

Case No.: 61-19

Decision Date: 5/21/2019
Hearing History:
Hearing 05/21/2019

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

PREMISES AFFECTED: 758 and 760 Elm Street
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) Equable Investment Corporation by Steve Perruzza, 1140 US Highway 287 #400,
Broomfield, CO, 80020 Joshua and Kristin Steger, 760 Elm Street, Denver, CO, 80220,

APPEARANCES:

APPELLANT: Steve Perruzza, 19750 Pecos Street, Westminster, CO, 80023

FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:

Appeal of an order to discontinue maintaining a detached garage and rear raised deck exceeding the maximum allowed building coverage by 324 square feet (2,194 square feet or 37.5% maximum building coverage permitted), in an E-MU-2.5 zone. (AS AMENDED AT 5/21/19 HEARING)

ACTION OF THE BOARD:

DECISION TO GRANT A VARIANCE AS AMENDED WITHHELD to allow for proper public notice of the amended subject matter for the full 10 day required posting period, and pending the receipt of Power of Attorney forms from Joshua Steger and Kristin Steger to Steve Perruzza, 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 June 20, 2019. The Appellants are to leave the notification sign in place for supplemental posting from May 25, 2019, through June 4, 2019. The Board will consider any comments received during the period, and the decision will be released on the Supplemental Agenda at the next available hearing, on June 4, 2019. Questions about this decision may be directed to Austin Keithler at the Board of Adjustment, 720-913-3050. NOTE: Failure to return the required Power of Attorney forms 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
James Keavney, Chair



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.