Case No.: 81-2023  Decision Date: 11/7/2023
Hearing History:
Hearing 11/07/2023

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

PREMISES AFFECTED: 526 and 528 North Steele Street
LEGAL DESCRIPTION: Lengthy Legal

APPLICANT(S) Morton Living Trust, 528 North Steele Street, Denver, CO 80216
Priscilla Stoll
Revocable Trust, 526 North Steele Street, Denver, CO 80216

Filed By: Brad O’Neil, 6746 Green River Drive, Unit E, Highlands Ranch, CO 80130

FOR THE CITY: Ron Jones, Zoning Representative
Nicolas Hufford, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:
Request for a Variance for a Duplex building form deficient 196 square feet of live planting material for all applicable open area (a minimum of 50% or 840 square feet of the applicable area shall be landscaped with live planting material), in a G-RH-3 zone

ACTION OF THE BOARD:
DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of a Power of Attorney form from Priscilla Stoll to Brad O’Neil, 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 December 7, 2023. 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
Ignacio Correa-Ortiz, Chair

Austin 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.