

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

PREMISES AFFECTED: 371 South Washington Street
LEGAL DESCRIPTION: North 61 Feet of Lot 30 and the South 17 Feet of Lot 31, Block 105, Byers East Subdivisi
APPELLANT(S) Lynette Prosser Trust, by Lynette Prosser, 371 South Washington Street, Denver, CO, 80209

APPEARANCES:

APPELLANT: Lynette Prosser, 371 South Washington Street, Denver, CO, 80209
Three (3) Signatures of Support

OPPOSITION: Alyssa Mischell, 375 South Washington Street, Denver, CO, 80209
Brian Underwood, 240 Sherman Street, Denver, CO, 80203
Letter of Opposition (Dave and Alyssa Mischell, 375 South Washington Street, January 31, 2018)
Letter of Opposition (West Washington Park Neighborhood Association, February 11, 2018)

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

SUBJECT:

Appeal of an order to discontinue maintaining a raised deck and pergola encroaching 5 feet into the 5 foot south side interior setback, built without permits, in a U-SU-B zone. (AS AMENDED AT 2/13/18 HEARING)

ACTION OF THE BOARD:

The order is found to be valid and is sustained. However, A 90 DAY DELAY OF ENFORCEMENT IS GRANTED UNTIL MAY 14, 2018, under Section 12.2.6.8 of the Zoning Code to allow the Appellant to comply with the order. NOTE: If this time period is not adequate even with reasonable efforts, a second delay of enforcement may be requested by filing a second appeal with the Board of Adjustment before the May 14, 2018, deadline. Questions regarding a second appeal may be addressed to Austin Keithler, 720-913-3050, at the Board's office.

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 ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.