

Case No.: 179-18

Decision Date: 3/22/2022
Hearing History:
Action 05/07/2019
Rescheduled 08/06/2019
Continued 10/29/2019
Decision Released 11/12/2019
Action 03/08/2022
Decision Released 03/22/2022
Hearing 12/18/2018
Action 08/17/2021

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

PREMISES AFFECTED: 451 Hudson Street
LEGAL DESCRIPTION: Lot 3 and the South 15 Feet of Lot 2 and the North 17 Feet of Lot 4, Block 32, Malone and Dubois Subdivision

APPELLANT(S) Gregory Geller, 451 Hudson Street, Denver, CO, 80220
Filed By: Brian J. Connolly, Esq., Otten Johnson Robinson Neff & Ragonetti, P.C.,
950 17th Street, Suite 1600, Denver, CO, 80202

SUBJECT:
Appeal of an order to discontinue maintaining a shed encroaching 2 feet 3 5/8 inches into the 5 foot rear setback, built without permits; and a rooftop pergola piercing the north bulk plane by approximately 5 feet, built without permits, in an E-SU-DX zone. (AS AMENDED 3/8/22)

ACTION OF THE BOARD:
The request for modification is GRANTED. THE VARIANCE IS GRANTED AS AMENDED according to the revised subject matter and upon the successful reposting of the property with the revised violations from March 12, 2022, through March 22, 2022. The Board approves an additional 90 day's time for the Appellant to obtain all required Denver permits for the structures (or by June 20, 2022). Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720 913-3050.

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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS AND COMPLETED WITHIN FIVE (5) YEARS.