

Case No.: 66-2023

Decision Date: 7/25/2023

Hearing History:

Hearing 07/25/2023

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

**PREMISES AFFECTED:** 735 North Madison Street

**LEGAL DESCRIPTION:** Lots 32 & 33 Excluding Rear 6 Feet to City, Block 334, Capitol Avenue Subdivision, 3rd Filing

**APPELLANT(S)** Jay & Jaime Philp, 735 North Madison Street, Denver, CO 80206

**APPEARANCES:**

**APPELLANT:** Jay & Jaime Philp, 735 North Madison Street, Denver, CO 80206  
Brian Bandy, 5503 Marshall Street, Arvada, CO 80002  
Ben Scharf, 2661 North Forest Street, Denver, CO 82027  
Two (2) Letters of Support

**FOR THE CITY:** Ron Jones, Zoning Representative  
Martin Plate, Senior Assistant City Attorney

**SUBJECT:**

Request for a Variance for a 71-foot-long pergola (Other Detached Accessory Structure), exceeding the maximum overall structure length by 35 feet (36-foot maximum overall structure length), in a U-SU-C1 zone

**ACTION OF THE BOARD:**

THE VARIANCE IS GRANTED to allow the pergola to remain as built, according to the testimony at the hearing. Questions about any required permitting may be addressed to Ron Jones, Zoning Representative, at 720-865-2977.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Ignacio Correa-Ortiz, Chair

*Austin Keithler*

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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.**