

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

**PREMISES AFFECTED:** 2517 EAST 12TH AVENUE.  
(East 50 Feet of Lot 22 and South 1/2 of Lot 23, Block 13, Rohlfig's  
Subdivision.)

**APPELLANT(S):** PATRICK H. VIGIL AND LAURENCE F. SERMO, 2517 East 12th  
Avenue, Denver, CO 80206.

**APPEARANCES:**

**Appellant:** Laurence Sermo and Patrick Vigil, 2517 East 12th Avenue, Denver, CO  
80206.


**Opposition:** Letter of Opposition (1265 Fillmore Street).

**For the City:** Max Taylor, Assistant City Attorney.  
Vicente Gomez-Ferrer, Zoning Representative.

**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.

**ACTION OF THE BOARD:** THE VARIANCE IS GRANTED AS AMENDED at the hearing to allow the  
Appellants to maintain an 8 foot fence at or behind the front façade of the  
house, with the following conditions: 1) The Appellants are to obtain all  
proper Denver permits; and 2) The Appellants are to provide landscaping  
between the new fence and the public right of way as discussed at the hearing.

BOARD OF ADJUSTMENT FOR ZONING  
Ben Romero, Chair

  
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Janice Tilden  
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 IF ADDITIONAL LAWS OR REGULATIONS  
APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.**