

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

PREMISES AFFECTED: 962 SOUTH YATES STREET (PART OF 960-962 SOUTH YATES STREET). (Lots 41 to 43 Inclusive, Block 7, Kentucky Gardens Addition.)

APPELLANT(S): PHU NGUYEN AND THUY HUYNH (960 SOUTH YATES STREET) AND THU HO AND LOAN HUYNH, 962 South Yates Street, Denver, CO 80219, by Thu Ho and Loan Huynh.

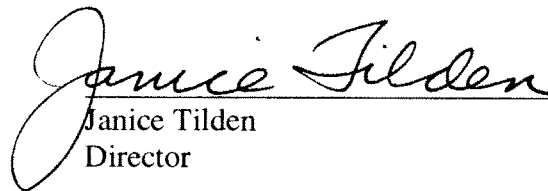
APPEARANCES:
Appellant: Thu Ho, 962 South Yates Street, Denver, CO, 80219.
Powers of Attorney filed.
Petition of Approval (4 Signatures).

For the City: Katherine L. Wilmoth, Assistant City Attorney.
Ron Jones, Zoning Representative.

SUBJECT: Appeal of an order to discontinue maintaining a detached shed, built without a permit, encroaching 3 feet 11 inches into the 5 foot rear setback, in an R-2 zone.

ACTION OF THE BOARD: THE VARIANCE IS GRANTED as requested to allow the shed to remain at its current location, with the condition that all applicable Denver permits must be obtained. Questions about how to comply with this decision may be addressed to Ron Jones, Zoning Representative, at 720-865-2977.

BOARD OF ADJUSTMENT FOR ZONING
Sharron Klein, Chair



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