Case No.: 75-2022               Decision Date: 11/29/2022
Hearing History: Hearing 11/29/2022

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

PREMISES AFFECTED: 1001-1003 North Adams Street
LEGAL DESCRIPTION: Lots 11 & 12 Excluding Rear 6 Feet to City, Block 302, Capitol Avenue Subdivision
3rd Filing
APPELLANT(S) Leigh Wilbanks & Wendy Hession, 1001 and 1003 North Adams Street, Denver, CO 80206
Filed By: Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223

APPEARANCES:
APPELLANT: Leigh Wilbanks & Wendy Hession, 250 Columbine Street, #508, Denver, CO 80206
Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223
FOR THE CITY: Ron Jones, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT: Appeal of a denial of a permit to erect two detached garage building forms resulting in a total building
coverage of 2,883 square feet, exceeding the maximum permitted building coverage by 652 square feet
(37.5% or 2,231 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, with the following conditions: 1. The existing
south side driveway and curb cut must be removed and replaced with landscaping, and 2. A fence must be
installed along the southern property line to enclose the back yard. 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

Phillip Williams, Deputy 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.