

Case No.: 42-2023

Decision Date: 5/16/2023
Hearing History:
Hearing 05/16/2023

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

PREMISES AFFECTED: 1700 North Hudson Street
LEGAL DESCRIPTION: South 100 Feet of Lots 20 to 23 Inclusive, Block 16, Downington

APPELLANT(S) Phil Roman, 1700 North Hudson Street, Denver, CO 80220,
Filed By: Ann Cuthbertson, 730 North Emerson Street, Denver, CO 80218

APPEARANCES:
APPELLANT: Ann Cuthbertson, 730 North Emerson Street, Denver, CO 80218
Power of Attorney Filed

FOR THE CITY: Ron Jones, Zoning Representative
Brenna Meng, Senior Assistant City Attorney

SUBJECT:

Appeal of a denial of a permit to erect ground story and upper story additions to an existing Urban House building form, with the upper story addition projecting 3 feet 5 inches into the north bulk plane in the front 65% of the zone lot, with an attached garage addition projecting 2 feet 4 inches through the north bulk plane in the rear 35% of the zone lot, and encroaching 5 feet into the 5 foot rear setback, with a rear pergola structure encroaching 8 feet into the 20 foot rear setback, in a U-SU-H zone (AS AMENDED 5/4/23)

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 7), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, 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
Ignacio Correa-Ortiz, 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.