

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

PREMISES AFFECTED: 557 South Sherman Street
LEGAL DESCRIPTION: Lot 34 and the South 1/2 of Lot 35, Block 2, Exposition Addition

APPELLANT(S) Victoria Miles, 557 South Sherman Street, Denver, CO, 80209, Filed By: Robert Hickman, Baer and Hickman Architects, 291 South Gilpin Street, Denver, CO, 80209

APPEARANCES:
APPELLANT: Victoria Miles, 557 South Sherman Street, Denver, CO, 80209
Robert Hickman, 291 South Gilpin Street, Denver, CO, 80209
Letter of Support (West Washington Park Neighborhood Association)
Letters/Petition of Support (2 Letters, 6 Signatures)

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

SUBJECT:
Appeal of a denial of a permit to erect an attached rear porch cover that will increase the existing building coverage of 1,967 square feet by an additional 145 square feet (1,758 square feet or 37.5% maximum building coverage permitted), in a U-SU-B2 zone

ACTION OF THE BOARD:
The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1