PREMISES AFFECTED: 4167 South Reading Way
LEGAL DESCRIPTION: Lot 15, Block 5, Park Vista Filing Number 4
APPELLANT(S) Christopher and Celsa Rutan, 4167 South Reading Way, Denver, CO, 80237

APPEARANCES:
APPELLANT: Chris Rutan, 4167 South Reading Way, Denver, CO, 80237
Power of Attorney filed

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to erect a shed encroaching 4 feet 2 inches into the 5 foot side interior setback, in an S-SU-D 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 30 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
Penny Elder, 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.