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

PREMISES AFFECTED: 2000 North Perry Street (Part of 3995 West 20th Avenue)
LEGAL DESCRIPTION: Lots 14 & 15, Block 9, Highland View Subdivision
APPELLANT(S): David Martinez, 2000 North Perry Street, Denver, CO 80212
               David Pagano, 3995 20th Avenue, Denver, CO 80212
APPEARANCES:
               APPELLANT: David Martinez, 2000 North Perry Street, Denver, CO 80212
               David Pagano, 3995 West 20th Avenue, Denver, CO 80212
               Rose Guerra
               Letter of Approval (Sloan’s Lake Citizen’s Group, April 3, 2022)
               Four (4) Letters of Approval
OPPOSITION: One (1) Letter of Opposition
INFORMATION: Jesus Quinones, 201 West Colfax Avenue, Denver, CO 80202
FOR THE CITY: Ron Jones, Zoning Representative,
               Nathan Lucero, Senior Assistant City Attorney

SUBJECT:
Appeal of an order to discontinue maintaining a structure erected between the house and the garage resulting in the detached garage exceeding the maximum building footprint by 143 square feet (1,000 square foot maximum building footprint permitted), exceeding the maximum horizontal dimension by 3 feet 6 inches (36 foot maximum horizontal dimension permitted), and exceeding the maximum building coverage by 621 square feet (37.5% or 2,381 square foot maximum building coverage permitted), built without permits, in a U-SU-C zone

ACTION OF THE BOARD:
The order is found to be valid and is sustained. However, a 3 MONTH DELAY OF ENFORCEMENT IS GRANTED UNTIL JULY 12, 2022, 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. The Appellants have 20 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court. 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 JULY 12, 2022, 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
James Keavney, Chair

Phillip Williams, Deputy 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.