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

PREMISES AFFECTED: 3935 North Alcott Street  
LEGAL DESCRIPTION: Lots 19 and 20 and the South 1/2 of Lot 18, Block 23, Perrin’s Subdivision, Re-subdivision  
APPELLANT(S): Sunny Gilmer, 3935 North Alcott Street, Denver, CO, 80211,Filed By: Matt Fuller, 3935 North Alcott Street, Denver, CO, 80211

APPEARANCES:  
APPELLANT: Sunny Gilmer and Matt Fuller, 3935 North Alcott Street, Denver, CO, 80211  
Taylor Prout  
FOR THE CITY: Josh Roberts, Assistant City Attorney  
Ron Jones, Zoning Representative  
Lorena Medrano, Neighborhood Inspection Services

SUBJECT: Appeal of an order to discontinue maintaining 8 foot metal fencing behind the Primary Street facing Primary Structure façade (6 foot fence permitted), built without permits, in a U-SU-C1 zone

ACTION OF THE BOARD: The order is found to be valid. However, THE VARIANCE IS GRANTED IN PART according to the testimony at the hearing, and with the following conditions: 1. Along the rear (east) property line the fencing must be reduced from 10 feet in height down to 8 feet in height, 2. The fencing along the side interior (south) property line may maintain approximately half the panels at 8 feet in height, provided the remaining panels are lowered to 6 feet in height, following an alternating 8 foot, 6 foot pattern, and 3. The Appellants must apply for any and all required Denver permits for the fencing within 30 days, or by OCTOBER 15, 2020. Questions about compliance and permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. Questions about this decision may be addressed to Austin Keithler, 720-913-3050, at the Board’s office.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Penny Elder, Chair

______________________________  
Austin Keithler  
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 WHETHER 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