

Case No.: 26-2022

Decision Date: 5/24/2022

Hearing History:

Decision Released 05/24/2022

Hearing 05/03/2022

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

PREMISES AFFECTED: 455 North Washington Street
LEGAL DESCRIPTION: Lot 34 and South 1/2 of 35, Block 15, Arlington Park

APPELLANT(S) Todd & Cindy Johnson, 455 North Washington Street, Denver, CO 80203
Filed By: Tom Zavaldi, P.O. Box 460003, Denver, CO 80246

APPEARANCES:

APPELLANT: Power of Attorney Filed

FOR THE CITY: Martin Plate, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect a stair addition encroaching approximately 1 foot 10 1/2 inches into the 6 foot 9 1/2 inch south side interior setback, in a U-SU-B1 zone

ACTION OF THE BOARD:

The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the May 3, 2022, hearing. The Board acknowledges that it has received the required Power of Attorney from Todd Johnson to Cindy Johnson, who appeared at the hearing.

NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

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.