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

PREMISES AFFECTED: 1975 South Zuni Street  
LEGAL DESCRIPTION: Lengthy Legal  
APPELLANT(S) Jose Banuelos, 1975 South Zuni Street, Denver, CO, 80219, Filed By: Wesley White, 5930 DeGiverville Avenue, St. Louis, MO, 63112  

APPEARANCES:  
APPELLANT: Jose Banuelos, 1975 South Zuni Street, Denver, CO, 80219  
Jordan Cordova, 1957 South Clay Street, Denver, CO, 80219  
Wesley White, 5930 DeGiverville Avenue, St. Louis, MO, 63112  

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

SUBJECT:  
Appeal of a denial of a permit to erect a detached garage exceeding the maximum permitted height by 1 foot 6 inches (17 foot maximum height permitted), exceeding the maximum building footprint by 531.5 square feet (1,000 square foot maximum building footprint permitted), exceeding the maximum horizontal dimension by 3 inches (north to south) and by 6 feet 3 inches (east to west) (36 foot maximum horizontal dimension permitted), and made from unapproved materials (metal) which are not compatible with the materials employed on the primary building, in an S-SU-F1 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 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.