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):
  Dave Pagano, 3995 20th Avenue, Denver, CO 80212
  David Martinez, 2000 North Perry Street, Denver, CO 80212
APPEARANCES:
  APPELLANT: Dave Martinez, 2000 North Perry Street, Denver, CO 80212
  David Pagano, 3995 West 20th Avenue, Denver, CO 80212
  OPPOSITION: Kevin Amsberry, 2010 North Perry Street, Denver, CO 80212
  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 was found to be valid and was sustained in previous Board Case 125-2021. However, A SECOND DELAY OF ENFORCEMENT IS GRANTED FOR 6 MONTHS UNTIL APRIL 9, 2023, 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. 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 Appellants may be subject to enforcement by Neighborhood Inspection Services if the property is not in compliance by the date given above.