

SIX-MONTH DELAY OF ENFORCEMENT: 59-54(6)

Whenever Neighborhood Inspection Services has issued an order to cease and desist from any use not authorized by this chapter, except as provided in 59-54(5) (excess number of dwelling units), the Board, upon appeal, may find that the literal enforcement of the ordinance provisions will result in unnecessary hardship by reason of unique and exceptional circumstances including the owner's physical conditions, age, and/or other factors as deemed by the Board to be unique or exceptional. In that event the Board may order a delay, for a period of not to exceed six months, of the enforcement of such cease and desist order. Upon expiration of any order delaying enforcement of such cease and desist order, the Board may review, at a regular hearing before the Board, an applicant's request for an additional six months extension and grant only one such extension should the Board find that the conditions still exist.* All such actions by the Board shall be recorded in the office of the Clerk and Recorder of the City. Such stay shall not be a variance on the use of the premises, shall be personal to the applicant therefore and shall not be transferable.

* At the expiration of the first 6 month delay of enforcement, call Neighborhood Inspection Services, 720-865-3200, for another cease and desist order. This new order is appealable to the Board within 15 days (upon payment of a new filing fee, posting a sign for a public hearing, etc.).