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

PREMISES AFFECTED: 320 South Raleigh Street
LEGAL DESCRIPTION: Lots 5 and 6, Block 7, Belmont Park
APPELLANT(S): Daniel Brindle, 320 South Raleigh Street, Denver, CO, 80219

APPEARANCES:
APPELLANT: Daniel Brindle, 320 South Raleigh Street, Denver, CO, 80219

FOR THE CITY:
Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT:
Appeal of an order to discontinue maintaining a shed encroaching 4 feet 9 inches into the 5 foot south side interior setback, located forward of the Primary Street facing Primary Structure façade (location 10 feet behind facade required), built without permits; a second shed encroaching 3 feet 9 inches into the 5 foot south side interior setback, located forward of the Primary Street facing Primary Structure façade (location 10 feet behind facade required), built without permits; a pergola encroaching 3 feet 6 inches into the 5 foot south side interior setback, located forward of the Primary Street facing Primary Structure façade (location 10 feet behind facade required), built without permits; an attached carport, granted in BOA Case 185-73, converted into enclosed living space encroaching 4 feet 6 inches into the 5 foot south side interior setback, enclosed and converted without permits; a 7 foot fence located along the south property line, forward of the Primary Street facing Primary Structure façade, (6 foot fence forward of facade approved in BOA Case 310-69), built without permits; a dirt driveway and parking area installed without an all-weather surface (all-weather surface of asphalt, asphaltic concrete, or concrete required for Off-Street Parking Areas), with approximately 582 square feet of area within the primary street setback area (maximum of 33% coverage or 444 square feet of parking area allowed in front setback), established without permits; and the storage of materials outside a completely enclosed structure (not permitted), in an E-TU-C zone

ACTION OF THE BOARD:
The order was found to be valid and was sustained in previous Board Case 87-19. However, A SECOND DELAY OF ENFORCEMENT IS GRANTED FOR 6 MONTHS UNTIL AUGUST 18, 2020, under Section 12.2.6.8. of the Zoning Code to allow the Appellant 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 Appellant may be subject to enforcement by Neighborhood Inspection Services if the property is not in compliance by the date given above.

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.