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

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 request for Modification is GRANTED. The Board's modified decision reads as follows:

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 FEBRUARY 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.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Tim Camarillo, 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.