

Case No.: 125-2021

Decision Date: 4/12/2022

Hearing History:

Hearing 04/12/2022

**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*

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.**