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

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: Request for Modification (Chris and Celsa Rutan, November 20, 2019)
FOR THE CITY: Ron Jones, Zoning Representative

SUBJECT:
Appeal of a denial of a permit to erect a shed located 5 feet behind the Primary Street facing Primary Structure façade (location 10 feet behind façade required), and encroaching 2 feet into the 5 foot side interior setback, in an S-SU-D zone

ACTION OF THE BOARD:
The request for modification is DENIED. The request to increase the setback violation from 2 feet into the 5 foot side interior setback up to 4 feet 2 inches into the 5 foot side interior setback, is not deemed a minor modification of the Variance granted on October 22, 2019. If the Appellants do not wish to build according to the originally approved Variance, they may apply for another case before the Board to seek a Variance for the additional encroachment.

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.