

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

PREMISES AFFECTED:

977 ADAMS STREET.
(Lot 40 and North 1/2 of Lot 39, Excluding Rear 6 Feet to City, Block 312, Capitol Avenue Subdivision, 3rd Filing.)

APPELLANT(S):

ANNE M. GERLEMAN, P.O. Box 136, Fraser, CO 80442, by Richard Browne, 1213 Monroe Street, Denver, CO, 80206.

APPEARANCES:

Appellant:

Anne M. Gerleman, P.O. Box 136, Fraser, CO, 80442.
Richard Browne, 1213 Monroe Street, Denver, CO, 80206.
Alice M. Sidwell, 964 Adams Street, Denver, CO, 80206.
Letter of Support (964 Adams Street) .

Opposition:

Letter of Opposition (973 Adams Street) .

For the City:

Max Taylor, Assistant City Attorney.
Vicente Gomez-Ferrer, Zoning Representative.

SUBJECT:

Appeal of an order to discontinue maintaining a 6 foot fence erected without a permit and forward the front wall of the residence in an R-1 zone.

ACTION OF THE BOARD:

The order is found to be valid and is sustained. However, A 30 DAY DELAY OF ENFORCEMENT IS GRANTED under Section 59-54(6) D.R.M.C. (or until November 30, 2007) to allow the Appellant to come into compliance with the Code by either lowering the fence to 4 feet or placing it at or behind the façade of the house. Questions about compliance should be addressed to Vince Gomez-Ferrer Zoning Representative, at 720-865-2721.
NOTE: If this time period is not adequate to comply even with reasonable efforts, a second delay of enforcement may be requested by filing a second appeal with the Board of Adjustment before the November 30, 2007 deadline. Questions regarding a second appeal may be addressed to Janice Tilden, 720-913-3050, at the Board's office.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Ben Romero, Chair


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.