

Case No.: 11-2022

Decision Date: 4/26/2022

Hearing History:

Hearing 03/22/2022

Hearing 04/26/2022

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

PREMISES AFFECTED: 991 South Newton Street

LEGAL DESCRIPTION: Lots 30 & 31, Block 19, Kentucky Gardens Annex

APPELLANT(S) Veni Shobhna Shingadia, 991 South Newton Street, Denver, CO 80219

APPEARANCES:

APPELLANT: Kiren Shingadia, 991 South Newton Street, Denver, CO 80219
Power of Attorney
Three (3) Letters of Support

INFORMATION: Lorena Medrano

FOR THE CITY: Ron Jones, Zoning Representative
Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of an order to discontinue maintaining a Detached Accessory Structure (Goat Shelter) encroaching 5 feet into the 5 foot side street setback, built without permits, in an E-SU-D1X zone

ACTION OF THE BOARD:

The order is found to be valid and is sustained. However, A 4 MONTH DELAY OF ENFORCEMENT IS GRANTED UNTIL AUGUST 26, 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 AUGUST 26, 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

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.