

Case No.: 34-2023

Decision Date: 5/2/2023

Hearing History:

Hearing 05/02/2023

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

**PREMISES AFFECTED:** 833 South Vine Street

**LEGAL DESCRIPTION:** Lot 40 & South 1/2 of Lot 41, Block 12, Bohms Subdivision, Second Filing

**APPELLANT(S)** Janine Soika, 833 South Vine Street, Denver, CO 80209,

**Filed By:** Ken Relyea, 177 West Alameda Avenue, Denver, CO 80223

**APPEARANCES:**

**APPELLANT:** Janine Soika, 833 South Vine Street, Denver, CO 80209

Ken Relyea & Whitney Torrey, 177 West Alameda Avenue, Denver, CO 80223  
Power of Attorney Filed

**FOR THE CITY:** Ron Jones, Zoning Representative

Adam Hernandez, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect a detached garage resulting in a total building coverage of 2,105 square feet, exceeding the maximum permitted building coverage by approximately 257.2 square feet (37.5% or 1,757.8 square foot maximum building coverage permitted), in a U-SU-C zone

**ACTION OF THE BOARD:**

The request for a Variance is DENIED for failure of the Appellants to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellants have 20 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Ignacio Correa-Ortiz, Chair

*Phillip Williams*

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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.**