

Case No.: 147-17

Decision Date: 10/24/2017

Hearing History:

Hearing 10/24/2017

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

PREMISES AFFECTED: 2688 South Federal Boulevard
LEGAL DESCRIPTION: Lots 3 and 4, Block 19, Southlawn Gardens
APPELLANT(S) Gregory Kapaun, 6897 Rainbow Creek Road, Sedalia, CO 80135

APPEARANCES:

APPELLANT: Greg Kapaun, 6867 Rainbow Creek Road, Sedalia, CO 80135

FOR THE CITY: Tracy Davis, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:

Appeal of an order to discontinue maintaining a 5 foot 6 inch fence forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), built without permits; a storage shed built without permits; and the outdoor storage of wrecked/dismantled vehicles and auto parts (not permitted), in a S-MX-3 zone

ACTION OF THE BOARD:

The order was found to be valid and was sustained in previous Board Case 41-17. The request for a second delay of enforcement is DENIED by operation of law, for failure of the motion in favor of the request to obtain the four concurring votes required to decide in favor of the applicant under Section 12.2.6.9.A. DZC. Because no relief has been granted, the property should be brought into immediate compliance, or no later than NOVEMBER 24, 2017. NOTE: The Code under Section 12.2.6.8 DZC allows only two delays of enforcement to be requested from the Board of Adjustment. The Appellant may be subject to enforcement by Neighborhood Inspection Services if the property is not in compliance by the date given above.

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.