

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

PREMISES AFFECTED: 190 South Clay Street
LEGAL DESCRIPTION: Lots 23 and 24, Block 2, Higgins Kassler Addition
APPELLANT(S) Silverio Diaz Hernandez, 190 South Clay Street, Denver, CO, 80219, Filed By: Maria Diaz, 190 South Clay Street, Denver, CO, 80219

APPEARANCES:

APPELLANT: Maria Diaz and Silverio Diaz Hernandez, 190 Clay Street, Denver, CO, 80219
Naomi Obaldo, 1916 West 6th Avenue, Lakewood, CO, 80214

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

SUBJECT:

Appeal of an order to discontinue maintaining an illegal structure (ADU) which is not permitted in the zone district, which has been altered from a detached garage without permits or approval, in an E-SU-DX zone

ACTION OF THE BOARD:

The order was found to be valid and was sustained in previous Board Case 98-17. However, A SECOND DELAY OF ENFORCEMENT IS GRANTED FOR 3 MONTHS UNTIL JULY 10, 2018, under Section 12.2.6.8. of the Zoning Code to allow the Appellants time to bring the property into compliance. Questions about compliance may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. 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 Appellants 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.