

Case No.: 23-2022

Decision Date: 5/3/2022

Hearing History:

Hearing 05/03/2022

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

PREMISES AFFECTED: 20694 E 49th Avenue

LEGAL DESCRIPTION: Lot 12, Block 3, Green Valley Ranch Filing #31

APPELLANT(S) Robert & Luv Dobbins, 20694 E 49th Avenue, Denver, CO 80249

Filed By: Quin Girrens, 1700 Lincoln Street, Suite 2300, Denver, CO 80202

APPEARANCES:

APPELLANT: Quinn Girrens, 1700 Lincoln Street, Suite 2300, Denver, CO 80202

Robert & Luv Dobbins, 20694 East 49th Avenue, Denver, CO 80249

One (1) Letter of Support

OPPOSITION: Christopher Benson, 20664 East 49th Avenue, Denver, CO 80249

One (1) Letter of Opposition

FOR THE CITY: Ron Jones, Zoning Representative

Adam Hernandez, Senior Assistant City Attorney

SUBJECT:

Appeal of an order to discontinue maintaining a fence ranging from 6 to 7 feet high, located behind the Primary Street facing Primary Structure façade (6 foot fence permitted), built without permits, in an R-MU-20 zone

ACTION OF THE BOARD:

The order is found to be valid. However, THE VARIANCE IS GRANTED to allow the fence to remain as built, according to the diagram submitted to the Board as a portion of Exhibit 1, the testimony at the hearing, and with the condition that the Appellants apply for any and all required Denver permits for the fence within 30 days, or by June 2, 2022. Questions about any required permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

James Keavney, 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.