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

PREMISES AFFECTED: 260 South High Street  
LEGAL DESCRIPTION: Lots 8 and 9, Block 1, Woodhill Subdivision, DIF Book 2560-014  
APPELLANT(S): Milwaukee Development, LLC, 1770 Oregon Pike, Lancaster, PA 17601,  
Filed By: Guy Nichols, A.I.A., 8100 East Union Avenue #1407, Denver, CO 80737  
APPEARANCES:  
APPELLANT: Guy Nichols, 8100 East Union Avenue, #1407, Denver, CO 80737  
Susan Markusch, 1685 South Colorado Boulevard, S340, Denver, CO 80222  
Letter of Support (Washington Park East Neighborhood Association, November 4, 2022)  
Power of Attorney Filed  
OPPOSITION: Greg & Maryl Wilensky, 250 South High Street, Denver, CO 80209  
One (1) Letter of Opposition  
FOR THE CITY: Ron Jones, Zoning Representative  
Nathan Lucero, Senior Assistant City Attorney  

SUBJECT: Appeal of a denial of a permit to erect a second story addition to a single unit dwelling with the second story addition encroaching 2 feet 6 inches into the 7 foot 6 inch north side interior setback, and with a proposed attached garage expansion beyond the Primary Street facing facade comprising 99% of the total width of the Primary Structure enclosing the Primary Use, in an S-SU-D 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  
Tim Camarillo, 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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS.