PREMISES AFFECTED: 2688 South Federal Boulevard
LEGAL DESCRIPTION: Southlawn Gardens, Block 19, Lots 3 & 4
APPELLANT(S): Gregory Kapaun, 6897 Rainbow Creek Road, Sedalia, CO 80135-8908
APPEARANCES:
  APPELLANT: Greg and Dawn Kapaun, 2688 Federal Boulevard, Denver, CO, 80219
  FOR THE CITY: Nathan Lucero, Assistant City Attorney
  Ron Jones, Zoning Representative

SUBJECT:
Appeal of an order to discontinue maintaining a 5 foot 6 inch fence forward of the Primary Street facing Primary Structure façade (4 foot fence permitted), built without permits; a storage shed built without permits; and the outdoor storage of wrecked/dismantled vehicles and auto parts (not permitted), in a S-MX-3 zone

ACTION OF THE BOARD:
The order is found to be valid. However, A VARIANCE IS GRANTED IN PART, according to the testimony at the hearing, to allow the Appellant to maintain the fence as built, with the condition that the Appellant obtain any and all required Denver permits. A NINETY DAY DELAY OF ENFORCEMENT IS GRANTED UNTIL AUGUST 16, 2017, under Section 12.2.6.8 of the Zoning Code to allow the Appellant time to come into compliance with the storage shed/carport and the outdoor storage of wrecked/dismantled vehicles and auto parts. Questions about compliance and permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. NOTE: If this time period is not adequate even with reasonable efforts, a second delay of enforcement may be requested by filing a second appeal with the Board of Adjustment before the August 16, 2017, deadline. Questions regarding a second appeal may be addressed to Austin Keithler, 720-913-3050, at the Board's office.

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