

Case No.: 26-2022

Decision Date: 5/3/2022

Hearing History:

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: Cindy Johnson, 455 North Washington Street, Denver, CO 80203
Thomas Zavaldi, 1035 Cook Street, Denver, CO 80206
Thomas Hart, 4530 East Cedar Avenue Denver, CO 80246
Two (2) Letters of Support

FOR THE CITY: Ron Jones, Zoning Representative
Adam Hernandez, 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:

DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of a Power of Attorney form from Todd Johnson to Cindy Johnson, who appeared at the hearing. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than June 2, 2022. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

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.