREMISES AFFECTED:** 1011-1013 North Adams Street  
**LEGAL DESCRIPTION:** Lots 13 & 14 & the Southern Quarter of Lot 15, Excluding the Rear 6 Feet, Block 302, Capitol Avenue Subdivision, 3rd Filing  
**APPELLANT(S)** Mary Mowers, 1013 North Adams Street, Denver, CO 80206  
Neal Kawesch, 1011 North Adams Street, Denver, CO 80206  
**Filed By:** Ken Relyea, 177 West Alameda Avenue  
**APPEARANCES:**  
**APPELLANT:** Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223  
Two (2) Power of Attorney Forms Filed  
**FOR THE CITY:** Ken Brewer, Zoning Representative  
Nathan Lucero, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect a new 294 square foot detached garage which increases the existing excess building coverage for the zone lot from 2,928 square feet up to 3,222 square feet (37.5% or 2,509 square foot maximum building coverage permitted), in a U-SU-B 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 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  
Tim Camarillo, Chair

*Austin Keithler*

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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.**