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

PREMISES AFFECTED: 2000 North Perry Street (Part of 3995 West 20th Avenue)  
LEGAL DESCRIPTION: Lots 14 & 15, Block 9, Highland View Subdivision  
APPELLANT(S) David Martinez, 2000 North Perry Street, Denver, CO 80212  
David Pagano, 3995 West 20th Avenue, Denver, 80212  

APPEARANCES:  
APPELLANT: David Martinez, 2000 North Perry Street, Denver, CO 80212  
David Pagano, 3995 West 20th Avenue, Denver, CO 80212  
One (1) Letter of Support  
FOR THE CITY: Ron Jones, Zoning Representative  
Martin Plate, Senior Assistant City Attorney  

SUBJECT: Appeal of a denial of a permit to construct a trellis addition to a Duplex building form which interrupts the 15 foot unobstructed zone lot depth between the primary structure and detached garage resulting in all structures on the zone lot exceeding the maximum building coverage by approximately 479 square feet (37.5% or 2,381.25 square foot maximum building coverage permitted), in a U-SU-C1 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 8), 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  
Ignacio Correa-Ortiz, Chair  

Austin Keithler  
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.