

CITY AND COUNTY OF DENVER - BOARD OF ADJUSTMENT FOR ZONING APPEALS  
201 WEST COLFAX AVENUE, DEPARTMENT 201  
DENVER, COLORADO 80202 - PHONE 720-913-3050  
ZONING APPEAL APPLICATION

**NOTIFICATION OF APPEAL:**

Case No. 150-07 Date Filed: 8-28-2007

Date Of Order: August 23, 2007

Premises: 2517 East 12th Avenue

Legal Description:

East 50 Feet of Lot 22 and South 1/2 of Lot 23,  
Block 13, Rohlifings Subdivision

Applicant(s)(Landowners):

Patrick H. Vigil and Laurence F. Sermo

Address: 2517 East 12th Avenue  
Denver, CO

ZIP: 80206 Tele: 303-320-6050 720-359-4870  
(Home) (Work)

Filed By: Same

Address:

ZIP: Tele:  
(Home) (Work)

Amount Total: \$150.00

Registered Neighborhood Organization  
No(s): 17 35 87 185 194 236 269  
315 324

City Councilperson: Robb

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SUBJECT:

Appeal of an order to discontinue maintaining an 8 foot high fence, erected without a permit, forward of the front wall of the residential structure, and encroaching 10 feet into the 10 foot front setback, in an R-3 zone.

Ordinance Section(s): 59-26(d), 59-120(b)(5), 59-120(b)(1)a.2.

Possible Remedies: Variance - Time (6 months)

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APPLICANT STATEMENT:

We replaced the existing fence, keeping the existing structure line. We built to accommodate the 6 foot retaining wall that supports a parking lot across the street. We are also on a busy bus line, in a retail area with high traffic volume at all hours. We were also concerned for security in our neighborhood. We did not build the original fence.

Signed: Patrick H. Vigil and Laurence F. Sermo  
Owner(s)

BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION**

**ORGANIZATION(S) NOTIFIED:**

87 Inter-Neighborhood Cooperation (INC) P.O. Box 181009,Denver, CO 80218 (H) 720-941-8026 (W) 720-946-4576	Mr. David Webster
17 Capitol Hill United Neighborhoods, Inc. 1290 Williams Street Suite 101,Denver, CO 80218-2600 (W) 303-830-1651 (F) 303-830-1782	Mr. Drew O'Connor
35 Congress Park Neighbors Inc. P. O. Box 18571,Denver, CO 80218 (H) 30-885-9102 (W) 303-860-2075	Mr. Brent Hladky
185 Cherry Creek Chamber of Commerce (The) 90 Madison Street #300,Denver, CO 80206-5412 (H) 303-333-5135 (W) 303-316-6768 (F) 303-388-8756	Mr. William James
194 East Cheesman Neighbors Association 1154 Gaylord Street,Denver, CO 80206 (H) 303-320-8329 (W) 720-233-0141	Mr. Timothy Hepp
236 Advocates for a Diverse Denver 655 Broadway Street, Suite 300,Denver, CO 80203 (H) (720) 201-6271 (W) 303-623-1540 x2 (F) 303-623-1567	Ms. Adrienne Mansanares
269 Southwest Capitol Hill Neighbors' Coalition 519 16th Street,Denver, CO 80202 (H) 303-358-9622 (W) 303-893-1236 (F) 303-623-3115	Ms. Heather Brown
315 COMMUNITY Renaissance Neighbors (C.O.R.N.) P.O. Box 5872,Denver, CO 80217 (H) 303-366-0401 (W) 303-366-0401 (F) 303-366-0372	Mr. Nicholas Walker
324 Informed & Concerned Community Gardeners N.A. 1111 Gaylord Street,Denver, CO 80206 (H) 303-393-7482 (W) 303-296-9412 (F) 303-293-8705	Ms. Lori Potter

**NOTICE TO ORGANIZATION:**

Copies: Organization(s)  
Applicant  
File

BAZ 24 (Rev. 10-93)/tnp/8-29-07

BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION**

The Neighborhood Organization registration ordinance at Section 12-96(b) D. R. M. C. requires that you be notified the attached application **Case No.** **150-07** , has been filed with this agency on the issue cited.

The Board of Adjustment will hear this appeal in public hearing in its office at the time and date indicated (see application), and render a decision as set out in Section 59-54 of the Zoning Code. Your organization will receive a written copy of the decision.

**NOTE:** Section 12-97(a) of the above ordinance requires that testimony by a Registered Neighborhood Organization shall include, in addition to the organization's name, boundaries, and number of people/households and basis of membership: **"(4) The time and date of the meeting when the organization decided its position; (5) The nature of the meeting, whether the same was a meeting of the board, of a membership subcommittee, or of the general membership; (6) The number of persons present; (7) A description of the process for reaching the decision, including if and how neighborhood citizens were informed and if and how they were invited to participate; and (8) The votes cast for and against the proposed position."**

**NOTICE TO APPLICANT:**

As required by Section 12-96(a), D. R. M. C., you are hereby notified that your property is within the boundaries (or within 200 feet) of a Registered Neighborhood Organization and that the organization(s) listed above has (have) been notified of your appeal.

Copies:      Organization(s)  
                 Applicant  
                 File