

Case No.: 49-2023

Decision Date: 5/23/2023

Hearing History:

Hearing 05/23/2023

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

PREMISES AFFECTED: 3052 South Steele Street
LEGAL DESCRIPTION: Lot 5, Block 21, Wellshire Hills Filing No. 5

APPELLANT(S) Ryan Olson & Brigitte Seiler, 3052 South Steele Street, Denver, CO 80111
Filed By: Greg Moss, P.O. Box 632, Franktown, CO 80111

APPEARANCES:

APPELLANT: Ryan Olson & Brigitte Seiler, 3052 South Steele Street, Denver, CO 80111
Greg Moss, P.O. Box 632, Franktown, CO 80111

FOR THE CITY: Ron Jones, Zoning Representative
Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to expand an attached garage on a Suburban House building form located 11 feet forward of the Primary Street facing facade comprising 65% of the total width of the Primary Structure enclosing the Primary Use, in an S-SU-F 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 Avenue, 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.