

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

PREMISES AFFECTED: 560 Cherokee Street
LEGAL DESCRIPTION: Lots 5 to 7 Inclusive, Block 3, Broadway Terrace Peabody's Subdivision
APPELLANT(S) Studio 8, LLC., by Christine Segal, 560 Cherokee Street, Denver, CO, 80204

APPEARANCES:

APPELLANT: Robert and Christine Segal, 560 Cherokee Street, Denver, CO, 80204
Twenty-Eight (28) Signatures of Support

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative
Kenedy Lemon, Neighborhood Inspection Services

SUBJECT:

Appeal of an order to discontinue maintaining a new front façade erected without permits; a pergola erected without permits; a 6 foot perimeter fence erected without permits; and an 8 foot fence with an additional 1 foot of barbed wire (barbed wire not permitted in district), even with the Primary Street facing Primary Structure facade (6 foot fence permitted), erected without permits, in a C-MX-8 UO-1, UO-2 zone

ACTION OF THE BOARD:

The order is found to be valid. However, THE VARIANCE IS GRANTED according to the testimony at the hearing, to allow the 8 foot fence to remain as built, with the condition that the Appellants remove the barbed wire, and that the Appellants must apply for any and all required Denver permits for the fencing, the pergola, and the new facade within 30 days, or by MARCH 15, 2018. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 7820-913-3050.

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