

**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

APPEARANCES:

APPELLANT: Maria Diaz and Silverio Diaz Hernandez, 190 South Clay Street, Denver, CO, 80219
Naomi Obaldo, 1916 West 6th Avenue, Lakewood, CO, 80214
Letter of Support (Valverde Neighborhood Association)
Seven (7) Letters of Support

FOR THE CITY: Josh Roberts, 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 is found to be valid and is sustained. HOWEVER, A 6 MONTH DELAY OF ENFORCEMENT IS GRANTED UNTIL FEBRUARY 15, 2018, under Section 12.2.6.8 of the Zoning Code, to allow the Appellant to work with the City to bring the property into compliance and to apply for any and all required Denver permits. Questions about compliance may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. NOTE: If this time period is not adequate to comply with the order, a second delay of enforcement may be requested by filing a second appeal with the Board of Adjustment before the January FEBRUARY 15, 2018 deadline. Questions regarding a second appeal may be addressed to Austin Keithler, 720-913-3050, at the Board's office.

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.