

Case No.: 27-2021

Decision Date: 6/8/2021

Hearing History:

Hearing 06/08/2021

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

PREMISES AFFECTED: 160 Elm Street
LEGAL DESCRIPTION: The South 25 Feet of Plot 1 and the North 42.5 Feet of Plot 2, Block 43, The Eastern Cap
APPELLANT(S) Deena A Jonas Trust, 160 Elm St., Denver, CO, 80220

APPEARANCES:

APPELLANT: Dena Jonas, 160 Elm Street, Denver, CO, 80220

OPPOSITION: Thomas Hart, 4530 East Cedar Avenue, Denver, CO, 80246
Sandi Berenbaum [REDACTED], Denver, CO, 80246
Letter of Opposition (The Cranmer Park / Hilltop Civic Association, June 1, 2021)
Letter of Opposition (Jay Caruso & Denise Jendrusch, June 1, 2021)

INFORMATION: Wende Reoch

FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative
Darrell West, Neighborhood Inspection Services

SUBJECT:

Appeal of an order to discontinue maintaining a 12 foot high wooden fence located behind the Primary Street facing Primary Structure façade (6 foot fence permitted), built without permits, in an E-SU-DX zone

ACTION OF THE BOARD:

The order is found to be valid and is sustained. The request for a Variance is DENIED for failure of the Appellant to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellant has 30 days, or until July 8, 2021, to bring the property into compliance. Questions about compliance may be addressed to Ron Jones, Zoning Representative, at 720-865-2977. 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 8, 2021 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.